

Date:

SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis Residential Demolition/New Construction

HEARING DATE: SEPTEMBER 10, 2015

Suite 400 San Francisco, CA 94103-2479

1650 Mission St.

Reception: 415.558.6378

Fax: **415.558.6409**

Planning Information: 415.558.6377

Case No.:	2014.1079D, DRP, -02, -03/ 2014.1080D	
Project Address:	1783 Noe Street	Fa
Zoning:	RH-1 (Residential House, One-Family)	-
	40-X Height and Bulk District	P Ir
Block/Lot:	6652/016A	4
Project Sponsor:	Geoff Gibson, WinderGibson Architects	
	351 9 th Street, Ste. 301	
	San Francisco, CA 94103	
Staff Contact:	Tina Chang – (415) 575-9197	
	tina.chang@sfgov.org	
Recommendation:	Do not take DR and approve demolition and new construction as	5
	proposed.	

August 31, 2015

DEMOLITION APPLICAT	ION	NEW BUILDING APPLICATION		
Demolition Case Number	2014.0179D	New Building Case Number	2014.1080D	
Recommendation	Do Not Take DR	Recommendation	Do Not Take DR	
Demolition Application Number	201407111073	New Building Application Number	201407111074	
Number Of Existing Units	1	Number Of New Units	1	
Existing Parking	1	New Parking	2	
Number Of Existing Bedrooms	4	Number Of New Bedrooms	5	
Existing Building Area	±1,435 SF; ±1,650 GSF	New Building Area*	±4,488 SF; ±5,134 GSF;	
Public DR Also Filed?	Yes	Public DR Also Filed?	Yes	
311 Expiration Date	5/20/15	Date Time & Materials Fees Paid	N/A	

*Note: The new building area represents the most recent square footage of the proposed structure, including modifications made subsequent to public initiated discretionary reviews were filed. The new building area as noticed was 4,754 of habitable square feet and 5,400 gross square feet.

PROJECT DESCRIPTION

The Project is to demolish an existing two-story single-family dwelling, containing 4 bedrooms, one bathroom and a one-car garage, and construct a new three-story, single-family dwelling containing 4 bedrooms, 4.5 bathrooms and a two-car garage.

SITE DESCRIPTION AND PRESENT USE

The property at 1783 Street is located on the east side of Noe Street at Laidley Street. The property has approximately 40' of lot frontage along Noe Street with a lot depth of 100'-0". The lot is relatively flat from east to west, but slopes up heading south toward Laidley Street, and contains a one-story-over-garage, single-family detached dwelling of approximately 1,650 gross square-feet. The structure was constricted in 1896 in a Victorian-era architectural style. The dwelling is setback approximately 15'-10.5" from the front property line to the west, and 16'-10" from the side property line to the south. While not at the corner, the property sits at the end of the block; accordingly, adjacent neighbors include properties that front Noe Street, Laidely Street to the south, and Harper Street to the east. The property is within a RH-1 (Residential, House, One-Family) Zoning District with a 40-X Height and Bulk designation. City records indicate that the structure was originally constructed circa 1904.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The surrounding neighborhood consists of a mixture of one-, two-, and three-story buildings, containing mostly one- or two- family residential dwelling structures. While the subject property is zoned RH-1 (Residential House, One-Family), the neighborhood transitions to an RH-2 (Residential House, Two-Family) zoning district mid-block, to the east and north of the subject property. The residential neighborhood contains dwellings of varying heights and depths on an up-sloping street, heading south, and down-sloping street heading north. The adjacent building to the south is a three-story, multi-family structure whereas the adjacent structure to the north is a one-story-over garage single-family structure. The property faces a corner two-story, single family structure with frontages along Laidley and Noe Streets.

30th Street, the cross to the north, marks the southern border of Noe Valley. The property is technically in Glen Park, but falls near the Noe Valley border, which is similarly characterized by one- and two- family residential dwelling structures.

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311/312 Notice	30 days	April 30, 2015- May 30, 2015	May 28, 2015	September 10, 2015	105 days

BUILDING PERMIT APPLICATION NOTIFICATION

HEARING NOTIFICATION

ТҮРЕ	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	September 1, 2015	August 28, 2015	13 days
Mailed Notice	10 days	September 1, 2015	August 28, 2015	13 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	2	4
Other neighbors on the			
block or directly across	0	1	35
the street			
Neighborhood groups	0	0	8

The Project has completed the Section 311 and Mandatory DR notification. Aside from the three Discretionary Requests filed from neighbors, the Department did not receive any other public comment.

DR REQUESTOR 1

Sean Harrington, who resides at 105 Laidley Street, is an adjacent neighbor to the south.

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The demolition of the home represents the loss of affordable housing while the proposed structure introduces an unaffordable home inconsistent with property values in the neighborhood.

• The DR Requestor questions the accuracy of the appraisal attained by the Project Sponsor, citing Zillow with valuations at \$1.2 million, compared to the \$1.7 million appraisal submitted by the Project sponsor.

Issue #2: The proposed home is massively out of character with the neighborhood.

• The DR Requestor finds that the proposed home violates the General Plan and Residential Design Guidelines because of is "out-of-place scale on the narrow street of predominantly small homes".

Issue #3: The proposed home fails to respect the unusual pattern on the block that incorporates open space in the midblock, side yards and front yards to retain a garden-like natural setting both in the midblock and on the street.

• The DR Requestor finds that the character of open space on the block is not protected, particularly the inclusion of side setbacks for properties with wider lots.

Issue #4: The DR Requestor's property and that of neighbors' properties immediately adjacent to the proposed structure will be adversely affected by the height, depth and location on the lot of the proposed structure.

• The DR Requestor indicates that he represents the interests of many families in the neighborhood, some of whom could not afford the DR filing fee. A petition including 17 signatures from residents in 14 properties is included as an attachment to the DR application. Specific impacts of the home include privacy impacts to units on Laidley Street, Harper Street and 1775 Noe Street because of the side-facing windows, the exterior view stairway and extensive decks at the rear, south and north of the property, and shadow impacts.

Issue #5: The DR Requestor finds that the home is so out of scale with the neighborhood, that a complete redesign focused on a reduction in height, depth and width is required before a productive discussion can begin on details regarding setbacks and materials.

Please reference the *Discretionary Review Application* for additional information. The *Discretionary Review Application* is an attached document.

DR REQUESTOR 2

Erdal (Ed) Tansev, who resides at 102 Laidley Street, is not an adjacent neighbor, but lives across the street from Sean Harrington at 105 Laidley Street.

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The DR requestor believes that the property does not exceed the \$1.506 million threshold that exempts demolitions from a mandatory DR hearing and demolition criteria in Section 317 of the Planning Code.

• The DR Requestor questions the accuracy of the appraisal attained by the Project Sponsor, citing Zillow with valuations at \$1.2 million, compared to the \$1.7 million appraisal submitted by the Project sponsor.

Issue #2: The proposed demolition conflicts with General Plan policies that call for the retention of sound existing housing.

• The DR Requestor finds that the existing structure, no matter its value, is sound existing housing. When sound existing units are demolished for replacement by large units, an important component of affordability is lost forever.

Issue #3: Demolishing a small cottage and replacing it with a 5,500 square mansion violates policies in the General Plan that support diversity in housing type.

• Allowing the demolition of a small cottage and approving a much larger replacement suggests that the City is prioritizing the wealthiest segment of the population over the preservation of entry level housing for families of more modest means.

Issue #4: The DR Requestor finds that there are two exceptional and extraordinary circumstances that justify Discretionary Review:

- Due to high land values and construction costs, no affordable single-family homes are being constructed in the City's low density western neighborhoods. Without understanding the cumulative impacts regarding affordability within low density neighborhoods, entry-level homes are being removed with every demolition. Developers are focusing their efforts on Noe Valley, Glen Park, the Castor and other similar neighborhoods rather than the Exelsior, Visitation Valley and the Bayview where demolitions are unquestionably ineligible for the "unaffordability" exemption from a mandatory DR hearing. Consequently, affordable components that still exist within neighborhoods are being removed and the economic divide between the subject (and similar) neighborhoods continues to widen.
- The City, most notably in low density western neighborhoods, is undergoing a rapid and unprecedented development boom unanticipated by zoning controls that have not been thoroughly revised in 40 years. While many Eastern neighborhoods have undergone extensive planning efforts in the last decade, the basic zoning controls in the western neighborhoods date back to 1978. The ultimate answer is a through rezoning study for low density western neighborhoods. For now, Discretionary Review is the only short-term solution.

Issue #5: The DR Requestor seeks a proposal that improves and adds thoughtfully to the existing building.

Please reference the *Discretionary Review Application* for additional information. The *Discretionary Review Application* is an attached document.

DR REQUESTOR 3

David Rizzoli, who resides at 74/74A Harper Street, is an adjacent neighbor to the south east.

DR REQUESTORS' CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The DR requestor finds that the proposed structure will imposed unreasonable impacts on the existing cottage at 74A Harper, which was constructed in 1908 after the 1906 Great Earthquake and Fire several inches from the north property line. The replacement structure, to be several inches from the southern property line, will cover nearly half of the living room window, the entirety of windows for the stair leading to the basement and a small window in the basement level. The DR Requestor also states that the foundation of the proposed wall will impact the foundation stability of the north wall of the cottage at 74A Harper Street.

Issue #2: The proposed structure will block light and air to the existing rear cottage. The DR Requestor finds that the proximity of the proposed south wall foundation of 1783 Noe Street violates the "area of influence" of the gravity loading on soils that support the foundation of the existing cottage at 74A Harper Street. The present condition of the existing foundation is somewhat tenuous; the disruption of soils necessary to construct the foundation for 1783 Noe Street will most likely result in foundation failure of the existing structure. The DR Requestor finds this to be an unreasonable impact.

Issue #3: The DR Requestor suggests that the proposed $3'-0'' \ge 12'-0''$ light well at the 2nd level and 3rd levels be extended to the 1st level, and east at all three levels to provide a 3' side setback for the south eastern portion of the building. The DR Requestor also suggested that the width of the setback be increased to 6'-0'' at the southeast corner of the master bedroom terrace, continuing down to the proposed office at the ground floor.

Please reference the *Discretionary Review Application* for additional information. The *Discretionary Review Application* is an attached document.

PROJECT SPONSOR'S RESPONSE

Issue #1: Code Compliance. The Project Sponsor finds that the existing structure is undersized and is in disrepair. The replacement structure has been sensitively sculpted to more appropriately fit the Property's 40-foot wide lot. The majority of the north side is set back 5'-0" from the north property line, while the majority of the south side is set back 3'-0" from the property line. The Project provides a fully code-compliant rear yard and includes additional rear setbacks at the second and third floors. The third floor is set back 22-25 feet from the front property line and back 36-39 feet from the rear property line.

Issue #2: Neighborhood Outreach and Design Development. The Project Sponsor believes that significant time and effort to gather and respond to concerns from the DR requestors has been spent, both before and after the Project's building permits were filed. Design changes in response to neighbor concerns and in dialogue with the Planning Department include the following compared with the Project as originally proposed:

• A 3'-0" side setback on all floors for the majority of the proposed structure along the southern property line;

- An increased front setback on the 3rd story of 5'-0";
- A front setback of 5'-0" on the northern (down-slope) segment of the 2nd story, providing a more articulated and scaled façade;
- Significant mass reduction at the southeast corner of the rear façade at the second floor, with an increased rear setback of 8'-0";
- An internalized stair case to the rooftop terrace from the third floor; as originally proposed, the staircase fell alongside the southern property line.

The net effect of the changes is to ensure access to light and air for adjacent neighbors, preserve access to view corridors for neighbors located above the property – including those across Laidley Street more than 100 feet from the site, maintain the prevailing pattern of mid-block open space, and design an articulated and properly-scaled building as viewed from the pedestrian realm.

The project architect visited the properties of two of the three DR Requestors, Sean Harrington and Dave Rizzoli. The project architect took additional measurements from Mr. Harrington's property, to allow the production of accurate renderings of the view of the proposed Project from Mr. Harrington's property. The project architect offered to pay for the replacement of Mr. Rizzoli's side foundation and the relocation of an affected window, so his DR came as a surprise to the Project Sponsor.

Other than his attendance at the original pre-application meeting, Ed Tansev has not engaged in dialogue with the project architect or sponsor, even after the voluntary sharing of project plans and renderings via email. Accordingly, Mr. Tansev's DR also came as a surprise to the Project Sponsor.

Issue #3: Residential Design Guidelines Compliance. The proposed structure complies with Residential Design Guidelines in the following ways:

- **Rear Yard Cottages.** The building is articulated to minimize impacts on light to adjacent structures, including the 3'-0" side setback at the rear of all three levels, the mass reduction of the second story from the southern property line shared by both Mr. Rizzoli and Mr. Harrington. Additionally, once external stairs have been internalized without a stair penthouse, minimizing the impacts to both adjacent neighbors.
- Front Setback. The Project is set back 15'-0" from the front property line, transitioning along Noe Street from the neighboring building to the south that provides no setback to the adjacent building at 1775 Noe Street, which provides an approximately 38'-0" front setback. The third story is set back 7-10 feet while the second story is set back 5'-0" on the northern portion of the building.
- **Landscaping.** The Project incorporates a number of landscaping features, including a U-shaped planting area that frames a decomposed granite patio, a permeable paver driveway with planting strips, and a planting are separating the permeable driveway from the walkway leading to the front door.
- Light. The aforementioned features, including a 3'-0" wide side setback at the rear from the southern property line at all three levels and the 36'-0" rear setback on the southern portion of the 2nd level, ensures adequate light and air to Mr. Rizzoli's back cottage, located immediately south of the property.
- **Building Scale at Mid-Block Open Space.** Despite the lack of a consistent mid-block open space pattern, as evidenced by properties such as Mr. Rizzoli's which are developed with structures in the mid-block, the Project has been sculpted to minimize the building's scale at the rear, including the internalized staircase leading to the roof terrace, the 3'-0" side setback at all levels, and additional setback at the 2nd level, providing further relief to adjacent properties as well as preservation of the mid-block open space.

Please see the Project Sponsor's DR Response entitled, "Brief in Opposition to Discretionary Review Request".

PROJECT ANALYSIS

The replacement structure would provide a three-story, single family dwelling, with a height of approximately 35'-0". The structure is setback 15'-0" from the front property line and includes a 5'-0" wide staircase leading up to the entrance on the building's north-side, providing a setback from the adjacent bungalow.

The block is characterized by an inconsistent pattern of midblock open space. There are a number of buildings that are constructed within the mid-block open space. However, the proposed structure provides a code-compliant rear yard of 28'-0" (25'-0" is required) to preserve the mid-block open space at the southern end of the subject block. The adjacent property to the southeast contains a non-conforming cottage at the rear; accordingly, the southeastern portion of the proposed structure does run alongside the northwestern portion of the existing cottage. A 3' side setback at the southeast corner provides relief for the rear cottage. A roof deck with planters and solar panels is proposed, with a terrace at the third floor along the front façade and a terrace at the rear of the second floor. The proposal also includes a two-car garage with an office and guest suite on the ground floor, 4 bedrooms on the second floor, and the main living space on the third floor.

The overall scale, design, and materials of the proposed replacement structure are compatible with the block-face and complementary with the residential neighborhood character. The entrance has been designed to provide relief to the adjacent structure to the north. The building's massing, with a recess on the north side of the building, helps with the transition from the larger structure to the south and single-family building to the north. The placement and scale of the architectural details are compatible with the mixed residential character of this neighborhood. The windows' proportions are consistent with those in the neighborhood. The stucco wall mixed with wood siding and bronze-anodized aluminum windows are compatible with the mix of styles exhibited by existing buildings in the neighborhood.

The subject property was appraised at \$1.7 million. Despite lower valuations on sites such as Zillow, the appraisal was performed by a certified appraiser, and deemed to be credible by the Planning Department.

GENERAL PLAN COMPLIANCE

The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT Objectives and Policies

OBJECTIVE 1:

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1:

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

The proposal has no impact on affordable housing, and replaces a market-rate unit with another market-rate unit.

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1:

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

The Project has been reviewed by the Residential Design Team, and found to be appropriate for the neighborhood. The neighborhood is characterized with a mix of larger and smaller structures. The Project is situated on a wider lot than most and was found to provide a smooth transition between the three-story, multi-family structure to the south and two-story cottage to the north. The Project is more modern in style, but is set within a neighborhood of a mixed design pattern, and does not compromise the historic or design integrity of surrounding structures.

SECTION 101.1 PRIORITY POLICIES

Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. The Project complies with these policies as follows:

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

The proposal does not remove any neighborhood-serving uses as the Project is replacing the existing residential use with a residential use.

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

The Project's proposed scale, massing and materials are consistent with the surrounding residential neighborhood, and therefore the Project would not disrupt the existing neighborhood character.

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

An appraisal was performed, valuing the property at \$1,705,000, above \$1.506 million, which marks the City's threshold for financially accessible dwelling units.

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

The current single-family structure contains a one-car garage. The proposed single-family structure will have a two-car garage, thus the unit will not impact off-street parking in the neighborhood nor over-burden the City's transit system.

5. A diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The proposal has no impact on and will not displace industrial or service uses and is not a commercial office development.

6. The City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposed building will meet all current seismic standards for new buildings, vastly improving safety for residents of this property.

7. Landmarks and historic buildings be preserved.

The property is not recognized as historically or architecturally significant. The recent Historic Resource Evaluation concludes that the property is not eligible for individual listing in the California of National Register and it is not a contributor to a potential historic district.

8. Parks and open space and their access to sunlight and vistas be protected from development.

The proposal will have no impact on parks and open space.

ENVIRONMENTAL REVIEW

The Project was issued a Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Section 15301(1)(1) and 15303(b)] on September 21, 2007.

RESIDENTIAL DESIGN TEAM REVIEW

The Project was reviewed by the Residential Design Team (RDT) multiple times prior to Section 311 notification on September 4, 2014, October 24, 2014 and January 7 2015 and required that structure be sculpted for greater consistency of the prevailing context. Specifically, RDT requested that the garage door be minimized, the structure recessed at the front to reduce apparent mass, and provide vertical articulation to balance the horizontality of the building façade. RDT also requested that the proposed penthouse be entirely removed. Subsequent to the filing of discretionary reviews, RDT reviewed the Project again on August 19, 2015, and requested that a 3'-0" side setback be provided at all levels of the building beginning at the elevator. RDT also requested that the depth of the southern portion of the second floor be reduced to align with the rear wall of the third floor. All RDT concerns have been addressed in plan revisions.

Under the Commission's pending DR Reform Legislation, this project <u>would</u> be referred to the Commission, as this project involves new construction. However, the DR concerns were determined not to be exceptional or extraordinary.

BASIS FOR RECOMMENDATION

The Department recommends that the demolition of the existing single-family dwelling and the construction of a single-family dwelling be approved. The Project is consistent with the Objectives and Policies of the General Plan and complies with the Residential Design Guidelines and Planning Code. The Project meets the criteria set forth in Section 101.1 of the Planning Code in that:

- The Project will not result in the reduction of a dwelling-unit deemed affordable or financially accessible.
- No tenants will be displaced as a result of this Project.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark.

RECOMMENDATION:

Case No. 2014.0179D – Do not take DR and approve the demolition. Case No. 2014.0180D – Do not take DR and approve the new construction as proposed. Case No. 2014.0179DRP – Do not take DR and approve the new construction as proposed. Case No. 2014.0179DRP-02 – Do not take DR and approve the demolition. Case No. 2014.0179DRP-03 – Do not take DR and approve the new construction as proposed.

DEMOLITION CRITERIA - ADMINISTRATIVE REVIEW

Existing Value and Soundness

 Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single-family dwelling is not affordable or financially accessible housing (above the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months);

Project Does Not Meets Criteria

The Project meets criteria. The property was appraised by a certified residential appraiser, and valued at \$1,705,000. *The* 80th *percentile of San Francisco single-family home values is currently set at* \$1,506,000.

2. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings);

Project Does Not Meets Criteria

The Project Sponsor does not claim that the property has been found to be unsound at the 50% threshold. As such, the property is considered relatively sound for the purposes of this report and Planning Code Section 317.

DEMOLITION CRITERIA

Existing Building

1. Whether the property is free of a history of serious, continuing code violations;

Project Meets Criteria

A review of the databases for the Department of Building Inspection and the Planning Department did not show any enforcement cases or notices of violation.

2. Whether the housing has been maintained in a decent, safe, and sanitary condition;

Project Meets Criteria

The housing is free of Housing Code violations and appears to have been maintained in a decent, safe, and sanitary condition.

3. Whether the property is a "historical resource" under CEQA;

Project Meets Criteria

Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that it is not an historic resource for the purposes of CEQA.

4. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA;

Criteria Not Applicable to Project

The property is not a historical resource.

Rental Protection

5. Whether the Project converts rental housing to other forms of tenure or occupancy;

Criteria Not Applicable to Project

The property was owner occupied since 1956 until the then owners passed away. The currently vacant property was sold to the current owner in 2014, who is awaiting the completion of proposed structure's construction before occupancy.

6. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

Project Meets Criteria

The building is not subject to rent control because it is a single-family dwelling that is currently vacant.

Priority Policies

7. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

Project Does Not Meet Criteria

The Project does not meet this criterion because the existing dwelling will be demolished. Nonetheless, the Project will not result in the loss in any units and thus preserves the quantity of housing. The new structure will likely contribute to the existing cultural and economic diversity within the neighborhood.

8. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

Project Meets Criteria

The Project will conserve the neighborhood character by constructing a replacement building that is compatible with respect to materials, massing, and general design with the dwellings in the surrounding neighborhood. By creating a compatible new building without reducing the City's affordable housing stock, the neighborhood's cultural and economic diversity will be preserved.

9. Whether the Project protects the relative affordability of existing housing;

Project Meets Criteria

The existing dwelling proposed for demolition is above 80% of the average price of a single-family home and thus is not considered "relatively affordable and financially accessible" housing. Accordingly, the proposal does not affect the City's affordable housing stock.

10. Whether the Project increases the number of permanently affordable units as governed by Section 415;

Project Does Not Meet Criteria

The Project does not include any permanently affordable units; the new construction does not trigger Section 415 review, which governs the City's .

Replacement Structure

11. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;

Project Meets Criteria

The Project replaces one single-family dwelling with another single-family dwelling-unit in a neighborhood characterized by one- and two-family dwellings.

12. Whether the Project creates quality, new family housing;

Project Meets Criteria

The Project will create one, quality family-sized unit with five-bedrooms.

13. Whether the Project creates new supportive housing;

Project Does Not Meet Criteria

The Project is not specifically designed to accommodate any particular Special Population Group as defined in the Housing Element.

14. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;

Project Meets Criteria

The Project is in scale with the surrounding neighborhood and will be constructed with high-quality materials.

15. Whether the Project increases the number of on-site dwelling units;

Project Meets Criteria

The Project does not change the number of dwelling units on the site.

16. Whether the Project increases the number of on-site bedrooms.

Project Meets Criteria

The Project increases the number of bedrooms on the site from four to five.

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

Comments: The surrounding neighborhood consists of a mixture of one-, two-, and three-story buildings, containing mostly one or two residential units. The cross street of Ocean Avenue contains ground-floor commercial spaces and residential units on upper floors. The residential neighborhood contains dwellings of varying heights and depths. The adjacent property to the north is a flag lot, with a noncomplying dwelling located at the rear of the lot.

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?	x		
Does the building provide landscaping in the front setback?	X		
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?			X
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
Views (page 18)			
Does the project protect major public views from public spaces?			x
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			x
Is the building facade designed to enhance and complement adjacent public spaces?			x
Is the building articulated to minimize impacts on light to adjacent cottages?			X

Comments: The new building respects the existing block pattern by balancing the mix of setbacks at both adjacent properties. The adjacent property to the north includes a front and side setback, whereas the building to the south is developed to the Noe Street property line with a non-conforming rear yard. The proposed building provides a 15'-0" front setback, providing a smooth transition from the souther property that builds to the property line, and the property to the north, which is setback 37'-9" from the

front property line. The proposed building also provides variations in massing at the front and rear building wall, providing relief to adjacent properties, by further recessing the front building wall along the north side and providing a 3'-0" side setback at the rear. The proposed structure also recesses the rear building wall along the south, reducing the impact of the mid-block open space as experienced by the adjacent property to the south at 105 Laidley. The overall scale of the proposed replacement structure is consistent with the block face and is complementary to the neighborhood character

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	x		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	x		
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?			
Is the building's facade width compatible with those found on surrounding buildings?	x		
Are the building's proportions compatible with those found on surrounding buildings?	x		
Is the building's roofline compatible with those found on surrounding buildings?	X		

Comments: The replacement building is compatible with the established building scale at the street, as maintains the existing setback pattern, which transitions from the multi-family structure constructed to the property line to the south, and the one-story-over-garage structure to the north. The height and depth of the building are compatible with the existing mid-block open space. The building's form, façade width, proportions, and roofline are compatible with the mixed neighborhood context.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of	x		
the street and sidewalk and the private realm of the building?	Λ		
Does the location of the building entrance respect the existing pattern of	x		
building entrances?	Λ		
Is the building's front porch compatible with existing porches of surrounding			x
buildings?			^
Are utility panels located so they are not visible on the front building wall or on	x		
the sidewalk?	Λ		
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on			x
surrounding buildings?			•
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		

Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	x	
Is the width of the garage entrance minimized?	x	
Is the placement of the curb cut coordinated to maximize on-street parking?	x	
Rooftop Architectural Features (pages 38 - 41)		
Is the stair penthouse designed to minimize its visibility from the street?		X
Are the parapets compatible with the overall building proportions and other building elements?	x	
Are the dormers compatible with the architectural character of surrounding buildings?		x
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?		x

Comments: The entrance has been designed to provide relief to the adjacent structure to the north. By designing the building with stairs leading to the side entrance on the property's north side, the main building wall is setback from the adjacent property. The building's massing, with a recess on the north side of the building, provides a transition from the larger structure to the south and single-family building to the north.

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	x		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	x		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	x		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	x		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	x		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	x		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	x		
Are the building's materials properly detailed and appropriately applied?	X		

Comments: The placement and scale of the architectural details are compatible with the mixed residential character of this neighborhood. The windows' proportions are consistent with those in the neighborhood. The stucco wall mixed with wood siding and bronze-anodized aluminum windows are compatible with the mix of styles exhibited by existing buildings in the neighborhood.

SPECIAL GUIDELINES FOR ALTERATIONS TO BUILDINGS OF POTENTIAL HISTORIC OR ARCHITECTURAL MERIT (PAGES 49 – 54)

QUESTION	YES	NO	N/A
Is the building subject to these Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit?			x
Are the character-defining features of the historic building maintained?			x
Are the character-defining building form and materials of the historic building maintained?			x
Are the character-defining building components of the historic building maintained?			x
Are the character-defining windows of the historic building maintained?			x
Are the character-defining garages of the historic building maintained?			X

Comments: The Project is not an alteration, and the dwelling that will be demolished has been determined not to be an historical resource for the purposes of CEQA.

* All page numbers refer to the Residential Design Guidelines

Attachments:

Design Review Checklist for Replacement Building Block Book Map Sanborn Map Zoning Map **Aerial Photographs Residential Demolition Application** Prop M findings Appraisal Environmental Evaluation / Historic Resources Information Zoning Action Memo - Administrative Review of Dwelling Unit Removal Section 311 Notice **Discretionary Review Notice** Discretionary Review Application - Sean Harrington Discretionary Review Application - Erdal (Ed) Tansev Discretionary Review Application - Dave Rizzoli Letter from Project Sponsor Revised plans, Subsequent to Filing of DRs **Color Renderings**

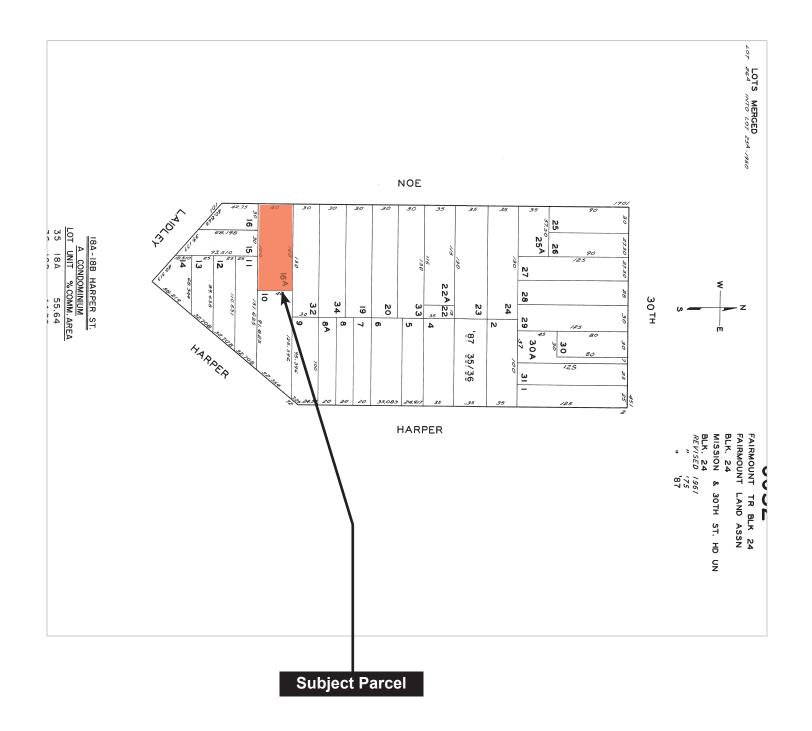
This page intentionally left blank.

Exhibits

SAN FRANCISCO PLANNING DEPARTMENT Discretionary Review Case Number 2014.1079D/80/DRP, -2, -03 1783 Noe Street Block 6652 Lot 016A

This page intentionally blank.

Parcel Map



SAN FRANCISCO PLANNING DEPARTMENT Discretionary Review Case Number 2014.1079D/80/DRP, -2, -03 1783 Noe Street Block 6652 Lot 016A

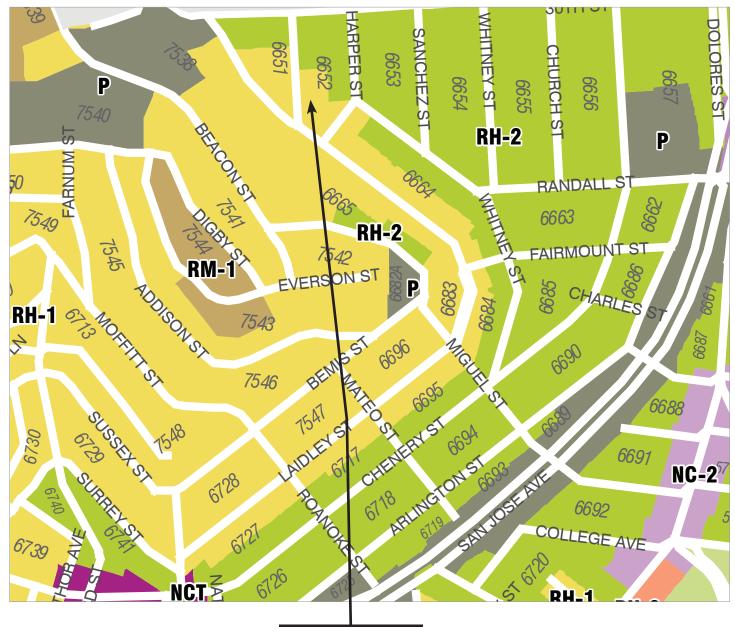
Sanborn Map



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

SAN FRANCISCO PLANNING DEPARTMENT Discretionary Review **Case Number 2014.1079D/80/DRP, -2, -03** Demolition / New Construction 1783 Noe Street

Zoning Map



Subject Property

SAN FRANCISCO PLANNING DEPARTMENT Discretionary Review Case Number 2014.1079D/80/DRP, -2, -03 1783 Noe Street Block 6652 Lot 016A

Aerial Photo - Facing North



Subject Property

SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Case Number 2014.1079D/80/DRP, -2, -03 Demolition / New Construction 1783 Noe Street

Site Photos - Front



SAN FRANCISCO PLANNING DEPARTMENT Discretionary Review Case Number 2014.1079D/80/DRP, -2, -03 1783 Noe Street Block 6652 Lot 016A

This page intentionally left blank.

14.101 > D

APPLICATION FOR **Dwelling Unit Removal** Merger, Conversion, or Demolition

1. Owner/Applicant Information	
PROPERTY OWNER'S NAME:	
1783 Noe LLC, Michael Morell	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
	(650) 888.1891
1415 Diamond Street	EMAIL:
San Francisco, CA, 94131	michael@rivierapartners.com
APPLICANT'S NAME:	
Geoffrey Gibson, Winder Gibson Architects	Same as Above
APPLICANT'S ADDRESS:	TELEPHONE:
251 Ninth Studet #201	(415) 577-5310
351 Ninth Street, #301 San Francisco, CA, 94103	EMAIL:
	gibson@archsf.com
CONTACT FOR PROJECT INFORMATION:	
same as applicant	Same as Above
ADDRESS:	TELEPHONE:
	()
	EMAIL:
COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE	ZONING ADMINISTRATOR):
same as applicant	Same as Above
ADDRESS:	TELEPHONE:
	()
	EMAIL:
2. Location and Classification	I
STREET ADDRESS OF PROJECT	ZIP CODE:
1783 Noe Street	94131

1783 Noe Street	94131
CROSS STREETS:	
Laidley Street	
	V DIOTDIOT

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
6652 / 016A	40x100	4000	RH-1	40-X
		·		

3. Project Type and History

 (Please check all that apply) New Construction Alterations Demolition 	ADDITIONS TO BUILDING: Rear Front Height	BUILDING PERMIT NUMBER(S): DATE OF PROPERTY PURCHASE: (MM/DD/YYYY) 05/19/2014	DATE FILE	ED:
Other Please clarify: Side Yare Side Yare	🔀 Side Yard	ELLIS ACT	YES	NO
		Was the building subject to the Ellis Act within the last decade?		×

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
		PROJECT FEATURES		
Dwelling Units	1	0	1	1
Hotel Rooms	0	0	0	0
Parking Spaces	1	0	2	2
Loading Spaces	0	0	0	0
Number of Buildings	1	0	1	1
Height of Building(s)	22'-3"	_	34'-10 1/2"	34'-10 1/2"
Number of Stories	2	0	3	3
Bicycle Spaces	0	0	1	1
· · · · · · · · · · · · · · · · · · ·	GROS	S SQUARE FOOTAGE (G	SF)	
Residential	1435	0	4998	4998
Retail	0	0	0	0
Office	0	0	0	0
Industrial/PDR Production, Distribution, & Repair	0	0	0	0
Parking	215	0	572	572
Other (Specify Use)	0	0	0	0
TOTAL GSF	1650	0	5570	5570

5. Additional Project Details

UNITS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Units:	1	1	0
Rental Units:	0	0	0
Total Units:	1	1	0
Units subject to Rent Control:	0	0	0
Vacant Units:	0	0	0

BEDROOMS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Bedrooms:	2	6	+4
Rental Bedrooms:	0	0	0
Total Bedrooms:	2	6	+4
Bedrooms subject to Rent Control:	0	0	0

6. Unit Specific Information

	UNIT NO.	NO. OF BEDROOMS	GSF	OCCUPANCY		ADDITIONAL CRITERIA (check all that apply)
EXISTING	SFD	2	1650		RENTAL	ELLIS ACT VACANT RENT CONTROL
PROPOSED	SFD	6	5570		RENTAL	
EXISTING					RENTAL	ELLIS ACT VACANT RENT CONTROL
PROPOSED					RENTAL	
EXISTING						ELLIS ACT VACANT RENT CONTROL
PROPOSED						

7. Other Information

Please describe any additional project features that were not included in the above tables: (Attach a separate sheet if more space is needed)

Proposed project will be Greenpoint rated with minimum 150 points.

Priority General Plan Policies – Planning Code Section 101.1 (APPLICABLE TO ALL PROJECTS)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

Please respond to each policy; if it's not applicable explain why:

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

No retail uses are affected by this project.

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

The existing building is in very poor repair and is a blight on the neighborhood. The proposed building is in keeping with the diverse neighborhood character.

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

The existing building's appraised value is above the threshold of affordable housing set by the City. This project therefore has no impact on the City's supply of affordable housing.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking; This project generates no additional commuter traffic, has no impact on Muni and increases the off-street parking by 1 space.

Please respond to each policy; if it's not applicable explain why:
 That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced; No industrial or service sector uses are affected by this project.
 That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;
The existing building has no earthquake preparedness, including a brick foundation, no foundation boltingane no shear walls. The proposed building will be designed and built to current seismic codes.
7. That landmarks and historic buildings be preserved; and No landmark or historic buildings are affected by this project.
8. That our parks and open space and their access to sunlight and vistas be protected from development. No parks or public open spaces are affected by this project.

Dwelling Unit **Demolition**

(SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(d), Residential Demolition not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval.

Administrative approval only applies to:

(1) single-family dwellings in RH-1 and RH-1(D) Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); OR
(2) residential buildings of two units or fewer that are found to be unsound housing.

Please see the Department's website under Publications for "Loss of Dwelling Units Numerical Values".

The Planning Commission will consider the following criteria in the review of Residential Demolitions. Please fill out answers to the criteria below:

	EXISTING VALUE AND SOUNDNESS	YES	NO
1	Is the value of the existing land and structure of the single-family dwelling affordable or financially accessible housing (below the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months)? If no, submittal of a credible appraisal is required with the application.		X
2	Has the housing been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings)?		X
3	Is the property free of a history of serious, continuing code violations?	X	
4	Has the housing been maintained in a decent, safe, and sanitary condition?	X	
5	Is the property a <i>historical resource</i> under CEQA? If yes, will the removal of the resource have a substantial adverse impact under CEQA?		X
	RENTAL PROTECTION	YES	NO
6	Does the Project convert rental housing to other forms of tenure or occupancy?		X
7	Does the Project remove rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing?		×
	PRIORITY POLICIES	YES	NO
8	Does the Project conserve existing housing to preserve cultural and economic neighborhood diversity?	X	
9	Does the Project conserve neighborhood character to preserve neighborhood cultural and economic diversity?	×	
10	Does the Project protect the relative affordability of existing housing?	X	
11	Does the Project increase the number of permanently affordable units as governed by Section 415?		X

Dwelling Unit **Demolition**

(SUPPLEMENTAL INFORMATION CONTINUED)

	REPLACEMENT STRUCTURE	YES	NO
12	Does the Project locate in-fill housing on appropriate sites in established neighborhoods?	X	
13	Does the Project increase the number of family-sized units on-site?	X	
14	Does the Project create new supportive housing?		X
15	Is the Project of superb architectural and urban design, meeting all relevant design guidelines, to enhance the existing neighborhood character?	×	
16	Does the Project increase the number of on-site dwelling units?		X
17	Does the Project increase the number of on-site bedrooms?	X	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature:

Date: 07.08.14

Print name, and indicate whether owner, or authorized agent:

Geoff Gibson (agent)
Owner / Authorized Agent (circle one)

Demolition Application Submittal Checklist

(FOR PLANNING DEPARTMENT USE ONLY)

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials.

APPLICATION MATERIALS	CHECKLIST	
Original Application, signed with all blanks completed	×	
Prop. M Findings (General Plan Policy Findings)	Ø	
Supplemental Information Pages for Demolition	X	
Notification Materials Package: (See Page 4)	□*	
Notification map	□*	
Address labels	*	
Address list (printed list of all mailing data or copy of labels)	*	
Affidavit of Notification Materials Preparation	*	
Set of plans: One set full size AND two reduced size 11"x17"	X	
Site Plan (existing and proposed)	X	
Floor Plans (existing and proposed)	×	
Elevations (including adjacent structures)	×	
Current photographs	ø	
Historic photographs (if possible)	M	NOTES:
Check payable to Planning Dept. (see current fee schedule)	×	Required Material. Write "N/A" if you believe the item is not applicable. (e.g. letter of
Letter of authorization for agent (if applicable)	X	authorization is not required if application is signed by property owner.)
Pre-Application Materials (if applicable)	Ø	Typically would not apply. Nevertheless, in
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)		specific case, staff may require the item. □* Required upon request upon hearing scheduling.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only Application received by Planning Department:

By: ____

Date: _____

I, Michael Morell, owner of 1783 Noe Street, authorize Geoffrey Gibson of Winder Gibson Architects to act as my agent with the Planning and Building Departments for the permits for 1783 Noe Street.

Mostrad March

Signed

07.10.14

Dated

This page intentionally left blank.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
	1783 Noe St.	66	52/016A
Case No.	Permit No.	Plans Dated	·
2014.1079E	201407111074, 201407111073		7/10/2014
Addition/	Demolition	New	Project Modification
Alteration	(requires HRER if over 45 years old)	Construction	(GO TO STEP 7)
Project description for Planning Department approval.			
Demolition of exis	ting single-family dwelling and constru	ction of new sing	le-family dwelling.
		Ū	

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an Environmental Evaluation Application is required.			
\checkmark	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.		
\checkmark	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.		
	Class		

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an Environmental Evaluation Application is required.		
	Transportation : Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?	
	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (<i>refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone</i>)	
	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>	

	Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater
	than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological
	sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals,
	residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation
	area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment
	on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers >
	Topography)
	Slope = or > 20%: : Does the project involve excavation of 50 cubic yards of soil or more, square
	footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading
	on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a</i>
	previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex
	Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or
	higher level CEQA document required
	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more,
	square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work,
	gradingincluding excavation and fill on a landslide zone as identified in the San Francisco
	General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site,
	stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)
	If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more,
	square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or
	grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously
	developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination
	Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock?
	Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap >
	CEQA Catex Determination Layers > Serpentine)
	are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental
Evaluation	Application is required, unless reviewed by an Environmental Planner.
	Project can proceed with categorical exemption review. The project does not trigger any of the
	CEQA impacts listed above.
Comments	and Planner Signature (optional): Jean Poling

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

PROPER	RTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
	Category A: Known Historical Resource. GO TO STEP 5.	

N	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

SAN FRANCISCO PLANNING DEPARTMENT 8/18/2014

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

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

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.		
	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.	
	2. Interior alterations to publicly accessible spaces.	
	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.	
	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.	
	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.	
	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.	
	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the Secretary of the Interior's Standards for Rehabilitation.	

	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):
	 9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)
-	
	a. Per HRER dated: (attach HRER) b. Other (specify): PEV PTR form dated 9/22/2014
Not	e: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.
	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
	 Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Com	ments (optional):
0	when a the gpzpat
Pres	ervation Planner Signature:
CTEI	P 6: CATEGORICAL EXEMPTION DETERMINATION
	BE COMPLETED BY PROJECT PLANNER
	Further environmental review required. Proposed project does not meet scopes of work in either (<i>check</i>
	all that apply): Step 2 – CEQA Impacts
	Step 5 – Advanced Historical Review
	STOP! Must file an Environmental Evaluation Application.
X	No further environmental review is required. The project is categorically exempt under CEQA.
6.	Panner Name: Hilyard Signature:
	Project Approval Action: Select One permit *If Discretionary Review before the Planning Commission is requested the Discretionary
	Select One Demut *If Discretionary Review before the Planning
	Continussion is requested, the Discretionary
	Review hearing is the Approval Action for the project.
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.
	In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)	
Case No.	Previous Building Permit No.	New Building Permit No.	
Plans Dated	Previous Approval Action	New Approval Action	
Modified Project Desc	ription:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

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

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

		The proposed modification would not result in any o	f the above changes.
		is checked, the proposed modifications are categorically exempt un and no additional environmental review is required. This determine	1 1 ,
Depar	tmen	ent website and office and mailed to the applicant, City approving er	ntities, and anyone requesting written notice.
Plan	ner N	Name: Signature or Stamp:	•
Plan	ner N	Name: Signature or Stamp:	
Plan	ner N	Name: Signature or Stamp:	•



Criterion 2 -Persons:

Criterion 3 - Architecture:

Criterion 4 - Info. Potential:

Period of Significance:

C Yes ● No

SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

								1650 Mission S Suite 400
Preservati	on Team Meeting Dat	e:	Date of F	orm Comj	pletion	9/19/20	14	San Francisco, CA 94103-247
PROJECT I	NFORMATION:		· · · ·	•	· · · · · · · · · · · · · · · · · · ·			Reception:
Planner:		Address:						415.558.637
Gretchen H	ilyard	1783 Noe Street						Fax:
Block/Lot:		Cross Streets:			- 195 - 11 - 1			415.558.640
6652/016A		Laidley Street						Planning Information:
CEQA Cate	egory:	Art. 10/11:		BPA/Ca	se No.:			415.558.637
3		n/a		2014.107	79E			
PURPOSE	OF REVIEW:		PROJECT	DESCRIPT	TION:]
CEQA	C Article 10/11	C Preliminary/PIC	C Altera	ation	• De	mo/New C	onstruction	4
	ne subject Property an e							
	, are the proposed cha	nges a significant impa	nct?			,		
Addition	al Notes:							
18, 201	ted: Historic Resou 4). ed project: Demolit		-	arey & CC	ompar	ιγ (αατές	a August	
지수요 · · · · · · · · · · · · · · · · · · ·	TION TEAM REVIEW:							
Historic Re	esource Present	· · · · · · · · · · · · · · · · · · ·		CYes	s	•No *	C N/A	-
	Individual			Historic	District	/Context		-
Califorr	ty is individually eligible nia Register under one ng Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:						
Criterion 1 - Event: CYes • No Criterion 1 - Event: CY							es (No	

Criterion 2 -Persons:

Criterion 3 - Architecture:

Criterion 4 - Info. Potential:

C Contributor C Non-Contributor

Period of Significance:

(Yes (No

C Yes ● No

← Yes ● No

Complies with the Secretary's Standards/Art 10/Art 11:	C Yes	C No	• N/A
CEQA Material Impairment:	C Yes	No	
Needs More Information:	C Yes	(No	
Requires Design Revisions:	C Yes	No	
Defer to Residential Design Team:	C Yes	No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by Carey & Company (dated August 18, 2014) and information found in the Planning Department files, the subject property at 1783 Noe Street contains one-story- over-basement wood-frame single-family residence constructed in 1896 in a Victorian-era architectural style. The original architect or builder is unknown. Known alterations to the property include: dry rot repair at the front stairs (1991 and 2008), re-roofing (1998), and covering the facades with wood shingles (unknown date).

No known historic events occurred at the property (Criterion 1). The subject building is a common Victorian cottage constructed at the turn of the 20th century. None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3 (Design).

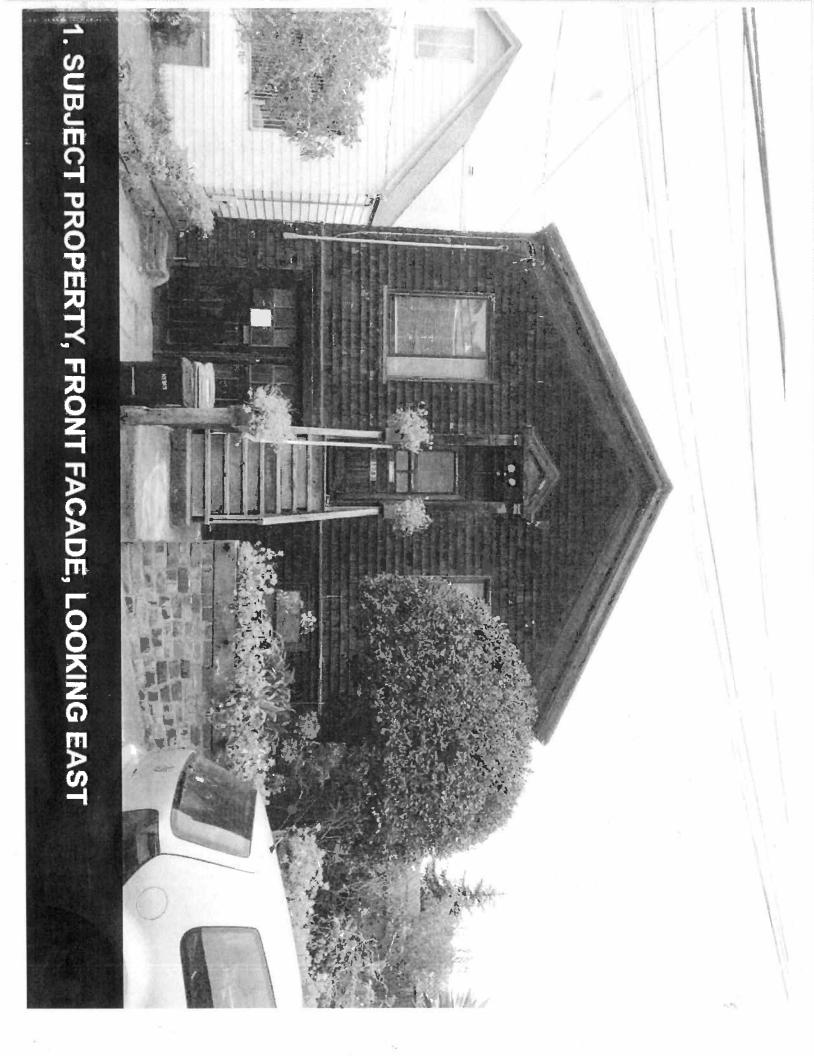
The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Glen Park neighborhood on a block that exhibits a variety of architectural styles and construction dates from 1896 to 1960. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings and the area does not appear to qualify as a historic district under Criterion 3 (Design).

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

				rese									

9-22-2014

SAN FRANCISCO PLANNING DEPARTMENT





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco. CA 94103

RE-NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

(Corrected Floor Plan)

On July 11, 2014, the Applicant named below filed Building Permit Application Nos. 201407111074 (New Construction) and 201407111073 (Demolition) with the City and County of San Francisco.

PROP	ERTY INFORMATION	APPLI	CANT INFORMATION
Project Address:	1783 NOE ST	Applicant:	Geoff Gibson
Cross Street(s):	Laidley Street	Address:	351 9 th Street
Block/Lot No.:	6652 / 016A	City, State Zip:	San Francisco, CA 94103
Zoning District(s):	RH-1 / 40-X	Telephone:	415.318.8634 ext. 4003

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

	PROJECT SCOPE				
x Demolition	x New Construction	□ Alteration			
Change of Use	Façade Alteration(s)	Front Addition			
Rear Addition	□ Side Addition	Vertical Addition			
PROJECT FEATURES	EXISTING	PROPOSED			
Building Use	Residential	No Change			
Front Setback	15'-10.5"	15'-0"			
Side Setbacks	0'-0", 16'-0"	5'-0", 0'-0"			
Building Depth	34'-6"	60'-0"			
Rear Yard	49'-7.5"	25'-0"			
Building Height	19'-1"	34'-10.5"			
Number of Stories	1+ Garage	3			
Number of Dwelling Units	1	No Change			
Number of Parking Spaces	1	2			
PROJECT DESCRIPTION					

The proposal is the demolition of an existing one-story-over-garage, single family dwelling unit, and new construction of a three-story single family dwelling unit. The demolition of the existing structure was administratively approved by the Zoning Administrator per Planning Code Section 317 as the home was determined to be financially infeasible.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

For more information, please contact Planning Department staff:

Planner:	Tina Chang
Telephone:	415.575.9197
E-mail:	tina.chang@sfgov.org

 Notice Date:
 4/30/15

 Expiration Date:
 5/30/15

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. We strongly urge that steps 1 and 2 be taken.

- 1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
- 2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at <u>www.communityboards.org</u> for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
- 3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at <u>www.sfplanning.org</u>). You must submit the application in person at the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at <u>www.sfplanning.org</u>. If the project includes multiple building permits, i.e. demolition and new construction, a <u>separate request</u> for Discretionary Review **must be submitted, with all required materials and fee, for <u>each</u> permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at <u>www.sfplanning.org</u>. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street. Suite 400 • San Francisco. CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: Thursday, September 10, 2015 Not before 12:00 PM (noon) Time: City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400 Location: Case Type: **Discretionary Review** Hearing Body: Planning Commission

PROPERTY INFORMATION

Project Address: Cross Street(s): Block /Lot No.: Zoning District(s): Area Plan:

1783 Noe Street Laidley Street 6652/016A RH-1 / 40-X N/A

APPLICATION INFORMATION Case No.: Building Permit: Applicant: Telephone: E-Mail:

2014.0179DRP, -02, -03 20140111073.20140111074 **Geoff Gibson** (415)558-9550 x 12

james@johnlumarchitecture.com

PROJECT DESCRIPTION

The Request is for Discretionary Review of Building Permit Applications 2014.0711.1073 and 2014.0711.1074 proposing the demolition of an existing two-story, single family dwelling unit and the new construction of a three-story, single-family dwelling unit. The proposed project also includes a roof deck and terrace at the third floor.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans of the proposed project will also be available one week prior to the hearing through the Planning Commission agenda at: http://www.sf-planning.org

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Tina Chang Telephone: (415) 575-9197 E-Mail: tina.chang@sfgov.org

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible. Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

APPEAL INFORMATION

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at <u>www.sfplanning.org</u>. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

		lication for Discretionary Review
APPLICATION FOR Discretionary Review	For Staff t	RECEIVED MAY 28 2005
1. Owner/Applicant Information DR APPLICANT'S NAME: SEAN HARRINGTON DR APPLICANT'S ADDRESS: 105 LAIDLEY ST. SAN FRANCISCO, CA	ZIP CODE:	CITY & COUNTY OF S. PLANNING DEPARTMENT S. PIC
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETION 1783 NOE LLC		(413) 2422170
ADDRESS: CO WINDER GIBSON 351 9th St # 301 SAN FRANCISCO, CA CONTACT FOR DR APPLICATION:	ZIP CODE: 94103	(415) 577 5310
Same as Above D ADDRESS: E-MAIL ADDRESS: Sh640 @ aol. Com	ZIP CODE:	TELEPHONE:
2. Location and Classification		
STREET ADDRESS OF PROJECT: 1783 NOE STREET SANFPANCISCO CROSS STREETS: LAIDLEY STREET, HARPET	, CA R STREE	zip code: 94131
ASSESSORS BLOCK/LOT: LOT DIMENSIONS: LOT AREA (SQ FT): ZONING DISTR		HEIGHT/BULK DISTRICT: 40 - X
3. Project Description		
Change of Use Change of Hours New Construction Additions to Building: Rear Front Height Sid Present or Previous Use: Single Family Proposed Use: Single Family Building Permit Application No. 2014-07111074	de Yard 🗌	emolition Other Demolition Other

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?		
Did you discuss the project with the Planning Department permit review planner?	5	
Did you participate in outside mediation on this case?		E

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

N/A

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

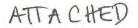
1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

ATTACHED

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

ATTACHED

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?



Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature:

h Date: 5/28/2015

Print name, and indicate whether owner, or authorized gent:

When / Authorized Agent (circle one)

CASE NUMBER: For Staff Use only

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent**.

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	
Address labels (original), if applicable	0
Address labels (copy of the above), if applicable	0
Photocopy of this completed application	
Photographs that illustrate your concerns	
Convenant or Deed Restrictions	
Check payable to Planning Dept.	2
Letter of authorization for agent	
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	

NOTES:

Required Material.

Optional Material.

O Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only Application received by Planning Department:		
By:	Date:	
By:	Date:	

Discretionary Review Application for 1783 Noe Street, permit application 201407111074 (New Construction)

1. We are requesting Discretionary Review because the proposed building is too large for the neighborhood, violates the pattern of open space in the neighborhood, will block natural light and air and disturb privacy to immediately adjacent properties, and replaces an existing affordable starter home with a 5500 sf home unaffordable to even very wealthy families in the City.

There are 3 exceptional and extraordinary circumstances that justify this Discretionary Review:

i) The demolition of the home represents the loss of affordable housing while the proposed new home represents the introduction of a property value inconsistent with the neighborhood and unaffordable to every single working-class family.

The existing home was exempt from Mandatory Discretionary Review because an appraisal was submitted showing its value is \$1.7 million. However, Zillow shows the value at \$1.2 million and all comparables on that website (for similar square footage and much better conditioned homes) are in the \$1.2 million range. For a more complete description of this issue please see the Discretionary Review Application for the associated demolition permit.

Despite the property's likely and demonstrable value under the demolition exemption threshold, the City's continued approval of small home demolition (the existing home is shown as 875 sf in tax assessment records) is resulting in the value of these increasingly rare cottages being bid up, rendering the "unaffordable" exemption in Section 317 meaningless.

The proposed demolition most certainly does not meet the requirements for a mandatory DR The proposed demolition and replacement with a 5,500 sf McMansion violates one of the most important provisions of the General Plan:

General Plan Housing Element: Objective 2: Retain Existing Housing Units, and Promote Safety and Maintenance Standards, without Jeopardizing Affordability.

ii) The proposed home is not just out of character with the street; it is *massively* out of character with the entire neighborhood.

Although the city does not regulate square footage in single family homes (as many cities do), the proposed square footage (over 5,500 sf in total; 5,015 sf excluding the two-car garage) speaks volumes about how the proposal clashes with the character of all neighboring homes. The average square footage of surrounding homes (see Exhibit A, attached) is approximately 2,000 sf, with one immediately adjacent rear cottage (at 74 Harper, which shares a side property line with the subject property) at 600 sf and with the largest home in the vicinity under 2,500 sf. Even the 3-unit apartment building on the corner of Noe and Laidley totals only 2060 sf (without garage). The subject lot is between a very modest home to the north, a nonconforming 3-unit corner apartment building to the south and a 600 sf cottage to the southeast. Design Guidelines call for a transition in height, depth and width between the existing and proposed buildings as well as an overall blended relationship to the

rest of the block, which is composed mostly of 1- and 2-story single family homes under 2,000 sf (see Exhibits B and C, front and rear facades relative to immediately adjacent buildings and street character). The proposed home violates the following provisions of the General Plan and Residential Design Guidelines because of its out-of-place scale on this narrow street of predominantly small homes:

General Plan Housing Element: Objective 11: Support and Respect the Diverse and Distinct Character of San Francisco's Neighborhood;

Planning Code Priority Policy #2: That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

RESIDENTIAL DESIGN PRINCIPLE: Design buildings to be responsive to the overall neighborhood context, in order to preserve the existing visual character (p.7, RDG);

RESIDENTIAL DESIGN PRINCIPLE: Design the building's scale and form to be compatible with that of surrounding buildings, in order to preserve neighborhood character (p. 23, RDG);

RESIDENTIAL DESIGN GUIDELINE: Design the scale of the building to be compatible with the height and depth of surrounding buildings (p 23, RDG);

RESIDENTIAL DESIGN GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space (p.25, RDG).

iii) The proposed home fails to respect the unusual pattern on the block that incorporates open space not just in the midblock but in side yards and front yards in order to retain a garden-like natural setting both in the midblock and on the street and in order to cushion building placements in the mid-lot and rear-lot areas with surrounding open space.

If you compare a typical City block to our block (see Exhibit D), you see that on our block there are some wide lots, such as the subject lot, that incorporate open side yards next to buildings. These side yards create vistas from the street into the mid-block, create a rustic and natural feel even at the street frontage and allow homes placed in the mid-lot and rearlot areas to exist without being boxed in by adjacent homes. The proposed home removes the existing side yard from its lot and builds right up against the adjacent rear cottage at 74 Harper, right up against the property line at 1775 Noe and extremely close to the rear walls of the home at 105 Laidley. In essence, the proposed home is attempting to change our unique block which is characterized by open space interspersed with homes to the typical block in which all open space is within a confined midblock. This flies in the face of General Plan objectives and Residential Design Guidelines which seek to treasure and preserve the unique character of our neighborhoods:

RESIDENTIAL DESIGN PRINCIPLE: Design buildings to be responsive to the overall neighborhood context, in order to preserve the existing visual character (p.7, RDG).

RESIDENTIAL DESIGN GUIDELINE: In areas with a mixed visual character, design buildings to help define, unify and contribute positively to the existing visual content (p.10, RDG);

RESIDENTIAL DESIGN PRINCIPLE: Place the building on its site so it responds to the topography of the site, its position on the block, and to the placement of surrounding buildings (p.11, RDG);

RESIDENTIAL DESIGN GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties (p.16);

RESIDENTIAL DESIGN GUIDELINE: Articulate the building to minimize impacts on light to adjacent cottages (p.21);

RESIDENTIAL DESIGN PRINCIPLE: Design the building's scale and form to be compatible with that of surrounding buildings, in order to preserve neighborhood character (p. 23).

This block of Noe Street shares much in common with the block of Ord Court and States Street that neighbors fought to preserve through the new Interim Corona Heights Legislation. Ours is not a common or typical urban block; it is a unique block that blends open space with the street frontage and serves as a transitional area leading to the unobstructed open space of Billy Goat Hill, much like Ord, States and Museum Way serve as a transition to the open space of Corona Heights Park.

The zoning for our neighborhood is now almost 40 years old. While the Eastern Neighborhoods have benefitted from careful study and rezoning (sometimes two and three times in the last decade alone) to carefully identify the characteristics worthy of preservation, the City's Western Neighborhoods have suffered from neglect and are under siege from development of massive projects by non-residents who care only to profit from their demise. It is time for unique blocks in the Western neighborhoods to be properly identified and preserved. We do not ask for museum-like preservation but simply for sensitive treatment that respects the unique quality of our neighborhood.

2. Our property and all of our neighbors' properties that are immediately adjacent to the proposed home will be adversely affected from the height, depth and location on the lot of the proposed home.

Although we are the DR filers, we represent the interests of the many families in our neighborhood, some members of which could not afford the DR filing fee or otherwise match the deep pockets of a wealthy owner and/or speculator who can afford high-priced representation in a quest to develop what will become a \$4 million or \$5 million property. See Exhibit E, neighborhood petition in support of both DRs (on the new construction and demolition).

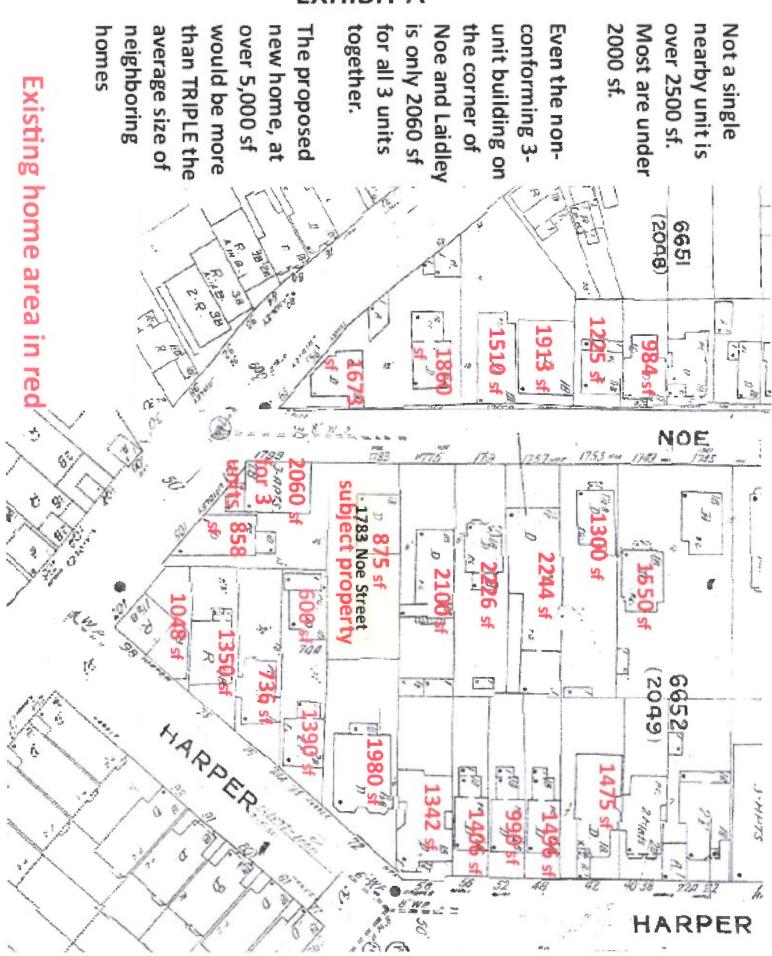
Specific impacts of the proposed home include: privacy impacts to units on Laidley Street, Harper Street and 1775 Noe Street because of the side-facing windows, the exterior view stairway and extensive south, north and rear decks; removal of required light and air from the 600- sf rear cottage at 74 Harper (owned by an elderly long-time resident of the neighborhood) by building up against three of its long-existing and legal property line windows; and shadow impacts on all

surrounding homes resulting from the massive height of the proposed home. On the north side, the proposal exploits the open side yard belonging to 1775 Noe by orienting its entrance hall onto that neighbor's open space while filling in its open side yard on the south to gain more interior square footage. This feature is representative of the project overall: it seeks to exploit square footage and profit at the expense of both neighbors and neighborhood character. See Proposed west and side elevations with adjacent property overlays on the 2 pages marked Exhibit F.

As important as these specific impacts are to the most nearby homes, it is the massive nature of this project that harms everyone in the neighborhood by introducing massing and lot coverage that directly contradict the character defining elements of this block and the larger neighborhood.

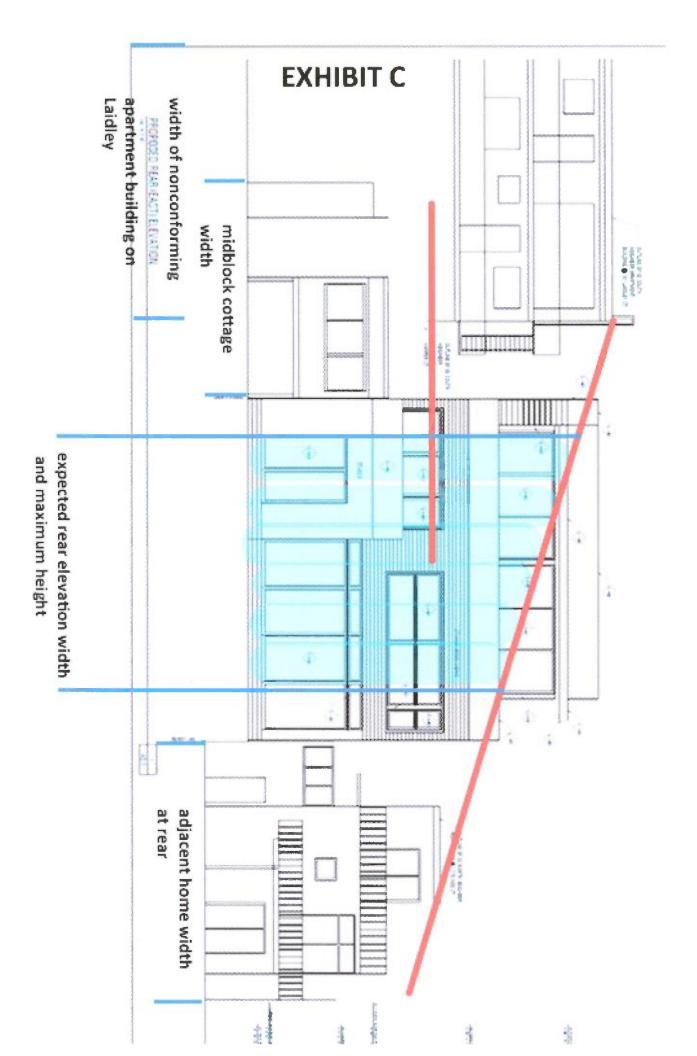
3. The proposed home is so incredibly out of scale with the neighborhood we believe a complete redesign focused on a reduction in height, depth and width is required before a productive discussion can be begun on details of setbacks and materials. In the context of a narrow street with homes ranging from 600 sf to approaching but under 2500 sf, talking about setbacks on a 5,500 sf is like trying to fit the Queen Mary into a birth intended for a rowboat. This is not a matter of asking for setbacks. The proposal needs to start from scratch on a design that respects the character of the neighborhood in scale, in location on the lot, and in context with the location, size, privacy and shadow impacts on adjacent buildings. It needs to respect and transition to the small scale of surrounding homes shown on Exhibits A -C and maintain some of the open side yard to buffer its impact on smaller adjacent homes and retain connection between mid-block and street (one of the character-defining elements of this block) as shown on Exhibit D, and remove unnecessary and egregious privacy impacts as shown in Exhibit F.

EXHIBIT A



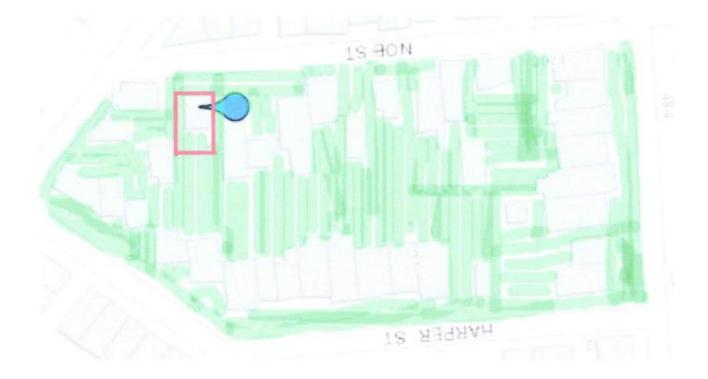


1783 Noe Street: Front Elevation

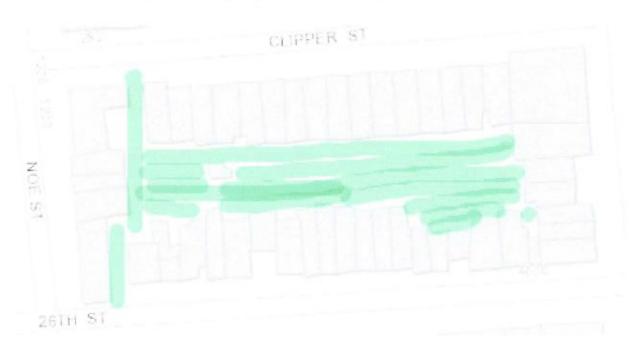


1783 Noe: rear elevation

EXHIBIT D



Our block (subject property highlighted). Note side yards and set-backs (in green) complement and connect the the mid-block open space to the street.



Note proposed building outline in red. It removes side yard and builds against small cottage, removing required (bedroom) exposure.

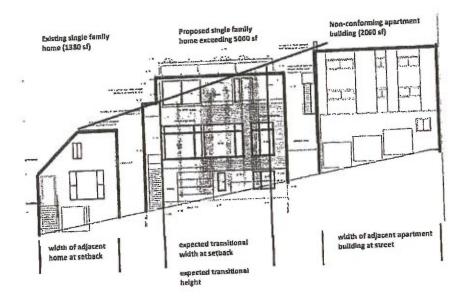
Typical city block. Almost all open space is hidden in the mid-block.



petition.docx | Download ~

1 of 1

EXHIBIT E - PAGE 1

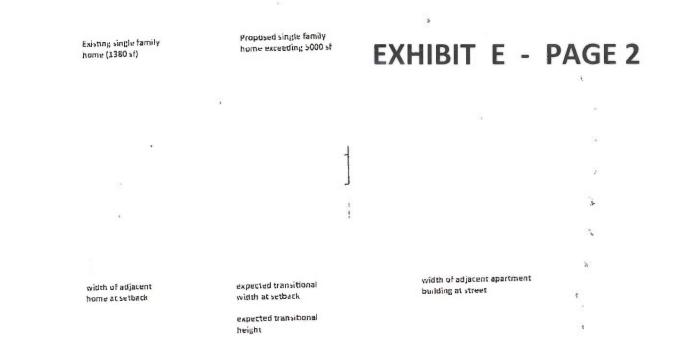


1783 Noe Street: Front Elevation

The proposed single family home at 1783 Noe Street will be over 5000 sf excluding a t garage, about 300 percent larger than the average home in the immediate neighborho (even twice as large as the multi-unit apartment building at the corner of Laidley). It is t wider and larger than every other building and is replacing an affordable neighborhooc home that could be remodeled for a modest addition. We support the Discretionary Re Applications filed on the demolition and new construction permits by our neighbors and the Planning Commission to deny the demolition and allow a modest enlargement of th current home in a way that fits in with the scale of our neighborhood.

Printed name	Signature	Address	Email
John M. RAHY	Amm ha	GOLABLEY	-
2 Ghandert	GEORG HORWIN	2120 LAID th	Googi 92740 yahr
3 RosE Rosfil	& Rase Baskil	1.91 Harpers	+ BUMMYCA 7312
Robert Hite	Mostile	14 laidley	laidley@mindspring
5 Kening Lullaite	Ohle	95 Laidley	Kulite full frame
Annavaget FARC	Ano	95 LAIDERY	FARODESIGNEGAM
FLOND PACKAR. give	NPCAT	1753 NOE St.	tparkergivenie yahro.u-
Ckris Albanese	() and brug	107 LANdley	AntiquariosFeGa.

1783 Noe Street: Front Elevation

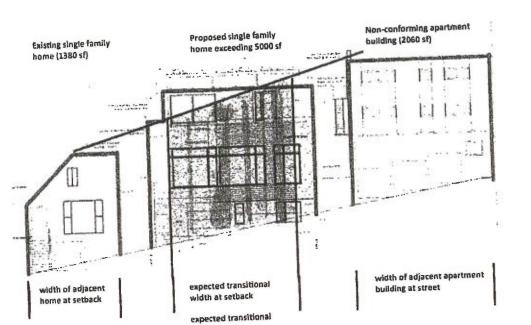


The proposed single family home at 1783 Noe Street will be over 5000 sf excluding a two-car garage, about 300 percent larger than the average home in the immediate neighborhood (even twice as large as the multi-unit apartment building at the corner of Laidley). It is taller, wider and larger than every other building and is replacing an affordable neighborhood-sized home that could be remodeled for a modest addition. We support the Discretionary Review Applications filed on the demolition and new construction permits by our neighbors and ask the Planning Commission to deny the demolition and allow a modest enlargement of the current home in a way that fits in with the scale of our neighborhood.

Printed name	Signature	Address	Email
C Demociku	Dem	- 98Lzidlay -	St CDCMUCICO@COMAST NE
Kingsley Lue	y and	87 Laydley t	5%.
Richard PADEL	FTELLE G	1757 Noe St	
Junitina Svan	a funticiple	n 1741 Noe St	Courtenay brown Shotne:
Whitney Burrow	1 1801		whitneyburneybuse green
0			
			,

1783 Noe Street: Front Elevation

EXHIBIT E - PAGE 3

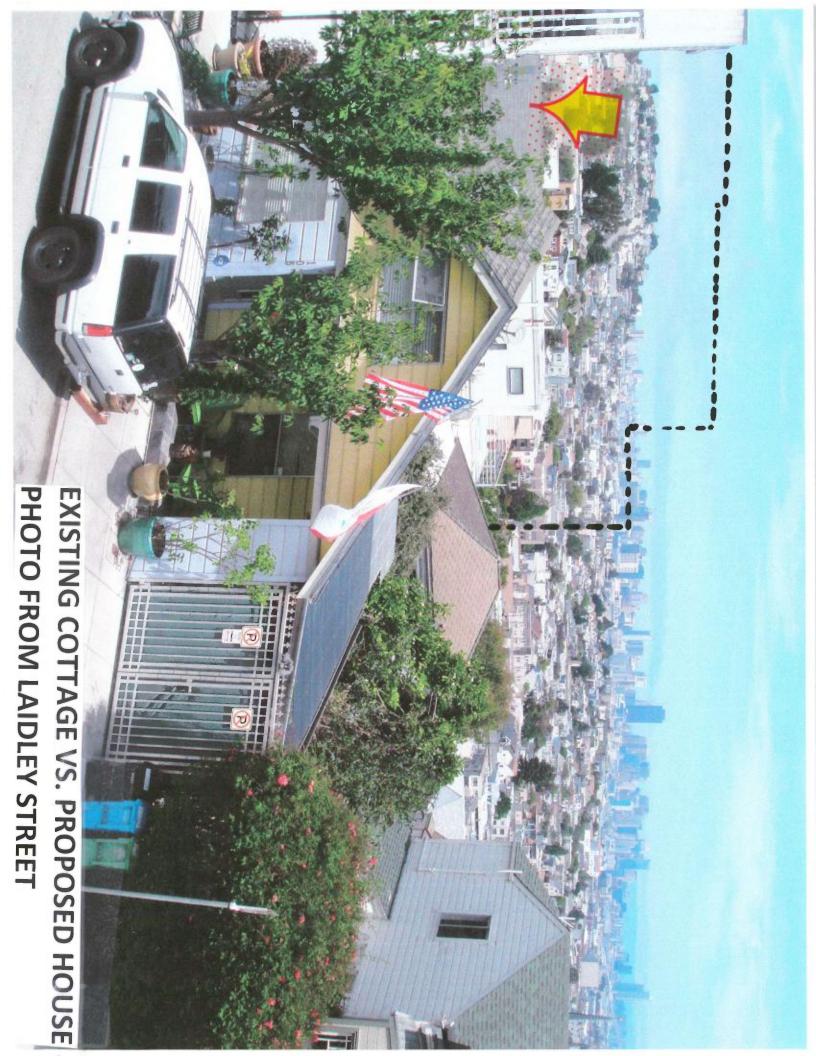


The proposed single family home at 1783 Noe Street will be over 5000 sf excluding a two-car garage, about 300 percent larger than the average home in the immediate neighborhood (even twice as large as the multi-unit apartment building at the corner of Laidley). It is taller, wider and larger than every other building and is replacing an affordable neighborhood-sized home that could be remodeled for a modest addition. We support the Discretionary Review Applications filed on the demolition and new construction permits by our neighbors and ask the Planning Commission to deny the demolition and allow a modest enlargement of the current home in a way that fits in with the scale of our neighborhood.

height

Printed name	Signature	Address	Email
E SCORIA E SCORIA Somantha Rizzoli	20 Magge	under 74 Harper:	St. rizzulia@yahua.com
Chailie M. Rizzoli Sidney NI. Thompson	Chollin M. M.	Marper 93 Harpe	
			-

Rendering Looking at side of proposal From Back of 105 Laidley St



	Appli	cation for Discretionary Review
	CASE NU For Staff Us	
APPLICATION FOR Discretionary Review	(MAY 2 8 2015
1. Owner/Applicant Information		CITY & COUNTY OF S.F.
DRAPPLICANTS NAME: FRDAL CED) TANSEV DRAPPLICANTS ADDRESS:	710 0005	
102 LAIDLEY ST. SAN FRANCISCO, CA	211P CODE: 94131	(415) 394 0394
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONAR	Y REVIEW NAME:	
ADDRESS: C/O WINDER GIBSON 351 Ninth St # 301	ZIP CODE: 94103	1415) 5-77 5310
CONTACT FOR DR APPLICATION: Same as Above	ZIP CODE:	TELEPHONE
EMAILADDRESS: TANSEV & MYASTOUND. NE	T.	
2. Location and Classification STREET ADDRESS OF PROJECT:		ZIP CODE:
1783 NOE ST. SAN FRANCISCO, CROSS STREETS:	CA	94131
LAIDLEY ST. AND H.	ARPER	ST.
ASSESSORS BLOCK/LOT: LOT DIMENSIONS: LOT AREA (SQ FT): ZONING DISTRICT: 6652 / 16A 40 x 100 4,000 RH		HEIGHT/BULK DISTRICT. 4D - X
3. Project Description		
Please check all that apply Change of Use Transformed and New Construction T Alt	erations 🗍 🛛 D	emolition Other
-	/ard	
Present or Previous Use: SFR Proposed Use: SFR		
Building Permit Application No. 201407 111073	Date File	» 7-11-2014
		,

DORIGINAL

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	X	
Did you discuss the project with the Planning Department permit review planner?	\times	Π
Did you participate in outside mediation on this case?		\checkmark

5. Changes Made to the Project as a Result of Mediation

מססטיבין פורא, היא היועום ובכמונסינו באור היועוסבים במסטיבים במסטיבים איז היו היו בחיבוסים בחברים איז היועום ב		
	0	[]

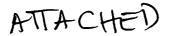
N/A

Discretionary Review Request

ATTACHED

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction.

ATTACHED



Applicant's Affidavit

- a) The undersigned is the owner or authorized agent of the owner of this property. b: The information presented is true and correct to the best of my knowledge.
- c The other information or applications may be required.

Signature:

amse Date: 5-28-2015

Print name, and indicate whether owner, or authorized agent:

ED TANSEN

Discretionary Review Application Submittal Checklist

n ocalization mentioneschielen der cantings action of the mention and materials. The checklist is to be completed and materials action in the methods are a statement of the methods are a

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	
Address labels (original), if applicable	
Address labels (copy of the above), if applicable	
Photocopy of this completed application	
Photographs that illustrate your concerns	-
Convenant or Deed Restrictions	
Check payable to Planning Dept.	
Letter of authorization for agent	
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	

NOTES:

Required Material.

Optional Material.
Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only Application received by Planning Department:

Date:

Discretionary Review Application for 1783 Noe Street, permit application 201407111073 (Demolition)

1. We are requesting Discretionary Review on the demolition permit because the proposed demolition is not consistent with General Plan Policies regarding (i) affordability, (ii) retention of existing housing and (iii) provision of diverse housing types.

(i) We believe the value of the property is below the \$1.506 million threshold that exempts demolitions from a mandatory DR hearing and consideration of the demolition criteria in Section 317.

Section 317 of the Planning Code requires a Mandatory Discretionary Review of the demolition unless the property is "unaffordable," currently defined as over \$1.506 million. The sponsor submitted an appraisal concluding the property is valued over \$1.7 million. We believe the property value is under \$1.506 million and therefore requires a Mandatory DR. Such a hearing would require the Commission to apply the criteria listed in Planning Code Section 317(d)(3)(C). The proposed demolition fails to meet even a simple majority of the 16 criteria, does not meet a single one of the criteria having to do with affordability, neighborhood character and unit count -- arguably the most important criteria relative to General Plan Policies.

The property was listed for sale at only \$1.195 million. Zillow showed the property value at the time of listing as \$1.2 million and today (5/8/2015) as \$1.317 million. Trulia lists the value today as \$1.321 million. Zillow lists comparable property sales between \$1.1 million and \$1.5 million. Zillow does not list a single comparable over \$1.5 million. See Exhibit A for Zillow and Trulia data. The Zillow and Trulia figures are consistent with what I and my neighbors have seen in appraisals of our own properties.

Even parts of the sponsor's own appraisal support the Zillow and Trulia values. For example, the sponsor's appraisal (see page 2 of Exhibit B, which includes key pages from the sponsor's appraisal) shows there weren't any comparables for sale at the time the appraisal was done that were listed for over \$1.25 million. It also shows (page 2 and page 4 of Exhibit B) that while the range sales prices of comparables was between \$1 million and \$1.79 million, the median was between \$1.38 mil. and \$1.45 million. Yet the only comparables chosen to arrive at a value for the subject property were between \$1.53 million and \$1.79 million, far above the neighborhood median and conveniently above the required threshold of \$1.506 million that would exempt the demolition from mandatory DR -- a DR likely to be recommended for disapproval because a majority of the criteria for consideration would not be met.

(ii) Even if the property value continues to be considered above the threshold (despite credible evidence to the contrary), the proposed demolition conflicts with General Plan policies that call for the retention of sound existing housing.

General Plan Housing Element: <u>Objective 2</u>: Retain Existing Housing Units, and Promote Safety and Maintenance Standards, without Jeopardizing Affordability; and General Plan Housing Element: <u>Objective 3</u>: Protect the Affordability of the Existing Housing Stock, Especially Rental Units. The existing building, no matter what its value, is sound existing housing. Housing prices in San Francisco are relative. The existing home, at any value, is vastly more affordable than its proposed replacement by a factor of perhaps 300-400% or more. If approved, the project will result in a property value out of the reach of almost every San Francisco family. When sound existing housing units are demolished for replacement by excessively large units, an important component of affordability is lost forever. No one is building new 875 sf cottages in our neighborhood (or for that matter anywhere in the City). When we allow sound existing smaller homes to be demolished we promote a loss of relative affordability we are not ever going to get back.

(iii) By demolishing a 875 sf cottage and replacing it with a 5500 sf mansion General Plan policies that support diversity in Housing Type would be violated.

General Plan Housing Element Objective 4: Foster a Housing Stock That Meets the Needs of All Residents Across Lifecycles.

Every time a small cottage is demolished and its replacement home is many times its size we as a City are saying that providing for the wealthiest segment of the population is of greater priority than preserving entry level housing for families of more modest means. There are 5,500 sf mansions that exist in Pacific Heights for the former population segment to purchase. No one is building new 875 sf cottages anywhere in the City. These small cottages are the only form of both entry level housing for young families and downsized housing for retirees who want a yard in an established neighborhood. If the young families cannot even find starter homes in the City we cannot expect them to stay here until they can afford more. And to justify the proposed 5,500 sf home as "family-housing" is to fundamentally misunderstand or purposefully misinterpret the City's housing needs.

There are 2 exceptional and extraordinary circumstances that justify Discretionary Review:

(i) The existing home is affordable both in relation to Section 317 and relative to the proposed replacement project and neither the City nor our neighborhood can afford to lose anymore small, entry-level homes.

Because of high land values and high construction costs, no affordable single-family homes are being built in the City's low density western neighborhoods. Without understanding the cumulative impacts regarding affordability within low density neighborhoods we are slowly but surely removing every entry-level home from our neighborhood with every demolition. . Because developers are focusing their efforts on Noe Valley, Glen Park, the Castro and similar neighborhoods we are unwittingly furthering the economic divide between these neighborhoods and those like the Excelsior, Visitation Valley and the Bayview where demolitions are unquestionably ineligible for the "unaffordability" exemption from mandatory DR. Consequently we are removing what component of affordability still exists *within* neighborhoods such as ours and ensuring an even wider economic divide *between* our neighborhood and neighborhoods traditionally home to more diverse ethnicities and income classes. The wide spectrum of affordability *within* neighborhoods has been overlooked entirely.

(ii) The City, most notably in low density western neighborhoods such as ours, is undergoing a rapid and unprecedented development boom unanticipated by zoning controls that have not been thoroughly revised in 40 years.

While many Eastern Neighborhoods have undergone extensive rezoning efforts -- sometimes 2 and 3 times -- in the last decade, the basic zoning controls in the western neighborhoods date from 1978. Even the recent revisions to Section 317 were piecemeal and did not include a thorough analysis of the cumulative and interrelated loss of diversity in building type and size, affordability and neighborhood character related to demolitions. Discretionary Review on demolitions of small, affordable and charming cottages is the only means by which to counteract the fact that the zoning controls in this part of the City are outdated. The ultimate answer is a thorough rezoning study for the low density western neighborhoods. For now, DR is the only short-term solution.

2. Our property and all of our neighbors' properties will be adversely affected by the demolition because it will move the neighborhood one step closer to loss of character, affordability and housing type. Although we are the DR filers, we represent the interests of the entire neighborhood, some members of which could not afford the DR filing fee or otherwise match the deep pockets of a wealthy owner and/or speculator who can afford high-priced representation in a quest to develop what will become a \$4 million or \$5 million property. See Exhibit C, neighborhood petition in support of both DRs (on the new construction and demolition).

3. We ask for a proposal that improves and adds thoughtfully to the existing building. General Plan policies promote the retention of the existing building. Planning Code and Residential Design Guidelines allow for a thoughtful and generous remodel and expansion which we would welcome.

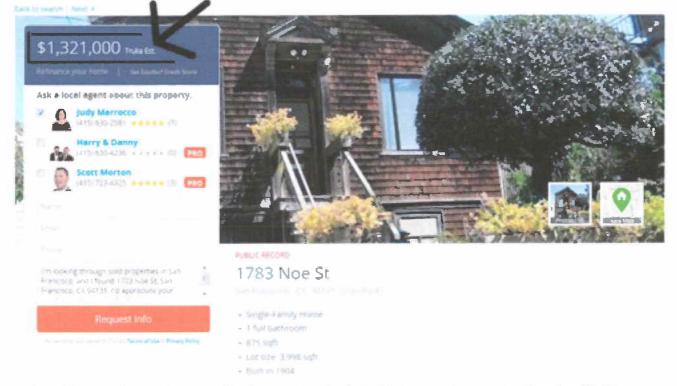
EXHIBIT A (p.1 of 2)



Zillow value as of 5/8/2015: \$1.317 million

http://www.zillow.com/homes/1783-Noe-Street,-San-Francisco,-CA--94131_rb/

Trulia value as of 5/8/2015: \$1.321 million



http://www.trulia.com/homes/California/San_Francisco/sold/7136001-1783-Noe-St-San-Francisco-CA-94131

EXHIBIT A (p.2 of 2)



ų



😑 abrahender bits in bestarten Sold: \$1,133,000 AND DESIGNATION IN MARCHINE



STATES GLOB FLYNALLER 5618 \$1,200,000 2 543, 1 54, 756 to 12.



Sold: \$1,302,000 23-6, 134, 1, 173 44, 71



Sold: \$1,320,000 499 Day St, San Francisco, CA



Sold: \$1,315,000

PREMITTER WILL BE AND A DECEMPENT OF A DECEMPENTA DECEMPEN

Avcelera, + Sour algo 14

RECENTER SPEED STORES

Sold \$1,300,000

882 Chenery McSan Francisco, 6A

583 Chenery St, San Proncisco, CA 34, 4 35, 1,100 55, 21

Sold: \$1,200,000

Sold: \$1,320,000 197 Mottin St. San Prancisco, CA 100.233, 145730.11







2 bit 1.5 ftz; 1.943 sq. ft.



Sold: \$1,450,000 193 Amogton St. San Francisco, CA



🍵 RECONCLEMENT X 1979 Sold: \$1,500,000 240 Chevery 3t, San Frances, EA

CONTACT A LOCAL AGENT



1 YOUR MORTH

S. Prove

🗢 (.c.) termini to \$78.8 New Yet Your Planetters). 1.6.61.21

CONTRACT AGENI

Learn from to oppose in The Agent above



Sold: \$1,415,000 100 200 1002 as 10



Sold: \$1,450,000 45 Web Baren St. San Francisco, CA



Sold \$1,475,000 1941 Church St, San Francisco, CA the tes tables in



RECENTER 2010/00/00/04 Sold: \$1,500,000 113 Valley St. Ast. Francisco, CA.



Zillow Comps for 1783 Noe, run on 5/8/2015. Note none over \$1.5 M



PONSORS APPRAISAL The purpose of USE summary apprecised in		Street Appraise's	Main Freito, CSA15-0515 Pa
	Uniform Desident	in terminal Depart	22-523704-5
THE DEPUTY OF THE PRIME TO THE		lal Appraisal Report	Field CSA15-0515
Property Address 1783 Noa St	show is in hintere na reasonated was so	City Sen Francisco	State CA Zo Code 24131
BOITOWER 1783 Nos Street, LLC	Owner of Public Ra	Wid 1783 Nos Street, LLC	County San Francisco
Legal Description LOT 016A, BLOCK 6			
Assessor's Parcel # 6652-016A		Tax Year 2013 Map Reference 667/G5	R.E. Taxes \$ 661 Census Tract 0218.00
Occupant 🗌 Owner 🔲 Tenant 🔘 V	acart Special Assessmen		HOA\$ 0 perveer Dp
Property Rights Appreised 🛛 Fee Simple			
Assignment lype Puichase transact	tion Refinance Transaction Othe	r (describe) Pino Street, San Francisco, CA 94111	
is the subject property currently offered for	sale or has it been offered for sale in the twe	he months prior to the effective date of this app	uralsal? 🛛 Yes 🗌 No
Report data source(s) used, altering price(s	s), and date(s). DOM 24; The data sour	ces used include RealQuest, San Francisc	o MLS, Offering Price \$1,195,000,
Date 04/16/14, Pending Date 05/10/14		Finition the same of the cost of all the same	
performed.	, for sale for the sympect porchase redisation	. Explain the results of the analysis of the cordin	ect for sere of why the energies was not
Contract Price S Date of C		ier the owner of public record? Yes I resistance, etc.) to be paid by any party on beh.	No Data Source(s) 21 of the borrower? Ses
If Yes, report the total dollar amount and day	scriba the items to be paid.	issistance, ec.) is be paid by any party on ben.	
Vola: Dava and the scalal enumeration	film anightherhood are not assured to at the		·
lieighborhood Characteristic	f the neighborhood are not appraisal factors		ne-Unit Housing Present Land I
Location 🖾 Ukban 📋 Subuxban 🗌	Rural Property Values X Increas	kg 🖸 Stable 🔲 Deckning 🛛 PF	ICE AGE One-Unit
	Under 25% Demand/Supply (X) Shortag	e 🗌 in Balance 🗌 Over Supply 🖇 🤇	000) (yrs) 2-4 Unit
	Sow Markeing Time 🔀 Under 3		<u>5 Low 1 Multi-Family</u> 00 High 130 Commercial
Ave, and Bosworth St (south), O'Shaun	Noe Valley (north), Dolores St, San Jose Innessy Bhd, Glen Conyon Park, and Dia	amond Heights (mest). 1.3	00 High 130 Commercial 27 Pred. 90 Other
Registron Discription See attached	i addenda.		
			·····
Market Conditions (including support for the	above conclusions) See attached add	enda	
	Cee officerou add		······································
			· · · · · · · · · · · · · · · · · · ·
Dimensions 40' x 100' Specific Zoning Classification RH1	Alta 4000 sf	Shape Rectangular 1 Residential - House, One-Family	View B; CtySky;
Zon'ng Compfance 🔀 Legal 🔲 Legal III	onconforming (Grandfathered Use) 🗌 No Zo	ning 🗍 Liegal (describe)	
is the highest and best use of subject proper	rty as improved (or as proposed per plans ar	ni specifications) the present user 🛛 🛛 Yes	🗍 Ko 👖 Ka, describe
Utilities Public Other (describe)	Pubšo Other	(describe) Off-site Improvem	ents-Troe Public Pri
Bachicity 🛛 🗌	Water 🛛 🗌	Street Aspha't	
	Sentery Server 🛛 📋	Aley None	
FENIA Special Flood Hazard Area [] Yes Are the utilities and off-site improvements typ		FENA Map # 0602980001N	FEMA Map Dale 07/05/1984
	mal factors (easements, encroachments, env		🗌 Yes 🚫 flo 🖞 Yes, describa
		No title report was provided or reviewed b	y the appraiser. The highest and be
of the site in the appreiser's opinion is th	te current use at the present time.		
General Description	Foundation	Exterior Description materials/cond	dition Interior materials/co.
Units 🔀 One 🔲 One with Accessory Unit	Concrete Slab 🔀 Crawl Space	Foundation Wats Conce/Brok/Avg	Floors Hotwall Inol/Avg
	🗌 Full Basement 🛛 Partial Basement		Walls PisterAVdPanel
		IL Rool Surfaces CompShingle/Avg % Gritins & Downspouls Metal/Avg	Trim/Rn/sh Wd/Stained/Avg Bath Fioor Lino//Avg
Type 🔀 Del. 🗌 Att. 📋 S-Del/End Und	40		
Type 🔀 Det 🗌 Att. 🔲 S-Det/End Und 🗙 EXisting 🗌 Proposed 🔲 Under Const	🗋 Outside Entry/Exit 📋 Sumo Pump	Window Type AlumSidrs/Avg	Bath Walnscot DrywaVPist/Av
iype [X] Det [] Alt. [] S-Det/End Und [X] Edisting [] Proposed [] Under Const Design (St/r) Victorian Year Bu'it 1904	Evidence of Intestation	Skorn Sashinsulated NVA	Car Storage 1 None
iype X Det Att. S-Det/Erd Unit X Existing Proposed Under Const Design (Style) Victorian Year Built 1904 Elfective Age (Yis) 30-35	Evidence of Infestation Dampness Settlement	Slorm SashInsulated N/A Screens N/A	Car Storage 11000e
Iype ⊠ Det ☐ Att. ☐ S-Det/End Unit ⊠ Existing ☐ Proposed ☐ Under Const Design (Syte) Victorian Year Buit 1904 Uffebitve Age (Yis) 30-35 Attic ☐ None	Evidence of Intestation	Skorm SashInsulated N/A Screens N/A nt Amerities Woodstove(s)	Car Storage 1 None Driveway # of Cars # 0 Driveway Surface Concre
Ivpe Det Att S-Det/End Unit X Disiting Proposed Under Const Des/gn (Si/re) Victorian fear Built 1904 Elfective Aga (Yis) 0:35 Atte Ilforma Dopp Statr States Hoor X Scutte	Etidence of Infestation Dampness Settlement Heating FWA HWBB Rada Other Warthur Fixed Gas Cooling Central Ak Conditioning	Storm Sashinsufated N/A Streens N/A nt Amerites Vioodstore(s) Rreplace(s) # 0 (X) ferce Wood Pathone Potch None	Car Storage None Driveway # of Cars # 0 Driveway Surface Concre Carage # of Cars Carport # of Cars
Att S-Del/End Unit XD Disking Proposed Under Const Design (St/e) Victorian Victorian Vera Buit 1904 Effective Age (Vis) 30-35 LtSc	Elidance of Infestetion Dampness Settement Heating FWA HW88 Rade Software Wather Fiel Gas Cooling Central Ar Conditioning Infinidual Software None	Storm Sashinsu'aled N/A Streens N/A Int Amerites Woodstor(s) Ringbace(s) # 0 Sterze Wood PattoDeck None Potch None Poton None 001/11 None	Car Storage None Driveway. # of Cars # 0 Driveway Surface Concre Carage # of Cars Carpont # of Cars Att. Det S
Mype Det Att S-Del/End Unit Disting Proposed Under Const Design (St/e) Victorian fear BUit 1904 Effective Age (Vis) 30-35 Atto Nores Drop Statr Starts Hoor Starts Hoor Starts Hoor Rested Applances 🖾 Refigurator RangeOrea	Elidance of Infestetion Dampness Settement Heating FWA HW88 Rade Software Wather Fiel Gas Cooling Central Ar Conditioning Infinidual Software None a Distrivation State Disposel Mice	Slorm Sashinsu'aled N/A Streens N/A Int Amerities Woodstore(s) Amerities Violatione Other None Pool None Other None Other None Other None Washey/Dypa Other (discrit	Car Storage None Driveway, # of Cars # 0 Driveway Surface Concre Cargo # of Cars Cargon # of Cars Att Det S
Att S-Del/End Unit Stilling Proposed Under Const Design (Strie) Victorian fear Built 1904 Elfective Age (Vis) 30-35 Atte Inore Information Toria Fear Built 1904 Elfective Age (Vis) 30-35 Atte Inore Drop Steir Stairs Stairs Broshed Nested Hoor X Scutte Brished Nested Opfances X Reingerator X RangeOver Reisted	Elidence of Infestation Dampness Settement Heating FIVA NV.88 Rada Settement Five Gase Cooling Central Ar Conditioning Infinitiaa IX Other None a Distinaster IX Disposal Nice 4 Rooms 2 Biofmons	Slorm Sashinsu'aled N/A Streens N/A Int Amerities Woodstore(s) Amerities Violatione Other None Pool None Other None Other None Other None Washey/Dypa Other (discrit	Car Storage None Driveway. # of Cars # 0 Driveway Surface Concre Carage # of Cars Carpont # of Cars Att. Det S
Type X Det Att. S-Del/End Unit X Existing Proposed Under Const Design (Syrie) Victorian Year Buit 1904 Elfective Age (Yis) 30-35 Attic Itoria Drop Stair Stairs Hoor Scutte Inoria Kested Applances X Reingerator RangeOver Rinshed Lease toxic/sec Midonal realizes (special energy efficient it	Evidence of Infestetion Dampness Settlement Hating FWA KW88 [] Rada 20 Other Weather Field Gas Cooling Central Air Conditioning Infinidual [20 Other None a Distimaster & Disposal Nice 4 Rooms 2 Bedrooms Ents, etc.]. None noted	Storm Sashinsufated N/A Streens N/A ant Amerifies Woodstore(s) — Ringbace(s) # 0 Streens Wood — Pattorbeck None Date None — Pool None Date None — Pool None Date None — Pool None Date None — Other (descrit — 1.0 Bath(s) 882 So	Car Storage None Driveway # of Cars Driveway Surface Concre Cargo # of Cars Cargor # of Cars Att Det Surface be) uare Feel of Gross Lining Area Above Gr
Type X Det Att. S-Del/End Unit X Existing Proposed Under Const Design (Syrie) Victorian Year Buit 1904 Elfective Age (Yis) 30-35 Attic Itoria Drop Stair Stairs Hoor Scutte Inoria Kested Applances X Reingerator RangeOver Rinshed Lease toxic/sec Midonal realizes (special energy efficient it	Elidence of Infestation Dampness Settement Heating FIVA NV.88 Rada Settement Five Gase Cooling Central Ar Conditioning Infinitiaa IX Other None a Distinaster IX Disposal Nice 4 Rooms 2 Biofrooms	Storm Sashinsufated N/A Streens N/A ant Amerifies Woodstore(s) — Ringbace(s) # 0 Streens Wood — Pattorbeck None Date None — Pool None Date None — Pool None Date None — Pool None Date None — Other (descrit — 1.0 Bath(s) 882 So	Car Storage None Driveway, # of Cars # 0 Driveway Surface Concre Cargo # of Cars Cargon # of Cars Att Det S
Att S-Del/End Unit Att S-Del/End Unit Detsiting Proposed Under Const Detsiting Proposed Under Const Detsiting 1904 Under Const Uffective Age (Vis) 30-35 Mitc Drop Statr States States Boor States Rested Applances & Reingerator & RangeDree Nished area above grade contains: Midonal features (special energy efficient it Midenal features (special energy efficient it	Evidence of Infestetion Dampness Settlement Hating FWA KW88 [] Radiz Other wather Field Gas Cooling Central Air Conditioning Infinidual [3] Other None a Distimaster & Disposal Infect 4 Rooms 2 Bedrooms Ents, etc.]. None noted	Storm Sashinsufated N/A Streens N/A ant Amerifies Woodstore(s) — Ringbace(s) # 0 Streens Wood — Pattorbeck None Date None — Pool None Date None — Pool None Date None — Pool None Date None — Other (descrit — 1.0 Bath(s) 882 So	Car Storage None Driveway # of Cars Driveway Surface Concre Cargo # of Cars Cargor # of Cars Att Det Surface be) uare Feel of Gross Lining Area Above Gr
Type X Det Att. S-Del/End Unit X Existing Proposed Under Const Design (Syrie) Victorian Year Buit 1904 Elfective Age (Yis) 30-35 Attic Itoria Drop Stair Stairs Hoor Scutte Inoria Kested Applances X Reingerator RangeOver Rinshed Lease toxic/sec Midonal realizes (special energy efficient it	Evidence of Infesterion Dampness Settement Heating FWA HV.88 Redea Settement Goorg Central Ar Conditioning Infinidual Other Nome a Distrinister Si Disposal Nice 4 Roomis 2 Biograms tems, etc.). Nome noted. Sing peeded repairs, deterioration, renovations	Storm Sashinsufated N/A Streens N/A ant Amerifies Woodstore(s) — Ringbace(s) # 0 Streens Wood — Pattorbeck None Date None — Pool None Date None — Pool None Date None — Pool None Date None — Other (descrit — 1.0 Bath(s) 882 So	Car Storage None Driveway # of Cars Driveway Surface Concre Cargo # of Cars Cargor # of Cars Att Det Surface be) uare Feel of Gross Lining Area Above Gr
Type S Det Att. S-Dat/End Unit Design (Strie) Proposed Under Const Design (Strie) Victorian Year Built 1904 Effective Age (Vis) 30-35 Atto 1004 Drop Stair Starts 1007 Starts Drop Stair Starts 1007 Starts Hoor Scatts Applances S Reingerator RangeOrea Rinished Rested Applances (special energy efficient it Describe the condition of the property factor Describe the condition of the property factor	Evidence of Infestetion Dampness Settlement Heating FWA KW88 [] Radia 20ther Wahler Field Cas Cooling Central Air Conditioning Infinidual Other None a Distimaster IS Disposal IN/Co 4 Rooms 2 Bedrooms tens, etc.]. None noted. Sing paeded repairs, deterioration, renorations	Storm Sashinsufaled N/A Streens N/A Inf Amerities Vioodstore(s) Threplace(s) # 0 Streene Wood PatioDeck None Potch None Pool None Other None Pool None Other (discrit 1.0 Bath(s) 882 So 3. remodeling, etc.). C4:No updates in	Car Storage None
Type S Det Att. S-Dat/End Unit Design (Strie) Proposed Under Const Design (Strie) Victorian Year Built 1904 Effective Age (Vis) 30-35 Atto 1004 Drop Stair Starts 1007 Starts Drop Stair Starts 1007 Starts Hoor Scatts Applances S Reingerator RangeOrea Rinished Rested Applances (special energy efficient it Describe the condition of the property factor Describe the condition of the property factor	Evidence of Infesterion Dampness Settement Heating FWA HV.88 Redea Settement Goorg Central Ar Conditioning Infinidual Other Nome a Distrinister Si Disposal Nice 4 Roomis 2 Biograms tems, etc.). Nome noted. Sing peeded repairs, deterioration, renovations	Storm Sashinsufaled N/A Streens N/A Inf Amerities Vioodstore(s) Threplace(s) # 0 Streene Wood PatioDeck None Potch None Pool None Other None Pool None Other (discrit 1.0 Bath(s) 882 So 3. remodeling, etc.). C4:No updates in	Car Storage None Driveway # of Cars Driveway Surface Concre Cargo # of Cars Cargor # of Cars Att Det Surface be) uare Feel of Gross Lining Area Above Gr
Type S Det Att. S-Dat/End Unit Design (Strie) Proposed Under Const Design (Strie) Victorian Year Built 1904 Effective Age (Vis) 30-35 Atto 1004 Drop Stair Starts 1007 Starts Drop Stair Starts 1007 Starts Hoor Scatts Applances S Reingerator RangeOrea Rinished Rested Applances (special energy efficient it Describe the condition of the property factor Describe the condition of the property factor	Evidence of Infestetion Dampness Settlement Heating FWA KW88 [] Radia 20ther Wahler Field Cas Cooling Central Air Conditioning Infinidual Other None a Distimaster IS Disposal IN/Co 4 Rooms 2 Bedrooms tens, etc.]. None noted. Sing paeded repairs, deterioration, renorations	Storm Sashinsufaled N/A Streens N/A Inf Amerities Vioodstore(s) Threplace(s) # 0 Streene Wood PatioDeck None Potch None Pool None Other None Pool None Other (discrit 1.0 Bath(s) 882 So 3. remodeling, etc.). C4:No updates in	Car Storage None
Att S-DeL/End Unit Story Proposed Under Const Salan (Story) Victorian fear Built 1904 Eren Built 1904 1904 1904 Effective Aga (Vis) 30-35 1000 1000 Drop Statr Status 1000 1000 Boor Status 1001 Status Horizon Status 1000 1000 Insched Rested Notaccos Status 1000 1000 Insched Rested Notaccos Status 1000 1000 1000 Moriances Status Reingerator RangeOrea 1000 1000 1000 Moriances Status Reingerator RangeOrea 1000	Evidence of Infestetion Dampness Settlement Heating FWA KW88 [] Radiz Other Weather Field Cas Cooling Central Air Conditioning Infinidual Other None a Distimaster IS Disposal Mice 4 Rooms 2 Bodrooms entity, etc.). None noted. Sing paeded repairs, deterioration, renorations e conditions that affect the Evability, soundne	Slorm Sashinsufaled N/A Streens N/A Inf Amerites Vioodstore(s) Threplec(s) # 0 Streew Wood PathoDeck None Potch None Pool None 000 None 000 None 000 None 000 N	Car Storage None Car Storage # of Cars Differency # of Cars Cargo # of Cars Cargo # of Cars Cargo # of Cars Att. Det St No Uare Feel of Gross Living Area Above Gr Uhe prior 15 years;See attached add
Att S-DeL/End Unit Story Proposed Under Const Salan (Story) Victorian fear Built 1904 Eren Built 1904 1904 1904 Effective Aga (Vis) 30-35 1000 1000 Drop Statr Status 1000 1000 Boor Status 1001 Status Horizon Status 1000 1000 Insched Rested Notaccos Status 1000 1000 Insched Rested Notaccos Status 1000 1000 1000 Moriances Status Reingerator RangeOrea 1000 1000 1000 Moriances Status Reingerator RangeOrea 1000	Evidence of Infestetion Dampness Settlement Heating FWA KW88 [] Radia 20ther Wahler Field Cas Cooling Central Air Conditioning Infinidual Other None a Distimaster IS Disposal IN/Co 4 Rooms 2 Bedrooms tens, etc.]. None noted. Sing paeded repairs, deterioration, renorations	Slorm Sashinsufaled N/A Streens N/A Inf Amerites Vioodstore(s) Threplec(s) # 0 Streew Wood PathoDeck None Potch None Pool None 000 None 000 None 000 None 000 N	Car Storage None

Form 1004UAD --- "WinTOTAL" appraisal software by a la mode, Inc. --- 1-800-ALAMODE



was

EXHIBIT B (p.Z.of4) Main Fiello, CSA15-0515 Page #3

Uniform Residential Appraisal Report

22-523704-5

1,650,000

-50,000

30,000

-31,000

+30,000

+15,000

-6,000

-72,000

1,578,000

4

0

1

0

+(·) \$ Adjustment

FR # CSA15-0515 3 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 1,100,000 10\$ 1,249,000 These are comparable sales in the subject neighborhood within the past livelve months ranging in sale price from \$ 1,000,000 10 \$ 1,790,000 COMPARABLE SALE # 3 There are FEATURE SUBJECT COMPARABLE SALE # 1 COUPARABLE SALE # 2 Address 1783 Nos St 128 Lakter St 278 Randa'l St 1753 Noe St San Francisco, CA 94131 San Francisco, CA 94131 San Francisco, CA 94131 San Francisco, CA 94131 The range Provinity to Subject 0.06 m2es SE 0.08 m²es E 0.04 miles N of sales Sale Price 1,790,000 Sale Price/Gross Liv. Area solt \$ 1194.13 sqit. 1467.01 SQ.ft. 1269.23 Sq.ft. prices for Dala Source(s) MLS #416001;DOM 0 MLS #419237;DOM 15 MLS #415847;DOM 17 Doc #L060-31 Verification Source(s) Dcc #L035-101 SP confirmed w/agent comporables VALUE ADJUSTMENTS DESCRIPTION DESCRIPTION +(-) & Adjustment DESCRIPTION + (-) \$ Adjustment DESCRIPTION Sales or Hironoing ArmLth NonArm AmiLlh '#Imil Concessions None;0 Notreporte:0 None;0 s01/14;c01/14 Date of Sale/Time s12/13;c12/13 s05/14;c04/14 -to# 1.79mil. Location B;Res; B;Res; B;Res; B;Res; Lessehold,Fea Simple Feo Simple Fee Simple Fea Simple Fee Simple Site 4000 sl 4477 sí +44,000 2879 sf +28,000 3900 sf -25,000 B;Ch/Sky; B;CrySky; Veral B;ChySky, B;ClySky, with a med-Design (Style) 0 OT2;Edward/an 0 DT3;Ed.var@an DT2;Edwardan DT1;Victoria Quality of Construction 03 Q3 ian of under 03 103 0 107 Actual Age 110 107 0 104 -25,000 C4 -25,000 C3 Condition C4 C4 \$1.45mil Above Grade Total 62ms, 83Fs Total Bornes, Batha Total Borns, Batis Total Borns, Baths 5 2 2.0 Room Count 2 1.0 -15,000 5 2 1.0 Q 8 3 3.0 4 (see p. 4) Gross Litting Area 882 Sq.ft 1,499 \$0.1 -46,000 1.152 sq.ft -20,000 1,300 50.0 +30,000 Ost Basement & Rhished 631s/303shva 255s1255sfwo +20,000 Osf Rooms Below Grade 0rr0br0.0ba2o 0400br0.0ba0o 0 0 Forctorial Unity Prestorial Unity Energy Efficient Rems Garge/Carport ParchPata/Dock Firedate Ust Price / Org. List Price yet the Average Average Average Average ElectBsbrd/None 0 Central/None Ø Centra/None WaiHtrs/None appraisal only used 0 None Lwft.vtoil Ashwra None DbPnoWndws 10,000 1gbi1dw 1obi1dw 2obi1d.y -10,000 2cti1d.v -3,000 Deck, Hol Th Deck Patio -6.000 Deck None None 1 F/P -5,000 None None 0 1.9 \$1,650,000 LP \$1,790,000 0 LP \$1.495,000 N/A highest Rivel Adjustment (Total) $\Box \div \boxtimes \cdot$ -63,000 🛛 + 🖾 · -5.000 Adjissted Sale Price || Net Adj. 3,5 % || Net Adj. 0,3 % of Comparables || Net Adj. 0,7 % \$ 1,727,000 Gross Adj. 7,2 % \$ 1 ⊠ did || did not research the sale or transfer history of the subject property and comparable sales. If not, explain liet Ac). end values 4,4% 1,685,000 Gross MJ. 9.8% 7.2% \$ to devive the value My research 🔯 did 📋 did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this eporaisal. Data Source(s) RealQuest, San Francisco MLS My research 🛛 dd 🗋 dd not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale. ofthis Dala Sollice(s) RealQuest, Sen Francisco MLS Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3) 875sf COMPARABLE SALE #3 COMPARABLE SALE #1 COMPARABLE SALE #2 ITEM SUBJECT cottage in outdated condition. Date of Prior Sale/fransler 05/19/2014 04/05/2013 Price of Prior Sale/Transfer \$1,705,000 \$1,550,000 FSFM-0311400235 Rea'Quest Data Source(s) Doc #K869-84 Rea'Quest Effective Date of Data Source(s) 05/22/2014 05/22/2014 05/22/2014 05/22/2014 No prior sale for comparables in previous 12 months. Lender provided Final Analysis of prior sale or transfer history of the subject property and comparable sales Statement FSF-0031-FSFM-0311400235 showing 05/19/14 close of escrow for recent sela. The soliers received 9 offers. Comp #1 provious sele on 04/05/13 Recent sale appears to be a flip Prior Sale 03/12/2014, Doc #L102-637. Sale was a transfer between family Summary of Sales Comparison Approach — See attached addenda Indicated Value by Sales Comparison Approach \$ 1,705,000 Income Approach (if developed) \$ Indicated Value by: Sales Comparison Approach \$ 1,705,000 Cost Approach (if developed) \$ 1,745,970 See alloched addenda This appreciables made 🛛 "as is", 📋 subject to completion per plans and specifications on the basis of a improtective condition that the improvements have been completed, 🔲 subject to the following repairs or attentions on the basis of a hypothetical condition that the repairs or attentions have been completed, or 🗋 subject to the following required inspection based on the outportionary assumption that the condition or deficiency does not require altration or repair: This is considered a summary report of a complete appraisal as defined by SF 2-2(b), USPAP. Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's cartification, my (our) option of the market value, as defined, of the real property that is the subject of this report is \$ 1.705,000 ..., as of 05/22/2014 , which is the date of inspection and the effective date of this appraisel. Fannie Mae Form 1004 March 2005 Freddle Mac Form 70 March 2005 UAD Version 9/2011 Page 2 of 6

The only f listings comparable properties on the morket at the time were under \$1.25mil.

From 10040AD -- "WoTOTAL" annialisal software by a la mode, inc. -- 1-600-ALAMODE

	Uniform Dealderf	al Annialact	Renort	22-523704-5	
Sponsors Approval	Uniform Residenti	ai Appiaisai	nepuit	F7## CSA15-0515	
<u>•</u>					
				<u> </u>	
		· · · · · · · · · · · · · · · · · · ·			
			<u></u>		
10					
0 					
бо 	·····				
40×	······································				
		-			
•					
Provide adaptate Information for the Provider	COST APPROACH TO VAL	calculations.			
Support for the coinion of site value (summ	(ctent to replicate the below cost figures and rerv of comparable land siles or other method	calculations. Is for estimating site value	Land value was d	Malned by the extra	ction method,
Support for the co'nion of site value (summ	/ctent to replicate the below cost figures and many of comparable land sales or other method	calculations. Is for estimating site value, the area NOTE: The	Land value was of	cated in San Fran	cisco, an urban
Support for the opinion of site rates (summ taking into consideration recent transac area that is predominanily built-up r welt as the subject's area in Gien P.	(clert to rep) cate the below cost figures and ray of comparable kind sales or other methor clions that were considered tear downs in and with a lack of vacant land. Land v ark, and does not affect marketability.	calabetons. Is for estimating site value, the area. NOTE: Tho ratues over 30% of the	Land value was of subject property is to value of the subject a	cated in San Fran	cisco, an urban
Support for the control of site value (summ taking into consideration recent transac area that is predominantly built-up a woll as the subject's area in Gian P ESTRUTED I REPRODUCTION OR Source of cost data _Loc Cont/On-time R	(ctent to replicate the below cost figures and ray of comparable land sites or other methox ctions that were considered tear downs in and with a lack of vecant land. Land v ark, and does not affect marketability. 3 REPLACENTIT COST NEW tes	calculations. Is for estimating site value, the area. NOTE: Tho railues over 30% of the OPMION OF SITE VALU OWELLING	Land value was of subject property is io value of the subject a F	cated in San Fran re typical for San 400.00	c(sco, an urban Francisco, as =\$ 1,500,000 =\$ 352,800
Support for the cohion of site value (summ taking into consideration recent transac area that is predominantly built-up a wolt as the subject's area in Gien P built-up a support of the support ESTEVATED A REPRODUCTION OR Source of cost data Loc ContOn-line R Outly reting from cast service - Good	/ctert to rep?cate the below cost figures and ray of comparable land siles or other methox ctions that were considered tear downs in and with a lack of vacant land. Land v ark, and does not affect marketability. 3 REPLACENEIT COST NEW tes Effective data of cost data os/co1/2014	calculations. Is for estimating site value, the area NOTE: The ratues over 30% of the OPVION OF SITE VALL OVELLING Basement	Land value was of subject property is io value of the subject a # 882_Sq.FL@\$ 631_Sq.FL@\$	cated in San Fran re typical for San 400.00 50.00	<pre>clsco, an urban Francisco, as =\$ 1,500,000 =\$ 352,800 \$\$ 31,550 =\$</pre>
Support for the contron of site value (summ taking into consideration recent transac area that is predominantly built-uo- wolt as the subjects area in Glen P to Barrow (State State) (State State Source of cost data Los Cont/On-tine R Coulty rating from cost service Good Comments on Cost Approach (gross tring Cost figures were based on the Marshel	jcteri to repicate the below cost figures and ray of comparable land sales or other method ctions that were considered tear downs in and with a lack of vacant land. Land v ark, and does not affect in markelability. 3 REPLACENEUT COST NEW tes Effective data of cost data ostot/2014 area calculations, depreciation, etc.) all and Swith cost handbook, local	calculations. Is for estimating site value, the area. NOTE: Tho railues over 30% of the OPMION OF SITE VALU OWELLING	Land value was of subject property is to value of the subject s # 	cated in San Fran re typical for San 400.00	cisco, an urban Françisco, as =\$ 1,500,000 =\$ 352,800 \$ 31,550
Support for the cohion of site value (summ taking into consideration recent transact area that is predominantly built-up i woll as the subject's area in Gian P ESTRUATED THE REPRODUCTION OR Source of cost data _coc Cont/On-time R Quality rating from cost service _ Good Comments on Cost Appreach (gross Eving Cost figures were based on the Matshu contractors, and the appreaser's knowled abstraction method due to the lack of it	jcteri to repitate the below cost figures and ray of comparable land sites or other methox ctions that were considered tear downs in and with a lack of vacant land. Land v ark, and does not affect marketability. J REPLACENTIT COST NEW Bes Effective data of cost data_05/01/2014 area calvatations, dependention, etc.] all and Swith cost handbook, local edge. Land value was based on the and calves in the area. High land to value	calculations. Is for estimating site value, the area. NOTE: The ratues over 30% of the (PVMON OF SITE VALI OWELLING Basement Garage/Carport Total Estimate of Cost Less Physi	Land value was of subject property is to value of the subject a #	cated in San Fran re typical for San 400.00 50.00	C(sco, en urban Franc(sco, as =\$ 1,500,000 =\$ 362,800 P\$ 31,550 =\$ 25,600 =\$ 409,950
Support for the control of site value (summ taking into consideration recent transact area that is predominantly built-up / wolt as the subject's area in Gien P. ESTRATEDREADUCTION OR Source of cost data Cont/On-time R Guality rating from cost service Commants on Cost Approach (gross twing Control typics were based on the Marsh contractors, and the appraiser's knowle	jcteri to repitate the below cost figures and ray of comparable land sites or other methox ctions that were considered tear downs in and with a lack of vacant land. Land v ark, and does not affect marketability. J REPLACENTIT COST NEW Bes Effective data of cost data_05/01/2014 area calvatations, dependention, etc.] all and Swith cost handbook, local edge. Land value was based on the and calves in the area. High land to value	calculations. Is for estimating site value, the area. NOTE: The ratues over 30% of the OrnfLLING Basement Garage/Carport Total Estimate of Cost Less Physi Depretation Depretation	Land value was of subject property (s (c value of the subject of # 632 \$9,FL @ \$ 631 \$9,FL @ \$ 256 \$9,FL @ \$ Harn cal functional 163,980 provements	cated in San Fran re typical for San 400.00 50.00 100.00	C(sco, an urban Franc(sco, as =\$ 1,500,000 =\$ 352,800 =\$ 31,550 =\$ 409,950 =\$ 409,950 =\$ (163,880) =\$ 245,970
Support for the control of site value (summ taking into consideration recent transact area that is predominantly built-up i wolt as the subject's area in Gien P SINUATED A READUCTION OR Source of cost data _ Loc Cont/On-time R Duality rating from cost savice _ Good Commants on Cost Appreach (gross Kring Cost figures were based on the March contractors, and the apprease's knowle abstraction method due to the lack of it ratios are typical for the area. The rem	jcteri to repitate the below cost figures and ray of comparable land sites or other methox ctions that were considered tear downs in and with a lack of vacant land. Land v ark, and does not affect marketability. J REPLACENTIT COST NEW Bes Effective data of cost data_05/01/2014 area calvatations, dependention, etc.] all and Swith cost handbook, local edge. Land value was based on the and calves in the area. High land to value	calculations. Is for estimating site value, the area. NOTE: Tho ratues over 30% of the OPVION OF SITE VALI OVELLING Basement Garage/Carport Total Estimate of Cost Less Physi Deprectation	Land value was of subject property (s (c value of the subject of # 632 \$9,FL @ \$ 631 \$9,FL @ \$ 256 \$9,FL @ \$ Harn cal functional 163,980 provements	cated in San Fran re typical for San 400.00 50.00 100.00	C(sco, en urban Franc(sco, as =\$ 1,500,000 =\$ 362,800 =\$ 31,550 =\$ 25,600 =\$ 409,950 =\$ (163,980)
Support for the opinion of site value (summ taking into consideration recent transact area that is predominantly built-up / wolt as the subject's area in Gien P wolt as the subject's area in Gien P Source of cost data _ Loc Cont/On-time R Duality rating from cost savice _ Good Commants on Cost Appreach (gross Kring Cost Represe was based on the March contractors, and the appreated's knowle abstraction method due to the lack of la ratios are typical for the area. The rem	icteri to replicate the below cost figures and rary of comparable land subs or other methor close tipet were considered tear downs in and with a tack of vacent land. Land v and with a tack of vacent land. Land v ark, and does not affect marketability. BEPLACENEIT COST NEW Res Effective data of cost data Osiot/2014 area activitations, depretation, etc.) all and Swift cost handbook, local edge. Land value was based on the and sales in the area. High land to value lating economic life of the subject is and VA only) 45 Ye	calculations. Is for estimating site value, the area. NOTE: Tho ratues over 30% of the OPVION OF SITE VALI OVELLING Basement Garage/Carport Total Estimate of Cost Less Physi Depreciation Depreciated Cost of in "As.is" Value of Site ir ars WOKATEO VALUE BY	Land value was of subject property is to value of the subject s E. 631 SQ.FL @ \$ 256 SQ.FL @ \$ 163,980 provements provements cost APPROACH	cated in San Fran re typical for San 400.00 50.00 100.00	C(sco, an urban Franc(sco, as =\$ 1,500,000 =\$ 352,800 =\$ 31,550 =\$ 409,950 =\$ 409,950 =\$ (163,880) =\$ 245,970
Support for the control of site value (summ taking into consideration recent transact area that is predominantly built-up. wolt as the subject's area in Gien P. ESTRATED REPRODUCTION OR Source of cost data Loc Cont/On-time R Queity rating from cost service Comments on Cost Approach (gross tring) Cost figures were based on the Matshi contractors, and the appraiser's knowled abstraction method due to the lack of is rates are bytical for the area. The rem estimated to be 45 years.	jcteri to replicate the below cost figures and ray of comparable land sales or other method ctions that were considered tear downs in and with a lack of vacent land. Land's and with a lack of vacent land. Land's area calculations, depretation, etc.) all and Swith cost handbook, local adjes, Land value vas based on the and sales in the area. High land to value valning economic life of the subject is in CONIE APPROACH TO VA X Gross Rent Multiplier	calculations. Is for estimating site value, the area. NOTE: Tho ratues over 30% of the OPVION OF SITE VALI OVELLING Basement Garage/Carport Total Estimate of Cost Less Physi Depreciation Depreciated Cost of in "As.is" Value of Site ir ars WORATEO VALUE BY	Land value was of subject property is to value of the subject s E. E. E. E. E. E. E. E. E. E. E. E. E.	eated in San Fran re typical for San 400.00 50.00 100.00 Disnal	C(SCO, BT U(Dan) Franc(SCO, BS =\$ 1,500,000 =\$ 352,800 =\$ 31,550 =\$ 25,600 =\$ 409,950 =\$ 409,950 =\$ 245,970 =\$
Support for the opinion of site value (summ taking into consideration recent transac area that is predominantly built-up / wolt as the subject's area in Gien P. Wolt as the subject's area in Gien P. Source of cost data _ too Cont/On-time R Guality rating from cost service. Good Commants on Opst Approach (gross twing Cost figures were based on the Marsh contractors, and the appraiser's knowle abstraction method due to the lack of is ratios are typical for the area. The rem estimated to be 45 years.	jcteri to replicate the below cost figures and ray of comparable land sales or other method ctions that were considered tear downs in and with a lack of vacent land. Land's and with a lack of vacent land. Land's area calculations, depretation, etc.) all and Swith cost handbook, local adjes, Land value vas based on the and sales in the area. High land to value valning economic life of the subject is in CONIE APPROACH TO VA X Gross Rent Multiplier	calculations. Is for estimating site value, the area. NOTE: Tho ratues over 30% of the OPVION OF SITE VALI OVELLING Basement Garage/Carport Total Estimate of Cost Less Physi Depreciated Cost of in "As.is" Value of Site ir ars WIORCATEO VALUE BY LUE (not required by Fa	Land value was of subject property is to value of the subject s E. E. E. E. E. E. E. E. E. E. E. E. E.	eated in San Fran re typical for San 400.00 50.00 100.00 Disnal	Cfsco, an urban Francisco, as =\$ 1,500,000 =\$ 352,800 =\$ 31,550 =\$ 25,600 =\$ 409,950 =\$ 409,950 =\$ 245,970 =\$ 1,745,970
Support for the control of site value (summ taking into consideration recent transact area that is predominantly built-up 4 wolt as the subject's area in Gien P. SIMATED REPRODUCTION OR S Source of cost data _ Loc ContVon-line R Quelty rating from cost service3 _ Good Comments on Cost Approach (gross kring Cost Repurse were based on the Marshi contractors, and the appraiser's knowle abstreaction method due to the lack of it ratios are bysical for the area. The rem estimated to be 45 years.	icteri to repicate the below cost figures and ray of comparable land subs or other method bioms that were considered tear downs in and with a tack to figures and the ray, and does not affect marketability. A REPLACENENT COST NEW tes Effective data of cost data osion/2014 area activitations, depretation, dtc) all and Swift cost handbook, local edge. Land youre was based on the and sales in the area. High land to youre laining economic life of the subject is interest of the area. High land to youre and VA only) 45 Ye INCOME APPROACH TO VA X Gross Rert. Mulpilar upport for murket real and GRMJ	calculations. Is for estimating site value, the area. NOTE: Tho ratues over 30% of the OPVION OF SITE VALI ONELLING Basement Garage/Carport Total Estimate of Cost Less Physi Depreciation Depreciated Cost of in ratus ViocatEO VALUE BY LUE (not required by Fa = \$ NOK FOR PUDS (II applica	Land value was of subject property is to value of the subject s E eag2 Sq.FL @ S eag1 Sq.FL @ S 256 Sq.FL @ S Nem Eag1 Functional 163,980 provements provements COST APPROACH nnie Mae) ble)	eated in San Fran re typical for San 400.00 50.00 100.00 Disrozi Indicated Value	Cfsco, an urban Francisco, as =\$ 1,500,000 =\$ 352,800 =\$ 31,550 =\$ 25,600 =\$ 409,950 =\$ 409,950 =\$ 245,970 =\$ 1,745,970
Support for the control of site value (summ taking into consideration recent transact area that is predominanity built-up to woll as the subjects area in Glen P. SENEATED AFF REPRODUCTION OR SC Source of cost data _ Loc Cont/On-line R Duily rating from cost service . Good Comments on Cost Approach (gross tring) Cost figures were based on the Mastar contractors, and the appreter's knowle abstraction method due to the lack of it ratios are typical for the area. The rem estimated to be 45 years.	jcferi to replicate the below cost figures and ray of comparable land subs or other methor close that were considered tear downs in and with a lack for vacent land. Land v and the set of vacent land. Land v leftective data of cost data ostor/2014 area cavations, depectation, dtc.) all and Swift cost handbook, local and saves in the area. High land to value laining economic life of the subject is and VA only) 45 Ye INCOME APPROACH TO V& X Cross Rent Mubiplier upport for market rent and GRM) PROJECT INFORMATI PROJECT INFORMATI PROJECT INFORMATI	calculations. Is for estimating site value, the area. NOTE: The ratues over 30% of the CPV40N OF SITE VALI OVELLING Basement Garage/Carport Total Estimate of Cost Less Physi Depreciation Depreciation Depreciation Depreciated Cost of In "As-is" Value of Site ir ars INOKATEO VALUE BY LUE (not required by Fa. = \$ NON FOR PUDs (II applica) No. Lich bress)		eated in San Fran re typical for San 400.00 50.00 100.00 Disnal Disnal	Cfsco, an urban Francisco, as =\$ 1,500,000 =\$ 352,800 =\$ 31,550 =\$ 25,600 =\$ 409,950 =\$ 409,950 =\$ 245,970 =\$ 1,745,970
Support for the contron of site value (summ taking into consideration recent transact area that is predominantly built-up a well as the subject's area in Gien P. SENEATED APPRODUCTION OR Site Source of cost data Loc Cont/On-line R Quality rating from cost service	icteri to repicate the below cost figures and ray of comparable land subs or other method bioms that were considered tear downs in and with a tack to figures and the ray, and does not affect marketability. A REPLACENENT COST NEW tes Effective data of cost data osion/2014 area activitations, depretation, dtc) all and Swift cost handbook, local edge. Land youre was based on the and sales in the area. High land to youre laining economic life of the subject is interest of the subject is INCOME APPROACH TO VA X Gross Reft Mulpiplic upport for murket real and GRMJ	calculations. Is for estimating site value, the area. NOTE: The ratues over 30% of the OrnELLING Basement Garage/Carport Total Estimate of Cost Less Physi Depreciation Depreciation Depreciation Cost of in "As is" Value of Site in ars NIDICATED VALUE BY LUE (not required by Fa- s \$ NON FOR PUDs (il applica Iko Ukrt type(s). The HQA and the subject pr	Land value was of subject property is to value of the subject s E B32 Sq.FL @ S G31 Sq.FL @ S C31 Sq.FL @ S C35 Sq.FL @ S S45	eated in San Fran re typical for San 400.00 50.00 100.00 Disnal Disnal	Cfsco, an urban Francisco, as =\$ 1,500,000 =\$ 352,800 =\$ 31,550 =\$ 25,600 =\$ 409,950 =\$ 409,950 =\$ 245,970 =\$ 1,745,970
Support for the cohion of site value (summ taking into consideration recent transac area that is predominantly built-up. wolt as the subjects area in Gien P. ESTENATED APPRODUCTION OR Source of cost data comments on Cost Approach (good Comments on Cost Approach (good Cost data Comments on Cost Approach (good Cost Pring) Cost figures were based on the Marshe contractors, and the appresiser's knowld abstraction method due to the lack of is ratios are typical for the area. The rem estimated to be 45 years. Estimated Remaining Economic Life (HUD a Estimated Remaining Economic Life (HUD a Estimated Monthy Market Rent S Summary of income Approach (including s Is the develops/builder in control of the Ho Provide the totowing information for PUDs Legal Name of Project Total number of phases	icteri to replicate the below cost figures and ray of comparable land sales or other method ctions that were considered tear downs in and with a lack of vacant land. Land's and with a lack of vacant land. Land's and with a lack of vacant land. Land's and sales not affect marketability. BEPLACENEUT COST NEW tes Effective data of cost data_os/o1/2014 area calculations, depretation, etc.) and and Swith cost handbook, local edge, Land value was based on the and sales in the area. High land to value taining economic life of the subject is ind VA only). 45 Ye INCOME APPROACH TO VA X Gross Ref Mubiplic upport for market rent and GRMJ PROJECT INFORMAT merownars' Association (HOA)? [] Yes [ONLY H the develope publics is in control of Total number of units	calculations. Is for estimating site value, the area. NOTE: The ratues over 30% of the OPVION OF SITE VALUE OVELLING Basement Garage/Carport Total Estimate of Cost Less Physi Depreciation Depreciation Depreciation Cost of In "As-Is" Value of Site Ir ars WOKATEO VALUE BY LUE (not required by Fa 	Land value was of subject property is to value of the subject s E B32 Sq.FL @ S G31 Sq.FL @ S C31 Sq.FL @ S C35 Sq.FL @ S S45	eated in San Fran re typical for San 400.00 50.00 100.00 Disnal Disnal	Cfsco, an urban Francisco, as =\$ 1,500,000 =\$ 352,800 =\$ 31,550 =\$ 25,600 =\$ 409,950 =\$ 409,950 =\$ 245,970 =\$ 1,745,970
Support for the opinion of site value (summ taking into consideration recent transact area that is predominanity built-up - well as the subject's area in Glen P, ESTIMATED	/cferit to replicate the below cost figures and ray of comparable land subs or other methor ctions that were considered tear downs in and with a lack of vacant land. Land v and with a lack of vacant land. Land v ark, and does not affect marketability; 3 REPLACENENT COST NEW tess Image: Constraint of the subscription of the subscription are activations, depreciation, etc.) are activations, depreciation, etc.) and earles in the area. High land to value and safes in the area. High land to value and value value value based on the and value value value the subject is Image: Constraint of the subject is in control of the develope/bulker is in control of Total number of units for sabing to disting bulker of units for sabing	calculations. Is for estimating site value, the area. NOTE: The ratues over 30% of the OrnELLING Basement Garage/Carport Total Estimate of Cost Less Physi Depreciation Depreciation Depreciation Cost of in "As is" Value of Site in ars NIDICATED VALUE BY LUE (not required by Fa- s \$ NON FOR PUDs (il applica Iko Ukrt type(s). The HQA and the subject pr	Land value was of subject property is to value of the subject s E	eated in San Fran re typical for San 400.00 50.00 100.00 Disnal Disnal	Cfsco, an urban Francisco, as =\$ 1,500,000 =\$ 352,800 =\$ 31,550 =\$ 25,600 =\$ 409,950 =\$ 409,950 =\$ 245,970 =\$ 1,745,970
Support for the opinion of site value (summ taking Into consideration recent transact area that is predominantly built-up. welt as the subjects area in Gien P. ESTRATEO I REPRODUCTION OR S Source of cost data Loc Cont/On-line R Quelty raing from cost service. Good Comments on Cost Approach (gross Irring Cost figures were based on the Marshi contractors, and the appresent (gross Irring) Cost figures were based on the Marshi contractors, and the appresent (gross Irring) Cost figures were based on the Marshi contractors, and the appresent (gross Irring) Cost figures were based on the Marshi abstraction method due to the lack of is ratios are bytical for the area. The rem astimated to be 45 years.	Interface Interface Interface <td>calculations. Is for estimating site value, the area. NOTE: The ratues over 30% of the OWELLING Basement Garage/Carport Total Estimate of Cost Less Physi Depreciation Depreciated Cost of in "As is" Value of Site in ars WIOKATEO VALUE BY LLUE (not required by Fa = \$ NN FOR PUDs (il applica NN to type(s). the HOA and the subject pr Total number of up Data source(s). Is No If Yes, date of</td> <td>Land value was of subject property is to value of the subject s E B32 Sq.FL @ S G31 Sq.FL @ S C35 Sq.FL @ S S35 Sq.FL @ S S35</td> <td>eated in San Fran re typical for San 400.00 50.00 100.00 Disnal Disnal</td> <td>Cfsco, an urban Francisco, as =\$ 1,500,000 =\$ 352,800 =\$ 31,550 =\$ 25,600 =\$ 409,950 =\$ 409,950 =\$ 245,970 =\$ 1,745,970</td>	calculations. Is for estimating site value, the area. NOTE: The ratues over 30% of the OWELLING Basement Garage/Carport Total Estimate of Cost Less Physi Depreciation Depreciated Cost of in "As is" Value of Site in ars WIOKATEO VALUE BY LLUE (not required by Fa = \$ NN FOR PUDs (il applica NN to type(s). the HOA and the subject pr Total number of up Data source(s). Is No If Yes, date of	Land value was of subject property is to value of the subject s E B32 Sq.FL @ S G31 Sq.FL @ S C35 Sq.FL @ S S35	eated in San Fran re typical for San 400.00 50.00 100.00 Disnal Disnal	Cfsco, an urban Francisco, as =\$ 1,500,000 =\$ 352,800 =\$ 31,550 =\$ 25,600 =\$ 409,950 =\$ 409,950 =\$ 245,970 =\$ 1,745,970
Support for the cohion of site value (summ taking into consideration recent transac area that is predominantly built-up. wolt as the subjects area in Gien P. ESTENATED APPRODUCTION OR Source of cost data comments on Cost Approach (goos bring) Cost figures were based on the Marshe contractors, and the appretext Good comments on Cost Approach (gross bring) Cost figures were based on the Marshe contractors, and the appretext Good abstraction method due to the lack of is rates are bytical for the area. The rem estimated to be 45 years. Estimated Remaining Economic Life (HUD a Estimated Monthy Market Rent S Summary of Income Approach (including s Is the develops/builder in control of the Ho Provide the totowing Information for PUDs Legal Name of Project Total number of phases Total number of units tetted Was the project renated by the conversion Deve the optical and mark they formation for the project created by the conversion	jcteri to replicate the below cost figures and ray of comparable land subs or other methor clons thet were considered tear downs in and with a lack of vacant land. Land v and with a lack of vacant land. Land v ark, and does not affect marketability; g REPLACENENT COST NEW tess g REPLACENENT COST NEW tess effective data of cost data ostor/2014 area calvarabons, deprecision, etc.) all and Swift cost handbook, local edge. Land yalve was based on the and sales in the area. High land to valve laining economic life of the subject is and VA only) 45 Ye NCONE APPROACH TO W X Cross Reit Mulpiller upport for market rent and GRM) PROJECT INFORMATI role was based on the distribution of units in the developer/buffer is in control of for in number of units for sale of existing buffing(s) hing a PU07 Yes Ito Data Source etion facities complete?	calculations. Is for estimating site value, the area. NOTE: The ratues over 30% of the OWELLING Basement Garage/Carport Total Estimate of Cost Less Physi Depreciation Depreciated Cost of in "As is" Value of Site in ars WIOKATEO VALUE BY LLUE (not required by Fa = \$ NN FOR PUDs (il applica NN to type(s). the HOA and the subject pr Total number of up Data source(s). Is No If Yes, date of		eated in San Fran re typical for San 400.00 50.00 100.00 Ditenal Indicated Value	Cfsco, an urban Francisco, as =\$ 1,500,000 =\$ 352,800 =\$ 31,550 =\$ 25,600 =\$ 409,950 =\$ 409,950 =\$ 245,970 =\$ 1,745,970

.

· · · · · • •

.

Form 1004UAD — "WinTOTAL" appraisal software by a la modo, inc. — 1-600-ALAMODE

Loging of Rate (Link Science) 24 11 7.00 Science 9200 Science Resulting of Rate (Link Science) 5.67 3.67 7.00 Science 9200 Science Resulting of Rate (Link Science) 5.67 3.67 7.00 Science Science <th>Algo Contract Market Conditions Addendum to the Appraisal Report material constraints mainter and the provide the independent with a development of the market previous measurement and approximate approximate and approximate approximate and approximate and approximate approximate and approximate a</th> <th>And Comparison Market Conditions Addendum to the Appraisal Report Construction The proper dates of this severation for a parket biol indeficient with a clear not accurate under date in our niter Equit 1.2023. Suite Construction of the severation of a parket biol indeficient with a clear not accurate under the full 1.2023. Suite Construction on the Superior Construction on the Equit 1.2023. Property Address The Site Severation of a parket biologic construction on the Equit 1.2023. Suite Constructions required in the Subject of the Construction on the Equit 1.2023. Suite Constructions required in the Subject of the Construction on the Equit 1.2023. Subject Construction on the Information is construction on the Equit 1.2023. Subject Constructions required in the Subject of the Subject On Subject On Subject of the Subject On Subject of the</th> <th>I was loos to</th> <th>EX</th> <th>HIBIT</th> <th></th> <th>MainE</th> <th>e llo. CSA15-C</th> <th>1515 Page #11</th>	Algo Contract Market Conditions Addendum to the Appraisal Report material constraints mainter and the provide the independent with a development of the market previous measurement and approximate approximate and approximate approximate and approximate and approximate approximate and approximate a	And Comparison Market Conditions Addendum to the Appraisal Report Construction The proper dates of this severation for a parket biol indeficient with a clear not accurate under date in our niter Equit 1.2023. Suite Construction of the severation of a parket biol indeficient with a clear not accurate under the full 1.2023. Suite Construction on the Superior Construction on the Equit 1.2023. Property Address The Site Severation of a parket biologic construction on the Equit 1.2023. Suite Constructions required in the Subject of the Construction on the Equit 1.2023. Suite Constructions required in the Subject of the Construction on the Equit 1.2023. Subject Construction on the Information is construction on the Equit 1.2023. Subject Constructions required in the Subject of the Subject On Subject On Subject of the Subject On Subject of the	I was loos to	EX	HIBIT		MainE	e llo. CSA15-C	1515 Page #11
registerized State control in call provide in the state of the control in the state of the state of the control in the state of th	Projections. The is a register description (c) all approximation of effects of ellin Apple). (2002. State con. 2P Code set131 Property Trans None Sites (L). C Extension: The applecian must be the bindmuttion register of in the high provide support for these conclusions, and must provide support for these conclusions. The applecian must be the bindmuttion register of in the bindmuttion to be detered. Extension: The applecian must be the bindmuttion register of in the bindmuttion of the bind	Incipitation: The is a regreter deforming of all populating regent with and refere deform and refered for any offer deformation: State CA ZP Code set131 Boundary: Trash News Street, LLC CM son Enventor: State CA ZP Code set131 Boundary: Trash News Street, LLC Manufacture and the application matchine and the application of the spatial apport form. The application matchine to be acted LT is active an existed and matchine reginted on NS form as the besit for his/her conclusions, and matchine to be acted The active and the application matchine application and the application of the applicatin applicatin application of the application of the app	approved Market	Conditions Add	lendum to the	Appraisal Repo	ort File No.	CSA15-051	
Bender Projekty Addess The No.05 Min. Development of the second based on this forms the basis for his form of the second based on this form of the second based on this form of the second based on this form of the second based on th	Biological (125) Nos Steel LLC Biological (125) Nos Nos Steel LLC	Biology Apples 1/10 No.02 Biology Apples 1/10 No.02 Biology Apples 1/10 No.02 Biology Apples 1/10 No.02 Biology Apple 1/10 No.02 Biology Appl	reighborhood. This is a required addendum for all	ler/client with a clear and oppraisal reports with an e	lifective date on or alter A	phi 1, 2009.			131
The set black and refibe and provide marked constraints and the approximation of the set of the	boals of exist model could make could be appress in provide of the spinses in provide on the spinses in	busing tends and years music to onclamps as inprotect bins by any treated of the spatial input term in the term and protein any any any protect bins any any treated of the spatial input term and protein any any any protect bins and the spatial of the spatial and the spatia and the spatial and the spatial and the spat	BOITOWE 1783 Nos Street, LLC	n required on this form as	The basis for bisiter con	chistons, and must provide	se support for the	a conclusions,	160310(110)
subject property. The appropries must explain any anomales in the site, such as exercised matrix is not costsored. (Costsored, States, St. Costsored, St. Costso	subject register, The appealser must leptite ary anomalies in the 64s, such as seasced metricis, med (CERDUCOR, DECOUND, Ref. 45). Overall Timed Interview of Andreis PROV 7-102 Units	subject coporty. The appalar most period may according the bads, such assumed matrixis, two decision (Conception). Our all fired Investory analysis France 121 Variants Status Decision	bousing trends and overall market conditions as rej it is available and reliable and must provide analyst explanation. It is recognized that not all data served in the analysis, it data sources provide the required curverue. Schema and Editors must be promotive the	xorted in the Neighborhood s as indicated below, if an s will be able to provide d Information as an average connete with the subject	d section of the appraisal y requised data is unavail ata for the shaded areas t a instead of the median, to property, detarnined by a	report form. The appraise able or is considered unre below; if it is available, ho he appraiser should report polying the criteria that w	r must in an art o Hable, the apprais wever, the apprais t the available figu would be used by a	er most provide er most provide er most include re and identify i	an e he dela t as an
Invertedy Anylas PTOL P12 (noted) Construction Statute Description Statute Descripion Statute D	Text of Comparison Text of Comparison State 1 Text of Comparison State 1 Description Description State 1 Description Descripion Description	Print P12 (body Print P12 (body Print P12 (body Description Description Description Description Absorption Rist (cital) SkestMarths) 5.67 3.67 7.00 Description Descripti	subject property. The appraiser must explain any a	nome fies in the data, such	as seasonel merkels, nei	y considuction, torecassii	<u>es, elc</u>		
Data of Constraints 6.67 3.67 7.00 Extensing Stable Destring Text of Constraints Actin Listings 4 2 3 Destring Stable Destring Text of Constraints Actin Listings 4 2 3 Destring Stable Destring Media Monsale Actin Microsoft 0.7 0.6 0.4 Destring Stable Destring Media Demparable States Days on Market 22 32 Destring Stable Destring Media Demparable States Days on Market 72 115 13 Destring Stable Destring Media Demparable States Days on Market 72 115 13 Destring Stable Destring Media Demparable States Days on Market 72 115 13 Destring Stable Destring Media Demparable States Days on Market 72 115 13 Destring Stable Destring Media Demparable States Days on Market 72 116 13 Destring Stable Destring Media Destressing MEDDemedia Destring State Statestestem <td>Idd # U.G.Up2 AV SKR States) State 3.67 7.00 Excention State Absorption Rate (Iddi Scate)(Morths) S.67 3.67 7.00 Excention State Indi # of Comparity Atthe USing 4 2 3 Excenting State Montes of Individy Spage(Atthe Mort - 12 Mords) Prior 4 - 5 Morths Current - 3 Morths Dividiant State Trace 13 Dividiant State Dividiant State Dividiant State Trace 13 Dividiant State Dividiant Dividiant State Dividiant State Dividiant Dividiant State Dividiant Divididiant Dividiant Dividiant Dividiant Divid</td> <td>Dot // United and Section (2015) 5.67 3.67 7.00 Extension Stable Destring Total # of Comparable Active Usings 4 2 3 Destring Stable Destring Total # of Comparable Active Usings 4 2 3 Destring Stable Destring Media of Heading Stage Active Usings 4 2 3 Destring Stable Destring Media Comparable State Note 13.272500 1.425.000 1.450.0001 Koreasting Stable Destring Media Comparable State Note 13.272500 1.425.000 1.450.0001 Koreasting Stable Destring Median Comparable State Note 13.02.000 1.160.0001 Koreasting Stable Destring Stable</td> <td></td> <td></td> <td></td> <td></td> <td>DXI hareaskig</td> <td></td> <td>Dectain)</td>	Idd # U.G.Up2 AV SKR States) State 3.67 7.00 Excention State Absorption Rate (Iddi Scate)(Morths) S.67 3.67 7.00 Excention State Indi # of Comparity Atthe USing 4 2 3 Excenting State Montes of Individy Spage(Atthe Mort - 12 Mords) Prior 4 - 5 Morths Current - 3 Morths Dividiant State Trace 13 Dividiant State Dividiant State Dividiant State Trace 13 Dividiant State Dividiant Dividiant State Dividiant State Dividiant Dividiant State Dividiant Divididiant Dividiant Dividiant Dividiant Divid	Dot // United and Section (2015) 5.67 3.67 7.00 Extension Stable Destring Total # of Comparable Active Usings 4 2 3 Destring Stable Destring Total # of Comparable Active Usings 4 2 3 Destring Stable Destring Media of Heading Stage Active Usings 4 2 3 Destring Stable Destring Media Comparable State Note 13.272500 1.425.000 1.450.0001 Koreasting Stable Destring Media Comparable State Note 13.272500 1.425.000 1.450.0001 Koreasting Stable Destring Median Comparable State Note 13.02.000 1.160.0001 Koreasting Stable Destring Stable					DXI hareaskig		Dectain)
Stability Comparation Comparation Comparation Stability Decision Stability Stability<	Total Product Number Construction 0.0 1 2 3 Status Interests Total Products Attracting Supply (Call Listing&M Falls) 0.7 0.6 0.4 Status Events Events </td <td>Total product Autor Usings 0 2 3 Observed Status Increase Marks of Hoosty Spepy (Total LisrogeAL Rate) 0.7 0.5 0.4 Ø Decing Status Process Marks of Hoosty Spepy (Total LisrogeAL Rate) 0.7 0.5 0.4 Ø Decing Status Process Process<</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Decision</td>	Total product Autor Usings 0 2 3 Observed Status Increase Marks of Hoosty Spepy (Total LisrogeAL Rate) 0.7 0.5 0.4 Ø Decing Status Process Marks of Hoosty Spepy (Total LisrogeAL Rate) 0.7 0.5 0.4 Ø Decing Status Process Process<							Decision
Monito of Housing Suppy: (Total Listoget/B) Pales 0.7 0.6 0.4 (2) Dectring	Months of Houdry Shippy (Total Listing #Ab Reb) 0.7 0.5 0.4 Statut Price (Control on Control on	Montils of Hooding Stephy (Total Listing-MD-Rab) 0.7 0.5 0.4 (2) Dedring Diable Excess Median Comparable Step Refer 1.227000 1.420.000 (2) Processing Diable Description Diable Diable <t< td=""><td></td><td></td><td></td><td>and the second sec</td><td></td><td></td><td>[] increasing</td></t<>				and the second sec			[] increasing
Unding Sige List Price (2004) Sary/List % Price 7-12 Models Price 4-6 Kooths Current - 31Modes Unding Comparable Safe Price Median Comparable Safe Price 1.327,500 1.425,000 1.450,000 I. Pricessing Stable Description Median Comparable Safe Price 1.300,000 1.190,000 1.190,000 1.190,000 I. Pricessing Stable Description Median Comparable Safe Price 1.150,000 1.300,000 1.190,000 I. Pricessing Stable Description Description Description Stable Description Stable Description Description Description Description Description D	Evention Size List Price 7-12 Mordia Price 7-12 Mordia Event 4.12 Mordia Event 4.12 Mordia Median Comparable Size Price 1.327 500 1.425.000 Levents Event 3.12 Mordia Event 4.12 Mordia Median Comparable Size Price 1.337 500 1.300,000 1.190,000 Event 3.12 Mordia Event	Uterian Size ALLE Price, Cody, Sale (2014). Price 7-12 Models Price 7-				0.4	🛛 Decinica		🗌 naeasing
Median Comparable Sales Price 1.327,500 1.425,000 1.500,000 [X] PriceSarg [] Sales [] Decktion [] Median Comparable Sales Dass on Markel 22 32 22 Decktion [] Sales [] Decktion [] Decktion [] <td< td=""><td>Weitin Comparable Safe Price 1.327.500 1.425.000 1.921.500</td><td>Weltin Demparable Sele Price 1.327 500 1.425.000</td><td></td><td></td><td>Prior 4-6 Months</td><td>Current - 3 1. lonths</td><td></td><td></td><td></td></td<>	Weitin Comparable Safe Price 1.327.500 1.425.000 1.921.500	Weltin Demparable Sele Price 1.327 500 1.425.000			Prior 4-6 Months	Current - 3 1. lonths			
Metlin Comparable Sizes Days on Market 22 32 22 Decking X Selac Decking Modian Comparable List Price 1,150,000 1,300,000 1,192,000 Excessing Stable Decking Modian Comparable List Price 10,637,4 10,637,4 100,000 Excessing Stable Decking Modian Comparable List Price 116 13 Experiment Visit Decking Stable Decking Modian Comparable List Price 116 13 Experiment Stable Decking Stable Decking Modian Comparable List Price 10,637,4 100,039,7 120,067,4 Decking Stable Decking Stable Decking Decking Stable Decking Stable Decking Stable Decking Stable Decking Decking Decking Decking Stable Decking	Iteline Comparable States Days on Market 22 32 -22 Deckning (X) Stables Intervention (X) Stables Modim Comparable Usings Days on Market 1,150,000 1,320,000 Intervention (X) Stables Deckning (X) Stables Modim Comparable Usings Days on Market 115 13 (X) Deckning (X) Stables Dec	Hellin Comparable Sales Days on Marked 22 32 22 Decking Name Modine Comparable List Price 1150.000 1.190.000 Nereoscol Decking Stable Decking Modine Comparable List Price 116 13 Stable Decking Stable Decking Modine Comparable List Price 116 13 Stable Decking Stable Decking Modine Comparable List Price 116 13 Stable Decking Stable Decking Staff Careboge, Midward Upsite 116 120.097/. Decking Stable Decking Staff Careboge, Midward Upsite Desking Decking			1,425,000	1,450,000			
Median Comparable List Price 1.50,000 1,300,000 1,482,000 Declaring Stable Declaring Median Comparable List Price 115 115 115 116 116 Declaring Stable Declaring <	Modine Comparabilitist Price 1150.000 1.000.000 1.198.000 1.982.0000 1.982.000	Modian Comparable List Price 1,150,000 1,300,000 1,169,000 Decking Stable Decking Modian Comparable Listing Days on Listiet 76 115 13 Decking Stable Stable Decking Stable Decking </td <td>Median Comparable Sales Days on Markel</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>increasing</td>	Median Comparable Sales Days on Markel						increasing
Idefine Comparable Listings Days on Market 76 115 13 [2] Becknop (Stable A) Decreasing (St	Welfin Comparize Usings and Lafret 76 115 13 [2] Decking [3] Decking	Wordinn Comparabible Usfüngs Days on Market 76 115 13 Deblaring 1002000 Modified Sale Prices as % of List Price 119.04/4 100200000 120.050% 120.050% Destining Stable Destining Stable (Accident Links, the chick if functional assistance precedent) 119.05% 120.05% Destining Distributions Destining Distributions Destining Distributions			1,300,000				[nhissa]
Iteration Sale Price as See Of List Price 119.45% 100.38% 120.65% Decking Selex (decloper, bulker, bulker, bit by cid financial assistance precedent? 1Yes 20.65% Decking Status Selex (decloper, bulker, bulker, bulker, bulker, bit by cid financial assistance precedent? 1Yes 20.65% Decking Status Control Status </td <td>Walten Size Price as % of Use Price 119.65% 100.38% 120.68%<!--</td--><td>Martian Sale Price as % of Usif Price 119.6474 100.3857 120.6974. Declar Selar-(deceloper, bulker, bit joint financial assistance precedent) Yes No. Declar Declar Selar-(deceloper, bulker, bit joint financial assistance precedent) Yes No. Declar Declar Selar-(deceloper, bulker, bulker</td><td>Muterian Comparable Listings Days on Market</td><td></td><td></td><td></td><td></td><td></td><td>increasing</td></td>	Walten Size Price as % of Use Price 119.65% 100.38% 120.68% </td <td>Martian Sale Price as % of Usif Price 119.6474 100.3857 120.6974. Declar Selar-(deceloper, bulker, bit joint financial assistance precedent) Yes No. Declar Declar Selar-(deceloper, bulker, bit joint financial assistance precedent) Yes No. Declar Declar Selar-(deceloper, bulker, bulker</td> <td>Muterian Comparable Listings Days on Market</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>increasing</td>	Martian Sale Price as % of Usif Price 119.6474 100.3857 120.6974. Declar Selar-(deceloper, bulker, bit joint financial assistance precedent) Yes No. Declar Declar Selar-(deceloper, bulker, bit joint financial assistance precedent) Yes No. Declar Declar Selar-(deceloper, bulker, bulker	Muterian Comparable Listings Days on Market						increasing
Ale Intervisitie sites (IED sets) a lecter into into the Art in the IED explore or parable sales in the subject's immediate market area. For eclosure sates (RED sates) are not a driving factor for competitive comparable sales in the subject's immediate market area. Cite data sources for above information. Data was pulled from the San Francisco MLS and ReaCluest. Additional information regarding trends for aster Cite data sources for above information. Data was pulled from the San Francisco MLS and ReaCluest. Additional information regarding trends for aster Concessions as well as dosing cost concessions was also obtained from San Francisco realtor input. Summarize the above information as support for your conclusions in the Naghowhood section of the appraisal report form. If you used any additional information, such as an analysis of public sales and/or expired and withrice comparable sales located within Immediate market area, with a CLA regulation and support for your conclusions. Analysis for subject's market area was for competitive comparable sales located within Immediate market area, with a CLA negative your conclusions. The analysis of comparable sales and the agisorption rate are increased uniter of comparable sales and the agisorption rate are increased subject and carbove and and the Market area. The total number of comparable sales and the agisorption rate are increased price increased 9.23% from the prior 7-12 month period compared to the agreement is a shortepe of inventory. The median comparable sale price increased 9.23% from the prior 7-12 month period compared to the agreement is a shortepe of inventory. The median comparable sale price increased 9.23% from the prior 7-12 month period compared to the agreement is a sho	All (Mediastic sizes (IEC) sizes) are not a driving factor for competitive comparable sales in the subject's timmediale market area. Forectosure sales (REC) sales) are not a driving factor for competitive comparable sales in the subject's timmediale market area. File dels sources for above information Date was putted from the San Francisco MLS and ReaCuest. Additional information regarding trends for selfer Crite dels sources for above information Date was putted from the San Francisco MLS and ReaCuest. Additional information regarding trends for selfer Summariza file above information as support for your conclusions in the Neghborhoot section of the appraised report form. If you used any additional information, such as an analysis of paoling cells and withziam listings, to form/sle your conclusions, provide both an epitamation and support for your conclusions. an analysis for subject's inarket area was for comparable sales located within immediate market area, with a GLA range of 600 - 1,850 sq.t. The subject's is located on Noe Stand brotefars Noe Vellay. The search parameters ware expanded to include at of Sien Park and read of Noe Vallay. Uno Clipper The total number of comparable sales and the appraision and the more of comparable sales and the approximation areased 9.23% from the prior 7-12 month period compared to the comparable sales to the locate and price inclusion or preventers area was for complete the following: Project Name: Project Name: The total number of comparable sales and the approximate area on the appraise and the more of comparable sales cover to the accessed 9.23% from the prior 7-12 month period compared to the coversity priced fistings. There is a shortage of inventory for thi	All fold serve inforces areas included interview Interviewed comparable sales in the subject's timmedate market area. For eclosure sales (REO sales) are not a driving factor for competitive comparable sales in the subject's timmedate market area. Cite data sources for above information Data was putted from the San Francisco MLS and ReaQuest. Additional information regarding trends for select concessions was also obtained from San Francisco realtor input. Summarize for above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of publicity and comparable sales located within immediate market area, with a GLA regarding the your conclusions. Analysis for subject's market area was for competitive comparable sales located within immediate area, with a GLA regard condition. The water parameters were expanded to include at or Glen Park and read of Noe Valey. Un to Cloper The total number of comparable active islangs and the months of housing support to the adverted or nore as an increasing. The total number of comparable active islangs and the months of housing support to the adverted or nore sales on the adverted or nore as the adverted comparable active islangs. The rotal number of comparable active islangs and the months of housing support to the adverted or nore is a shortage of inventory. The median comparable active islangs. There is a shortage of inventory for this mark active islangs. The rotal number of comparable active islangs. There is a shortage of inventory for this mark active islangs. There is a shortage of inventory for this mark active islangs. There is a shortage of inventory for this mark active islangs. The rotal mumber of comparable active islangs. There is a shortage of inventory for this mark a	Hedlan Sale Price as % of List Price	119.64%		120.69%			
Ale Intervisitie sites (IED sets) a lecter into into the Art in the IED explore or parable sales in the subject's immediate market area. For eclosure sates (RED sates) are not a driving factor for competitive comparable sales in the subject's immediate market area. Cite data sources for above information. Data was pulled from the San Francisco MLS and ReaCluest. Additional information regarding trends for aster Cite data sources for above information. Data was pulled from the San Francisco MLS and ReaCluest. Additional information regarding trends for aster Concessions as well as dosing cost concessions was also obtained from San Francisco realtor input. Summarize the above information as support for your conclusions in the Naghowhood section of the appraisal report form. If you used any additional information, such as an analysis of public sales and/or expired and withrice comparable sales located within Immediate market area, with a CLA regulation and support for your conclusions. Analysis for subject's market area was for competitive comparable sales located within Immediate market area, with a CLA negative your conclusions. The analysis of comparable sales and the agisorption rate are increased uniter of comparable sales and the agisorption rate are increased subject and carbove and and the Market area. The total number of comparable sales and the agisorption rate are increased price increased 9.23% from the prior 7-12 month period compared to the agreement is a shortepe of inventory. The median comparable sale price increased 9.23% from the prior 7-12 month period compared to the agreement is a shortepe of inventory. The median comparable sale price increased 9.23% from the prior 7-12 month period compared to the agreement is a sho	All lockstud sites (Into sets) are not a driving factor for competitive comparable sales in the subject's immediate market area. For eclosure sates (REO sates) are not a driving factor for competitive comparable sales in the subject's immediate market area. Cite data sources for above information. Data was pulled from the San Francisco MLS and ReaCQuest. Additional information regarding trends for select concessions as well as closing cost concessions was also obtained from San Francisco realfor input. Summerize for above information as support for your conclusions in the Risgloonhood section of the appraisal report form. If you used any additional information, such as an analysis of paning sales and/or expired and withrice momparable sales located within immediate market area, with a CLA range of 600 - 1950 sqlt. The same located within immediate area, with a CLA range of 600 - 1950 sqlt. The subject's located on Noe St and borders Nee Valley. The search parameters were expanded to include all of Clen Park and rad of Nee Valley. Un to Clepeer The total number of comparable sales area for exemparable sales aread on the prior 7-12 month period compared to the all prior 7-12 month period. Nubject Project Data Prior 7-12 Months Prior 4-6 Months Current-3 Months Overal Trend Subject Project Data Prior 7-12 Months Prior 4-6 Months Current-3 Months Overal Trend Subject Project Data Prior 7-12 Months Prior 4-6 Months Current-3 Months Overal Trend Subject Project Data Prior 7-12 Months Prior 4-6 Months Current-3 Months<	All fold serve inforces areas included interview Interviewed comparable sales in the subject's timmedate market area. For eclosure sales (REO sales) are not a driving factor for competitive comparable sales in the subject's timmedate market area. Cite data sources for above information Data was putted from the San Francisco MLS and ReaQuest. Additional information regarding trends for select concessions was also obtained from San Francisco realtor input. Summarize for above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of publicity and comparable sales located within immediate market area, with a GLA regarding the your conclusions. Analysis for subject's market area was for competitive comparable sales located within immediate area, with a GLA regard condition. The water parameters were expanded to include at or Glen Park and read of Noe Valey. Un to Cloper The total number of comparable active islangs and the months of housing support to the adverted or nore as an increasing. The total number of comparable active islangs and the months of housing support to the adverted or nore sales on the adverted or nore as the adverted comparable active islangs. The rotal number of comparable active islangs and the months of housing support to the adverted or nore is a shortage of inventory. The median comparable active islangs. There is a shortage of inventory for this mark active islangs. The rotal number of comparable active islangs. There is a shortage of inventory for this mark active islangs. There is a shortage of inventory for this mark active islangs. There is a shortage of inventory for this mark active islangs. The rotal mumber of comparable active islangs. There is a shortage of inventory for this mark a	Seter-(developer, buller, etc.)paid financial assist	ana accumicat?	3 130		Dec Ening	IXI Stabie	
All fold sets (INC) sets a local must include include include include include include sets in the subject's immediate market area. For eclosure sates (INC) sets) are not a driving factor for competitive comparable sates in the subject's immediate market area. Cite data sources for above information. Data was putted from the San Francisco MLS and ReaQuest. Additional Information regarding trends for sater Cite data sources for above information. Data was putted from the San Francisco market area. Summarize for above information as support for your conclusions in the Négleborhood section of the appraisal report form. If you used any additional information, such as an analysis of public sates and or expired and with/kawn fistings, to form/ale your conclusions, puride both an expansion and support for your conclusions. Analysis for subject's market area was for competitive comparable sales located within immediate market area, with a GLA range of 600 - 1950 sait. The subject's is located on Nos St and borders Nos Valvy. The search parameters were expanded to include at of Glen Park and read of Nos Valvy. Jun to Cloper The total number of comparable active sloggs and the months of housing supplet for your comparable active as a shortage of inventory. The median comparable active sloggs for market area of inventory. The median comparable active sloggs for market area of inventory. The median comparable active sloggs for mental project, complete the following: Project Name: Subject Induce the active slogge of inventory. The median comparable active slogge of inventory for this mark area. Namber of comparable Sates (Settice) Prior 7-12 Months Project Name:	All fold serve inforces area included interventional interventional information in the subject's terms and a driving factor for competitive comparable sales in the subject's terms and a driving factor for competitive comparable sales in the subject's terms and a driving terms for sale of the sale of the subject's terms and the factor for sale of the sale of the subject's terms and the factor for sale of the sale of the sale of the subject's terms and the sale of	All fold serve inforces areas included interview Interviewed comparable sales in the subject's timmedate market area. For eclosure sales (REO sales) are not a driving factor for competitive comparable sales in the subject's timmedate market area. Cite data sources for above information Data was putted from the San Francisco MLS and ReaQuest. Additional information regarding trends for select concessions was also obtained from San Francisco realtor input. Summarize for above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of publicity and comparable sales located within immediate market area, with a GLA regarding the your conclusions. Analysis for subject's market area was for competitive comparable sales located within immediate area, with a GLA regard condition. The water parameters were expanded to include at or Glen Park and read of Noe Valey. Un to Cloper The total number of comparable active islangs and the months of housing support to the adverted or nore as an increasing. The total number of comparable active islangs and the months of housing support to the adverted or nore sales on the adverted or nore as the adverted comparable active islangs. The rotal number of comparable active islangs and the months of housing support to the adverted or nore is a shortage of inventory. The median comparable active islangs. There is a shortage of inventory for this mark active islangs. The rotal number of comparable active islangs. There is a shortage of inventory for this mark active islangs. There is a shortage of inventory for this mark active islangs. There is a shortage of inventory for this mark active islangs. The rotal mumber of comparable active islangs. There is a shortage of inventory for this mark a	E Bolain in detail the saler concessions trends for th	o sast 19 months (e.n., s	ย่อย กลายกลิยเมื่อแร่ โทรมซออร	ed from 3% to 5%, increa	sing use of buydo	vus' gosiud co	ISTS, CONDO
All fold active sets (IEO sets) a renot a driving factor for competitive comparable sales in the subject's timmedate market area. Forectosure sales (REO sales) are not a driving factor for competitive comparable sales in the subject's timmedate market area. Cile data sources for above information Data was putted from the San Francisco MLS and ReaCtuest. Additional Information regarding trends for saler Cile data sources for above information Data was putted from the San Francisco market or parable sales for input. Summarize for above information as support for your conclusions in the Noghowhood section of the appraisal report form. If you used any additional information, such as an analysis of public sales and/or optical and with/kaum Istings, to form/site your conclusions, polida both an expansion and suppart for your conclusions. Analysis for subject's market area was for competitive comparable sales located within immediate market area, with a GLA read and and the Valey. The search parameters were expanded to include at of Gilen Park and read of Nov Valey. Un Cloper The total number of comparable active listings. The total number of comparable active listings and the months of housing supplic are decining, which reflects a shortage of livenfory. The median comparable sale price Increased 9.23% from the prior 7-12 month period comparable sales DOM is less than 35 days for reasonably priced listings. There is a shortage of inventory for this mark safement. Note of Project Bata Prior 7-12 Months Prior 7-12 Months Oreral Trend Subject Project Bata Prior 7-12 Months Prior 7-12 Months Oreral Trend S	All Intervalue sets (IEC) sets) a rend a driving factor for competitive comparable sales in the subject's timmedate market area. Forectosure sales (REO sales) are not a driving factor for competitive comparable sales in the subject's timmedate market area. Cite data sources for above information Data was putted from the San Francisco MLS and ReaCtuest. Additional information regarding trends for saler Cite data sources for above information Data was putted from the San Francisco MLS and ReaCtuest. Additional information regarding trends for saler Concessions as well as dosing cost concessions was also obtained from San Francisco realtor input. Summarize for above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of participation and support for your conclusions. In the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis for subject's market area was for comparable sales alocated within immediate market area, with a CLA range of 600 - 1925 ogaft. The subject's isolated on Noo St and borders Noo Valoy. The search parameters were expanded to include at of Clein Park and red of Noe Valey. Un to Cleiper The total number of comparable active islongs and the months of housing support for your comparable sales price increased 9.23% from the prior 7-12 month period compared to the absorption rate are increasing. The total number of comparable active islong and the months of housing support for your comparable sales DOM is less tign 35 days for reasonably priced listings. There is a shortege of inventory for this mark safement. If the subject is a unit in a condominium or cooperative project, complete the fobori	All fold serve inforces areas included interview Interviewed comparable sales in the subject's timmedate market area. For eclosure sales (REO sales) are not a driving factor for competitive comparable sales in the subject's timmedate market area. Cite data sources for above information Data was putted from the San Francisco MLS and ReaQuest. Additional information regarding trends for select concessions was also obtained from San Francisco realtor input. Summarize for above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of publicity and comparable sales located within immediate market area, with a GLA regarding the your conclusions. Analysis for subject's market area was for competitive comparable sales located within immediate area, with a GLA regard condition. The water parameters were expanded to include at or Glen Park and read of Noe Valey. Un to Cloper The total number of comparable active islangs and the months of housing support to the adverted or nore as an increasing. The total number of comparable active islangs and the months of housing support to the adverted or nore sales on the adverted or nore as the adverted comparable active islangs. The rotal number of comparable active islangs and the months of housing support to the adverted or nore is a shortage of inventory. The median comparable active islangs. There is a shortage of inventory for this mark active islangs. The rotal number of comparable active islangs. There is a shortage of inventory for this mark active islangs. There is a shortage of inventory for this mark active islangs. There is a shortage of inventory for this mark active islangs. The rotal mumber of comparable active islangs. There is a shortage of inventory for this mark a	K less, options, etc.). Seller concessions, clo	ina cost concessions, a	as well as seller carry b	ack for loan financing h	ave remained s	able over the	past 6 months.
Ale Intervisitie sites (IED sets) a lecter into introduction into the active into the properties of the subject's timmediate market area. For eclosure sates (RED sates) are not a driving factor for competitive comparable sates in the subject's timmediate market area. Cite data sources for above information. Data was pulled from the San Francisco MLS and ReaCluest. Additional information regarding trends for aster Cite data sources for above information. Data was pulled from the San Francisco MLS and ReaCluest. Additional information regarding trends for aster Concessions as well as dosing cost concessions was also obtained from San Francisco realtor input. Summarize the above information as support for your conclusions in the Nagloonhood section of the appraisal report form. If you used any additional information, such as an analysis of publics market area was for comparable sates located within immediate market area, with a CLA provide both an expansion and support for your conclusions. Analysis for subject's market area was for competitive comparable sates located within immediate market area, with a CLA negative your conclusions. The advite include at of Kne Wark and red of Nev Varey. up to Cloper The total number of comparable sates and the agisorption rate are increasing. The total number of comparable active istense and the months of housing support to the advite project, complete the following: Project Project Data Prior 7-12 Months Prior 4-B Months Current-3 Months Orerail Trend Subject Project Data Prior 7-12 Months Prior 4-B Months Current-3 Months Orerail Trend<!--</td--><td>All (definition sets) are not a driving factor for competitive comparable sales in the subjects timmedate market area. Forectosure sales (REO sales) are not a driving factor for competitive comparable sales in the subjects timmedate market area. Friedosure sales for above information Data was pulled from the San Francisco MLS and RearQuest. Additional information regarding trends for sales Cile data sources for above information Data was pulled from the San Francisco test for logit. Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as a nanatysis of public sales and/or optical and withriaum fatings, to form/site your conclusions, public both an explanation and support for your conclusions. Analysis for subject's market area was for competitive comparable sales located within firmedate market area, with a GL reage of 600, 1,950 salt. The subject's is located on Nos St and borders Noo Valley. The search parameters were expanded to include at of Glen Park and read of Noe Valley, up to Clepter The total number of comparable sales and the absorption rate are increasing. The total number of comparable active sitings and the months of housing suppling edies a shortage of inventory. This median comparable sale price increased 9,23% from the prior 7-12 month period compared to the assorption rate are increasing. The total number of subject is a on-trace of inventory for this mark defined to the appropriate and comparable sales beached within the reference of inventory for this mark defined. Number of comparable sales and the appropriate sales as bortage of inventory. This median comparable sale price increased 9,23% from the prior 7-12 month per</td><td>All fold serve inforces areas included interview Interviewed comparable sales in the subject's timmedate market area. For eclosure sales (REO sales) are not a driving factor for competitive comparable sales in the subject's timmedate market area. Cite data sources for above information Data was putted from the San Francisco MLS and ReaQuest. Additional information regarding trends for select concessions was also obtained from San Francisco realtor input. Summarize for above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of publicity and comparable sales located within immediate market area, with a GLA regarding the your conclusions. Analysis for subject's market area was for competitive comparable sales located within immediate area, with a GLA regard condition. The water parameters were expanded to include at or Glen Park and read of Noe Valey. Un to Cloper The total number of comparable active islangs and the months of housing support to the adverted or nore as an increasing. The total number of comparable active islangs and the months of housing support to the adverted or nore sales on the adverted or nore as the adverted comparable active islangs. The rotal number of comparable active islangs and the months of housing support to the adverted or nore is a shortage of inventory. The median comparable active islangs. There is a shortage of inventory for this mark active islangs. The rotal number of comparable active islangs. There is a shortage of inventory for this mark active islangs. There is a shortage of inventory for this mark active islangs. There is a shortage of inventory for this mark active islangs. The rotal mumber of comparable active islangs. There is a shortage of inventory for this mark a</td><td>Appreiser has interviewed reaffors and broker</td><td>s in the market area. N</td><td>RCC's range from 1%</td><td>io 5%.</td><td></td><td></td><td></td>	All (definition sets) are not a driving factor for competitive comparable sales in the subjects timmedate market area. Forectosure sales (REO sales) are not a driving factor for competitive comparable sales in the subjects timmedate market area. Friedosure sales for above information Data was pulled from the San Francisco MLS and RearQuest. Additional information regarding trends for sales Cile data sources for above information Data was pulled from the San Francisco test for logit. Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as a nanatysis of public sales and/or optical and withriaum fatings, to form/site your conclusions, public both an explanation and support for your conclusions. Analysis for subject's market area was for competitive comparable sales located within firmedate market area, with a GL reage of 600, 1,950 salt. The subject's is located on Nos St and borders Noo Valley. The search parameters were expanded to include at of Glen Park and read of Noe Valley, up to Clepter The total number of comparable sales and the absorption rate are increasing. The total number of comparable active sitings and the months of housing suppling edies a shortage of inventory. This median comparable sale price increased 9,23% from the prior 7-12 month period compared to the assorption rate are increasing. The total number of subject is a on-trace of inventory for this mark defined to the appropriate and comparable sales beached within the reference of inventory for this mark defined. Number of comparable sales and the appropriate sales as bortage of inventory. This median comparable sale price increased 9,23% from the prior 7-12 month per	All fold serve inforces areas included interview Interviewed comparable sales in the subject's timmedate market area. For eclosure sales (REO sales) are not a driving factor for competitive comparable sales in the subject's timmedate market area. Cite data sources for above information Data was putted from the San Francisco MLS and ReaQuest. Additional information regarding trends for select concessions was also obtained from San Francisco realtor input. Summarize for above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of publicity and comparable sales located within immediate market area, with a GLA regarding the your conclusions. Analysis for subject's market area was for competitive comparable sales located within immediate area, with a GLA regard condition. The water parameters were expanded to include at or Glen Park and read of Noe Valey. Un to Cloper The total number of comparable active islangs and the months of housing support to the adverted or nore as an increasing. The total number of comparable active islangs and the months of housing support to the adverted or nore sales on the adverted or nore as the adverted comparable active islangs. The rotal number of comparable active islangs and the months of housing support to the adverted or nore is a shortage of inventory. The median comparable active islangs. There is a shortage of inventory for this mark active islangs. The rotal number of comparable active islangs. There is a shortage of inventory for this mark active islangs. There is a shortage of inventory for this mark active islangs. There is a shortage of inventory for this mark active islangs. The rotal mumber of comparable active islangs. There is a shortage of inventory for this mark a	Appreiser has interviewed reaffors and broker	s in the market area. N	RCC's range from 1%	io 5%.			
All fold visual sizes (into serve) a revolution intractif control of the comparable sales in the subject's timmediate market area. For eclosure sales (REO sales) are not a driving factor for competitive comparable sales in the subject's timmediate market area. Cite data sources for above information Date was pulled from the San Francisco MLS and ReaCouest. Additional information regarding trends for saler Cite data sources for above information Date was pulled from the San Francisco testor input. Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or explicit and with/rawn fistings, to form/ste your conclusions, provide both an explanation and support for your conclusions. Analysis for subjects market area was for competitive comparable sales located within immediate market area, with a GLA report of 600 - 1950 sait. The subject is located within immediate market area, with a GLA report of 600 - 1950 sait. The subject is located on Noe St and borders Noe Valley. The search area to increasing. The total number of comparable active subject and the months of housing suppling a dorder and the absorption rate are increasing. The total number of comparable active site and the months of housing suppling a dorder above for the appraise sales and the absorption rate are increasing. The total number of comparable active site and the absorption rate are increasing. The total number of comparable active site and the absorption rate are increasing. The total number of comparable active site and the absorption rate are increasing. The total number of comparable active site and the absoread to the appresing and the months of housing suppling and activ	All fold visual sizes (into several a driving factor for competitive comparable sales in the subject's timmediate market area. For eclosure sa'ss (REO sales) are not a driving factor for competitive comparable sales. In the subject's timmediate market area. Cite data sources for above information Date was pulled from the San Francisco MLS and ReaCouest. Additional information regarding trends for sales Cite data sources for above information Date was pulled from the San Francisco MLS and ReaCouest. Additional information regarding trends for sales Summarize the above information as support for your coxclustors in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or explicit and with/rawn fistings, to form/ste your coxclustors, provide both an explanation and support for your coxclustors. Analysis for subjects market area was for competitive comparable sales located within immediate market area, with a CLA range of 600 - 1950 sqlt. The subject is located on Neo St and borders Neo Valey. The search areameters were expanded to include at of Gen Park and read of Neo Valey. Un to Cloper The total number of comparable active subject as shorting of the entry. The median comparable active ater area was for explanation and up absorption rate are increasing. The total number of comparable active subject entry. The median comparable active for reasonably priced listings. There is a shorting of the approximate area was for real free to a second with a sontown in the approximation and segond for your constance of the approximation and segond in the months of housing supplice of the another and prove resonable active subject is another prove of the approximate and prot renotice anotheread on Neo St and borders Neo	All fold visual sizes (into several a driving factor for competitive comparable sales in the subject's immediate market area. For eclosure sa'ss (REO sales) are not a driving factor for competitive comparable sales. In the subject's immediate market area. Cite data sources for above information Date was pulled from the San Francisco MLS and ReaCouest. Additional information regarding trends for select concessions as well as dosing cost concessions was also obtained from San Francisco region input. Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending seles and/or expired an withdrawn fistings, to form/ste your conclusions, provide both an explanation and support for your conclusions. Analysis for subjects market area was for competitive comparable sales located within immediate market area, with a GLA range of 600 - 1950 sqlt. The subject is located on Noe St and borders Noe Valey. The search parameters were expanded to include at of Glen Park and and of Noe Valey. Un to Clopeer The total number of comparable sales and the absorption rate are increasing. The total number of comparable active is longe and the months of bousing support for your conclusions. Hitle subject is a unit in a condominium or cooperative sales DOM is less than 35 days for reasonably priced listings. There is a shortege of inventory for this mark as grment. Subject Project Data Prior 7-12 Months Prior 7-12 Months Orerait 3 days for reasonably priced listings. There is a shortege of inventory for this mark as grment. Subject Project Data Prior 7-12 Months							
All loke assure sates (REO series) a reaction as thriving factor for competitive comparable sates in the subjects immediate market area. Foreclosure sates (REO sates) are not a driving factor for competitive comparable sates in the subjects immediate market area. Cite data sources for above information	All loter as the serve intervent of a contraining in the arrive of the servent of the subjects in the subjects immediate market area. Foreclosure sales (REO sales) are not a driving factor for competitive comparable sales in the subjects immediate market area. Cite data sources for above information	All loter as the serve intervention of the server of the server of the server of the subjects the subjects the subjects the subjects the server of the	2						
All lote style sizes (IEC) sizes) are not a diving factor for competitive comparable sales in the subject's immediate market area. For eclosure sales (REC) sales) are not a diving factor for competitive comparable sales in the subject's immediate market area. Cite data sources for above information Data was putted from the San Francisco MLS and ReaQuest. Additional information regarding trends for sale Cite data sources for above information Data was putted from the San Francisco matter information regarding trends for sale Summarize Da above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of public sales and/or expired and with/kawn Istings, to form/ate your conclusions, provide both an expansion and support for your conclusions. Analysis for subjects market area was for competitive comparable sales located within immediate market area, with a GLA range of 600 - 1950 sault. The subject is located on Noe St and borders Neo Valley. The search area market area, with a GLA range of 600 - 1950 sault. The subject is located on Noe St and borders Neo Valley. The search area market area, with a GLA range of 600 - 1950 sault. The subject is located on Noe St and borders Neo Valley. The search area market area, with a GLA range of 600 - 1950 sault. The modian comparable sales increased 9.23% from the prior 7-12 month period compared to the appraise and the absorption rate are increasing. The total number of comparable active is longe and the months of housing suppling declining, which reflects a shortage of inventory. The median comparable active is a shortage of inventory for this mark area is a shortage of inventory. The median comparable active is a shortage of inventory for th	All lote style sizes (INED series) are not a driving factor for competitive comparable sales in the subject's immediate market area. For eclosure sales (RED sales) are not a driving factor for competitive comparable sales in the subject's immediate market area. Cite data sources for above information Data was putted from the San Francisco MLS and ReaQuest. Additional Information regarding trends for ester Cite data sources for above information Data was putted from the San Francisco market area. Summarize for above information as support for your conclusions in the Négleborhood section of the appraisal report form. If you used any additional information, such as an analysis of public sales and/or expired and with/kawn Istings, to form/ate your conclusions, provide both an expansion and support for your conclusions. Analysis for subjects market area was for competitive comparable sales located within immediate market area, with a GLA range of 600 - 1950 sqlt. The subjects is located on Noe St and borders Neo Valley. The search parameters were expanded to include at of Glen Park and and or Neo Valley. Un Cloper The total number of comparable active islongs and the months of housing supple to subject is located on Noe St and borders Neo Valley. The modian comparable active increased 9.23% from the prior 7-12 month period compared to the account of the appraide sales increased by priced listings. There is a shortage of inventory. The modian comparable active increased 9.23% from the prior 7-12 month period compared to the account of the appraide sale price frame: Subject Indiget Is a unit in a condominium or cooperative sales (COM is loss than 35 days for reasonably priced listings. There is a shortage of inventory for this mark segment.	Add lote statistic screen (INC) services and a driving factor for competitive comparable sales in the subject's timmedate market area. For eclosure sales (REC) sales) are not a driving factor for competitive comparable sales in the subject's timmedate market area. Cite data sources for above information Data was putted from the San Francisco MLS and ReaQuest. Additional information regarding trends for select concessions was also obtained from San Francisco realtor input. Summarize for above information are support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of public sales and/or expired and with/kawn Istings, to form/ate your conclusions, provide both an expansion and support for your conclusions. Analysis for subject's market area was for competitive comparable sales located within immediate area, with a GLA read and and for Ne Valey. The search parameters were expanded to include at of Gine Park and read of Nee Valey. The to Cloper The total number of comparable active islange and the months of housing support for your conclusions. The total number of comparable active islange and the months of housing support to the appraide to total parket area. The total number of comparable sales prove that a 35 days for reasonably priced listings. There is a shortage of inventory for this mark segment. Total # of Comparable Sales (Settice) Prior 7-12 Months Prior 7-12 Months Prior 7-12 Months Oread Trend Subject Index Listings Prior 7-12 Months Prior 7-12 Months Prior 7-12 Months Decring Stable Decr	~7 g						
subject's is located on Noe St and borders Nee Volicy. The search parameters were expanded to the USEN at an Park and Park an	subject's is located on Noe St and borders Nee Valley. The search parameters were expanded to find the attract and with the recent parameters. The total number of comparable active istings and the months of housing supplements of accentration that the prior 7-12 month period. The total number of comparable active sales and the absorption rate are increasing. The total number of comparable active istings and the months of housing supplements of accentration the prior 7-12 month period. The total number of comparable active istings and the months of housing supplements of accentration is a shortage of inventory. The median comparable active sales of the subject is a shortage of inventory for this mark segment. Hithe subject is a unit in a condominium or cooperative project, complete the following: Project Name: Wither Project Data Prior 7-12 Months Project Name: Total # of Comparable Sates (Setted) Increasing Stable Declining Abscription Rate (Total Sates (Setted) Increasing Stable Declining Total # of Comparable Sates (Setted) Increasing Stable Declining Total # of Comparable Sates (Setted) Increasing Stable Declining Total # of Comparable Sates (Setted) Increasing Stable Declining Total # of Comparable Sates (Setted) Increasing Stable Declining Total # of Comparable Sates (Setted) Increasing <th>subjects is located on Noe St and borders Nee Valley. The search parameters will devide dependent to the subject is a subject of comparable active isotogs and the months of housing supplication of the subject is a shortage of inventory. The median comparable active isotogs and the months of housing supplication is a shortage of inventory. The median comparable active isotogs and the months of housing supplication is a shortage of inventory. The median comparable active isotogs and the months of housing supplication of housing supplication is a shortage of inventory. The median comparable active isotogs and the months of housing supplication is a shortage of inventory for this mark segment. https://document.comparable The median comparable seles than 35 days for reasonably priced listings. There is a shortage of inventory for this mark segment. https://document.comparable Project listings. There is a shortage of inventory for this mark segment. https://document.comparable Project listings. There is a shortage of inventory for this mark segment. https://document.comparable Project listings. There is a shortage of inventory for this mark segment. https://document.comparable Project listings. There is a shortage of inventory for this mark segment. https://document.comparable Project listings. There is a shortage of inventory for this mark segment. https://document.comparable Project listings. Correct is a shortage of inventory for this mark segment. Subject Project Data Price 7-12 Months Price 7-12 Months Oregat is a shortage of inventory is a shortage of inventory is a</th> <th>mily</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>	subjects is located on Noe St and borders Nee Valley. The search parameters will devide dependent to the subject is a subject of comparable active isotogs and the months of housing supplication of the subject is a shortage of inventory. The median comparable active isotogs and the months of housing supplication is a shortage of inventory. The median comparable active isotogs and the months of housing supplication is a shortage of inventory. The median comparable active isotogs and the months of housing supplication of housing supplication is a shortage of inventory. The median comparable active isotogs and the months of housing supplication is a shortage of inventory for this mark segment. https://document.comparable The median comparable seles than 35 days for reasonably priced listings. There is a shortage of inventory for this mark segment. https://document.comparable Project listings. There is a shortage of inventory for this mark segment. https://document.comparable Project listings. There is a shortage of inventory for this mark segment. https://document.comparable Project listings. There is a shortage of inventory for this mark segment. https://document.comparable Project listings. There is a shortage of inventory for this mark segment. https://document.comparable Project listings. There is a shortage of inventory for this mark segment. https://document.comparable Project listings. Correct is a shortage of inventory for this mark segment. Subject Project Data Price 7-12 Months Price 7-12 Months Oregat is a shortage of inventory is a shortage of inventory is a	mily						
subject's is located on Noe St and borders Nee Volicy. The search parameters were expanded to the USEN at an Park and Park an	subject's is located on Noe St and borders Nee Valley. The search parameters were expanded to find the attract and with the recent parameters. The total number of comparable active istings and the months of housing supplements of accentration that the prior 7-12 month period. The total number of comparable active sales and the absorption rate are increasing. The total number of comparable active istings and the months of housing supplements of accentration the prior 7-12 month period. The total number of comparable active istings and the months of housing supplements of accentration is a shortage of inventory. The median comparable active sales of the subject is a shortage of inventory for this mark segment. Hithe subject is a unit in a condominium or cooperative project, complete the following: Project Name: Wither Project Data Prior 7-12 Months Project Name: Total # of Comparable Sates (Setted) Increasing Stable Declining Abscription Rate (Total Sates (Setted) Increasing Stable Declining Total # of Comparable Sates (Setted) Increasing Stable Declining Total # of Comparable Sates (Setted) Increasing Stable Declining Total # of Comparable Sates (Setted) Increasing Stable Declining Total # of Comparable Sates (Setted) Increasing Stable Declining Total # of Comparable Sates (Setted) Increasing <th>subjects is located on Noe St and borders Nee Valley. The search parameters will devide dependent to the subject is a subject of comparable active isotogs and the months of housing supplication of the subject is a shortage of inventory. The median comparable active isotogs and the months of housing supplication is a shortage of inventory. The median comparable active isotogs and the months of housing supplication is a shortage of inventory. The median comparable active isotogs and the months of housing supplication of housing supplication is a shortage of inventory. The median comparable active isotogs and the months of housing supplication is a shortage of inventory for this mark segment. https://document.comparable The median comparable seles than 35 days for reasonably priced listings. There is a shortage of inventory for this mark segment. https://document.comparable Project listings. There is a shortage of inventory for this mark segment. https://document.comparable Project listings. There is a shortage of inventory for this mark segment. https://document.comparable Project listings. There is a shortage of inventory for this mark segment. https://document.comparable Project listings. There is a shortage of inventory for this mark segment. https://document.comparable Project listings. There is a shortage of inventory for this mark segment. https://document.comparable Project listings. Correct is a shortage of inventory for this mark segment. Subject Project Data Price 7-12 Months Price 7-12 Months Oregat is a shortage of inventory is a shortage of inventory is a</th> <th>`</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>	subjects is located on Noe St and borders Nee Valley. The search parameters will devide dependent to the subject is a subject of comparable active isotogs and the months of housing supplication of the subject is a shortage of inventory. The median comparable active isotogs and the months of housing supplication is a shortage of inventory. The median comparable active isotogs and the months of housing supplication is a shortage of inventory. The median comparable active isotogs and the months of housing supplication of housing supplication is a shortage of inventory. The median comparable active isotogs and the months of housing supplication is a shortage of inventory for this mark segment. https://document.comparable The median comparable seles than 35 days for reasonably priced listings. There is a shortage of inventory for this mark segment. https://document.comparable Project listings. There is a shortage of inventory for this mark segment. https://document.comparable Project listings. There is a shortage of inventory for this mark segment. https://document.comparable Project listings. There is a shortage of inventory for this mark segment. https://document.comparable Project listings. There is a shortage of inventory for this mark segment. https://document.comparable Project listings. There is a shortage of inventory for this mark segment. https://document.comparable Project listings. Correct is a shortage of inventory for this mark segment. Subject Project Data Price 7-12 Months Price 7-12 Months Oregat is a shortage of inventory is a shortage of inventory is a	`						
In the subject is a with the concentring to concentring project year and the subject is a with the concentring of the subject is a with the concentring project year and the subject is a with the concentring project year and the subject is a with the concentring project year and the subject is a with the concentring project year and the subject is a with the concentring project year and the subject is a with the concentring project year and the subject is a with the concentring project year and the subject is a with the concentring project year and the subject is a with the concentring project year and the subject is a with the sub	If the Subject is a wink if a Contextual of Copyregreen project Poiss and Subject Project Data Prior 7-12 Months Prior 4-6 Months Currant - 3 Months Orercal Trend Subject Project Data Prior 7-12 Months Prior 4-6 Months Currant - 3 Months Dectring Stable Dectring Total # of Comparable Sales (Setted) Increasing Stable Dectring Stable Dectring Total # of Active Comparable Listings Dectring Stable Increasing Stable Increasing Months of Unit Supply (Total Listings/Ab.Rate) Dectring Stable Increasing Stable Increasing Are forechosine sales (REO sales) a factor in the project? Yes No It yes, Indicate the number of REO tistings and explain the trends in Ketings and sales of	In the subject is a with the concentrative concentrativ	Cile data sources for above information. Data concessions as well as closing cost concession Summarize the above information as support for y	ons was also obtained for	rom San Francisco rea	tor input. appraisal report form. If y	iou used any add	informatio	N, SUCH 85
In the subject is a with the concentring to concentring project year and the subject is a with the concentring of the subject is a with the concentring project year and the subject is a with the concentring project year and the subject is a with the concentring project year and the subject is a with the concentring project year and the subject is a with the concentring project year and the subject is a with the concentring project year and the subject is a with the concentring project year and the subject is a with the concentring project year and the subject is a with the concentring project year and the subject is a with the sub	If the Subject is a wink if a Contextual of Copyregreen project Poiss and Subject Project Data Prior 7-12 Months Prior 4-6 Months Currant - 3 Months Orercal Trend Subject Project Data Prior 7-12 Months Prior 4-6 Months Currant - 3 Months Dectring Stable Dectring Total # of Comparable Sales (Setted) Increasing Stable Dectring Stable Dectring Total # of Active Comparable Listings Dectring Stable Increasing Stable Increasing Months of Unit Supply (Total Listings/Ab.Rate) Dectring Stable Increasing Stable Increasing Are forechosine sales (REO sales) a factor in the project? Yes No It yes, Indicate the number of REO tistings and explain the trends in Ketings and sales of	In the subject is a with the concentrative concentrativ	subject's is located on Noe St and borders No The total number of comparable sales and th are declining, which reflects a shortage of inv Current 3 month period. The median compare	ons was also obtained fr our conclusions in the Na hydrawn Estings, to form, mpetitive comparable o Valvy. The search p a absorption rate aro in packar. The metian or	rom San Francisco rea gliborhood section of the Iste your conclusions, pri is sales located within fr anameters were expans greasing. The total num meanthe asie profe hor	tor input. appraisal report form. If y yivide both an explanation inmediate market area, sed to include all of Gie ber of comparable acti- reased 9, 23% from the	you used any addi and support for y with a GLA rank o Park and part ive istings and to prior 7-12 month	Sonal Information aur conclusions of 600 - 1,9 of Noe Valley, ne months of 1 h period comm	n, such as 50 sq.fL The up to Clipper S housing supply hared to tha
Subject Project Data Prior 7–12 Months Prior 7–12 Months Prior 7–12 Months Dectinit Total # of Comparable Sales (Setting) Increasing Stable Dectinit Absorption Rate (Total Sales/Months) Increasing Stable Dectinit Total # of Comparable Sales (Months) Increasing Stable Dectinit Total # of Active Comparable Listings Dectining Stable Increasing Total # of Active Comparable Listings/Ab.Rate) Dectining Stable Increasing Months of Unit Supply (Total Listings/Ab.Rate) Dectining Stable Increasing Are forechosure sales (RED sales) (RED sales) is factor in the project? Yes Ito It yes, Indicate the number of RED Estings and explain the trends in factors and sales of	Subject Project Data Prior 7-12 Months Price 4-6 Months Currar - 3 Months Order 1-10 Months Total # of Comparable Sales (Settind) Increasing Stable Dectrin Absorption Rate (Total Sales)/Anchis) Increasing Stable Dectrin Total # of Comparable Sales (Settind) Increasing Stable Dectrin Absorption Rate (Total Sales)/Anchis) Increasing Stable Dectrin Total # of Active Comparable Sales Dectring Stable Increasing Total # of Active Comparable Sales, Nonths Increasing Stable Increasing Total # of Active Comparable Sales, Nonths Dectring Stable Increasing Months of Unit Supply (Total ListingsAb. Rate) Increasing Stable Increasing Mate Torechsure sales (REO sales) a factor in the project? Yes No It yes, broticate the number of REO tatings and explain the trends in factors and sales of	Subject Project Data Prior 7-12 Months Prior 4-6 Months Currar - 3 Months Order - 3 Months Total # of Comparable Sales (Settical) Increasing Stable Dectrif Absorption Rate (Total Sales)/Months) Increasing Stable Dectrif Total # of Comparable Sales (Settical) Increasing Stable Dectrif Absorption Rate (Total Sales)/Months) Increasing Stable Dectrif Total # of Active Comparable Sales Dectring Stable Increasing Total # of Active Comparable Sales/Months) Increasing Stable Increasing Total # of Active Comparable Sales/Months) Dectring Stable Increasing Months of Unit Supply (Total ListingsAb. Rate) Increasing Stable Increasing Mate Torechsure sales (REO sales) a factor in the project? Yes No It yes, Indicate the number of REO tatings and explain the trends in factors and explain the trends of the sales of	subject's is located on Noe SI and borders No The total number of comparable sales and th are declining, which reflects a shortage of inv Current-3 month period. The median compare	ons was also obtained fr our conclusions in the Na hydrawn Estings, to form, mpetitive comparable o Valvy. The search p a absorption rate aro in packar. The metian or	rom San Francisco rea gliborhood section of the Iste your conclusions, pri is sales located within fr anameters were expans greasing. The total num meanthe asie profe hor	tor input. appraisal report form. If y yivide both an explanation inmediate market area, sed to include all of Gie ber of comparable acti- reased 9, 23% from the	you used any addi and support for y with a GLA rank o Park and part ive istings and to prior 7-12 month	Sonal Information aur conclusions of 600 - 1,9 of Noe Valley, ne months of 1 h period comm	n, such as 50 sq.fL The up to Clipper S housing supply hared to tha
Total # of Comparable Sales (Settled) Increasing Stable Decfinit Absomption Rate (Total Sales)/Korutis) Increasing Stable Decfinit Total # of Active Comparable Sales (Settled) Increasing Stable Decfinit Montine of Unit Supply (Total Ustrings/Ab.Rate) Increase Increase Increase Are forechosure sales (RED sales) a factor in the project? Yes It yes, tordicate the number of RED totings and explain the trends in Ketings and sales of	Total # of Comparable Sales (Settied) Increasing Stable Dectring Absomption Rate (Total Sales)/Korutis) Increasing Stable Dectring Total # of Active Comparable Sales Dectring Stable Dectring Months of Unit Suppy (Total Ustrings/Ab.Rate) Dectring Stable Increasing Are forechosure sales (RED sales) a factor in the project? Yes Ho If yes, texticate the number of RED Listings and explain the trends in factors and sales of	Total # of Comparable Sales (Settied) Increasing Stable Decting Absomption Rate (Total Sales)/Korutis) Increasing Stable Decting Total # of Active Comparable Sales Decting Stable Decting Montine of Unit Supply (Total Ustrings/Ab.Rate) Decting Stable Increasing Are forechosure sales (RED sales) a factor in the project? Yes It yes, toxicate the number of RED tatings and explain the trends in factors and sales of	subjects is located on Noe Stand borders No The total number of comparable sales and th are decining, which reflects a shortage of inv Current-3 month period. The median compa- segment.	ans was also obtained fr our conclusions in the file thyteaum istings, to form, mpetitive comparable to Valloy. The search p a absorption rate are find a discorption rate are find antory. The median con attle sales DOM is less	rom San Francisco rea globothood section of tha Mate your corchistors, pri is sales located within in arameters were expans zreasing. The total num imparable sale price inc una 35 days for reasc	tor input. appraisal report form. If j wide both an explanation mmediate market area, set to include at of Gie ber of comparable acti- reased 9.23% from the mably priced listings. T	for used any addi and support for y with a GLA rank on Park and read here is a shorte here is a shorte	Sonal information and construction of 600 - 1,9 of Noe Valley, ne months of 1 h period coming a of inventor	n, such as 50 sq.ft. The up to Clipper S nousing supply area to the for this market
Total & of Active Comparable Usbrigs Declaring Stable Increase Are forechosure sales (RED sales) a factor in the project? Yes I to It yes, indicate the number of RED Istings and explain the trends in Istings and sales of	Total & of Activa Comparable Usbrags Declaring Stable Increase Declaring Stable	Total ∉ of Active Comparable Usbrags Deckning Stable Extension [Stable Extension [Stable] Extension [S	subjects is located on Noe Stand borders No The total number of comparable sales and the are decining, which reflects a shortage of inv Current-3 month period. The median compar- segment.	ans was also obtained fr our conclusions in the first thytaam fistings, to form, mpetitive comparable to Valloy. The search p a discorption rate are find a discorption rate are for a	rom San Francisco rea gliborhood section of tha fate your corchistors, pri s alles located within in arameters were expans zeasing. The total num mparablo sale price inc than 35 days for reaso e toboring:	tor input. appraisal report form. If j vide both an explanation mmediate market area, led to include all of Gle ber of comparable acti reased 9.23% from the mathy priced listings. T Projec	iou used any addi and support for y with a GLA rank on Park and part here is a shorta prior 7-12 mont here is a shorta thane;	Sond informatic arr conclusions to of 600 - 1.9 of Noe Valley, ne months of 1 h period comp ge of inventor	n, such as 50 sq.fL. The up to Clipper S housing supply ared to the for this market d
Total & of Active Comparable Listings Total # of Active Comparable Listings	Total & of Active Comparable Listings Total # of Active Comparable Listings	Total & of Active Comparable Listings Dectring Stable Dectring Are forechouse sales (RED sales) a factor in the project? Yes I to it yes, brocete the number of RED Estings and explain the trends in factors and sales of	subject's is located on Noe St and borders No The total number of comparable sales and th are decirining, which reflects a shortage of im Current-3 month period. The median compar- segment. Hthe subject is a unit in a condominium or cooper Subject Project Data	ans was also obtained fr our conclusions in the first thytaam fistings, to form, mpetitive comparable to Valloy. The search p a discorption rate are find a discorption rate are for a	rom San Francisco rea gliborhood section of tha fate your corchistors, pri s alles located within in arameters were expans zeasing. The total num mparablo sale price inc than 35 days for reaso e toboring:	tor input. appraisal report form. If j vide both an explanation mmediate market area, led to include all of Gle ber of comparable acti reased 9.23% from the mathy priced listings. T Projec	iou used any addi and support for y with a GLA rank on Park and part here is a shorta prior 7-12 mont here is a shorta thane;	Sond informatic arr conclusions to of 600 - 1.9 of Noe Valley, ne months of 1 h period comp ge of inventor Overal Tren	N, such as 50 sq.ft. The up to Clipper S ousing supply ared to the for this market 0
Months of Unit Supply (Total Listings/Ab.Rate)	Months of Unit Supply (Total Listings/Ab.Rate)	Months of Unit Supply (Total Listings/Ab.Rate)	subject's is located on Noe St and borders No The total number of comparative sates and th are decirining, which reflects a shortage of iny Current-3 month period. The median compa- segment. If the subject is a unit in a condominium or cooper Subject Project Data Total # of Comparable Sates (Setticd)	ans was also obtained fr our conclusions in the first thytaam fistings, to form, mpetitive comparable to Valloy. The search p a discorption rate are find a discorption rate are for a	rom San Francisco rea gliborhood section of tha fate your corchistors, pri s alles located within in arameters were expans zeasing. The total num mparablo sale price inc than 35 days for reaso e toboring:	tor input. appraisal report form. If j vide both an explanation mmediate market area, led to include all of Gle ber of comparable acti reased 9.23% from the mathy priced listings. T Projec	iou used any addi and support for y with a GLA ranc on Park and part. ive Istings and tu ive Istings and tu reals a shorte prior 7-12 mont here is a shorte literes literes increasin increasin	Sonal Information and Concessions to of GoO - 1.9 of Nee Valley, a months of 1 period commission of inventors Overal Titem (Stable (Stable)	N, SUCH 35
🔗 Are forechoure sales (REO sales) a factor in the project? 🔲 Yes 🛄 No 🛛 It yes, tooks to the number of REO Estings and explain the trends in teachys and sales of	🔗 Are forechoure sales (REO sales) a factor in the project? 🔲 Yes 🛄 No 🛛 It yes, lockcate the number of REO Extings and explain the trends in technics and sales of	🔗 Are forechoure sales (REO sales) a factor in the project? 🛄 Yes 🛄 No 🛛 It yes, brokeste the number of REO Sales and explain the trends in takings and explain the trends in takings and sales of	subject's is located on Noe St and borders No The total number of comparable safes and th are decining, which reflects a shortage of the Courrent-3 month period. The median compa- segment. Hithe subject is a unit in a condominium or cooper Subject Project Data Total # of Comparable Safes (Settled) Absorption Rate (Total Safes/Morths)	ans was also obtained fr our conclusions in the first thytaam fistings, to form, mpetitive comparable to Valloy. The search p a discorption rate are find a discorption rate are for a	rom San Francisco rea gliborhood section of tha fate your corchistors, pri s alles located within in arameters were expans zeasing. The total num mparablo sale price inc than 35 days for reaso e toboring:	tor input. appraisal report form. If j vide both an explanation mmediate market area, led to include all of Gle ber of comparable acti reased 9.23% from the mathy priced listings. T Projec	rou used any addi and support for y with a GLA rank on Park and part we istrogs and up prior 7-12 month here is a shorte interesting line interesting	Sonal Information and Concentrations to the order of 500 - 1.9 of the order of 500 - 1.9of the order of 500 - 1.9 of the order of 500 - 1.9of the order of 500 - 1.9 of the order of 500 - 1.9of the	on, such as
			subjects is located on Noe Stand borders No The total number of comparable sales and th are decining, which reflects a shortage of Inv Current-3 month period. The median compa- segment. If the subject is a unit in a condominium or cooper Subject Project Data Total # of Comparable Sales (Setticd) Absorption Rate (Total Sales)(Norths) Total # of Active Comparable Usings	ans was also obtained fr our conclusions in the first thytaam fistings, to form, mpetitive comparable to Valloy. The search p a discorption rate are find a discorption rate are for a	rom San Francisco rea phonhood section of the Mate your conclusions, per is alles located within fir arameters were expans reasing. The total num mparative sate price find than 35 days for reaso e following: Price 4-6 Months	tor input. appraisal report form. If y vide both an explanation mmediate market area, ed to include all of Gile ber of comparable acti- acased 9.23% from the nativy priced listings. I Projec Current – 3 Months	iou ussd any addi and support for y with a GLA rank o Park and part ve istings and it ve istings and it here is a shorte literasin literasin literasin literasin literasin literasin literasin	Sond Information are conclusions to record and a solution of Noe Valley, a months of the months of the period comp overal Tiren Overal Tiren Overal Tiren Stable Stable Stable	N, such as 50 sq.1L. The up to Clipper 3 ousing supply ared to tha for this marked o 0 0 0 0 0 0 0 0 0 0 0 0 0
	a) Inclusional production		subject is located on Nos St and borders No The total number of comparable sates and the are decining, which reflects a shortage of iny Current-3 month period. The median compar- segment. If the subject is a unit in a condominium or cooper Subject Project Data Total # of Comparable Sates (Settled) Absorption Rate (Total Sates)/Kortha) Total # of Active Comparable Sates (Settled) Absorption Rate (Total Sates)/Kortha)	ans was also obtained fr our conclusions in the list litricann istings, to form, mpetitive comparable to Valion. The search p a discorption rate are int entory. The median co attle sales DOM is less after project, complete th Prior 7–12 Months	om San Francisco rea glibolhood section of the sales located within Ir arameters were expany zeasing. The total num magrable sale price inc than 35 days for reaso e following: Prior 4-6 Months	tor input. appraisal report form. If y vide both an explanation mmediate market area, ed to include all of Gile ber of comparable acti- acased 9.23% from the nativy priced listings. I Projec Current – 3 Months	iou ussd any addi and support for y with a GLA rank o Park and part ve istings and it ve istings and it here is a shorte literasin literasin literasin literasin literasin literasin literasin	Sond Information are conclusions to record and a solution of Noe Valley, a months of the months of the period comp overal Tiren Overal Tiren Overal Tiren Stable Stable Stable	N, such as 50 s.g.f. The up to Olipper up to Olipper ared to tha for this mark i Dechrin Dechrin kreas kreas
	۲ <u>۲</u>		subject's is located on Noe St and borders No The total number of comparative sales and the are declining, which reflects a shortage of the Current-3 month period. The median compar- sogment. If the subject is a unit in a condominium or cooper Subject Project Data Total # of Comparable Sales (Settied) Absorption Rate (Total Sales/Morths) Total # of Active Comparable Sales (Settied) Absorption Rate (Total Sales/Morths) Total # of Active Comparable Sales (Settied) Absorption Rate (Total Sales/Morths) Total # of Active Comparable Sales (Settied) Ans for the Subject (Total Usings/Ab.Rate) Are forechosure sales (RED sales) a factor in the p	ans was also obtained fr our conclusions in the list litricann istings, to form, mpetitive comparable to Valion. The search p a discorption rate are int entory. The median co attle sales DOM is less after project, complete th Prior 7–12 Months	om San Francisco rea glibolhood section of the sales located within Ir arameters were expany zeasing. The total num magrable sale price inc than 35 days for reaso e following: Prior 4-6 Months	tor input. appraisal report form. If y vide both an explanation mmediate market area, ed to include all of Gile ber of comparable acti- acased 9.23% from the nativy priced listings. I Projec Current – 3 Months	iou ussd any addi and support for y with a GLA rank o Park and part ve istings and it ve istings and it here is a shorte literasin literasin literasin literasin literasin literasin literasin	Sond Information are conclusions to record and a solution of Noe Valley, a months of the months of the period comp overal Tiren Overal Tiren Overal Tiren Stable Stable Stable	N, SUCH BS
			subject's is located on Noe St and borders No The total number of comparative sates and the are declining, which reflects a shortage of the Current-3 month period. The median compar- segment. If the subject is a unit in a condominium or cooper Subject Project Data Total # of Comparable Sates (Settied) Absorption Rate (Total Sates/Morths) Total # of Active Comparable Sates (Settied) Absorption Rate (Total Sates/Morths) Total # of Active Comparable Sates Months of Unit Suppy (Total Listings/Ab.Rate) Are forechsure sates (RED sates) a factor in the p	ans was also obtained fr our conclusions in the list litricann istings, to form, mpetitive comparable to Valion. The search p a discorption rate are int entory. The median co attle sales DOM is less after project, complete th Prior 7–12 Months	om San Francisco rea glibolhood section of the sales located within Ir arameters were expany zeasing. The total num magrable sale price inc than 35 days for reaso e following: Prior 4-6 Months	tor input. appraisal report form. If y vide both an explanation mmediate market area, ed to include all of Gile ber of comparable acti- acased 9.23% from the nativy priced listings. I Projec Current – 3 Months	iou ussd any addi and support for y with a GLA rank o Park and part ve istings and it ve istings and it here is a shorte literasin literasin literasin literasin literasin literasin literasin	Sond Information are conclusions to record and a solution of Noe Valley, a months of the months of the period comp overal Tiren Overal Tiren Overal Tiren Stable Stable Stable	N, SUCH 35 50 s.g.(L. The up to Clipper up to Clipper ared to tha for this mark i DecTrif DecTrif Kreas Kreas
			subject's is located on Noe St and borders No The total number of comparative sates and the arg declining, which reflects a shortage of the Current-3 month period. The median compar- segment. If the subject is a unit in a condominium or cooper- Subject Project Data Total # of Comparable Sates (Settied) Absorption Rate (Total Sates/Months) Total # of Active Comparable Sates (Settied) Total # of Active Comparable Sates (Settied) Notifies of Unit Supply (Total Usifungs/Ab.Rate) Man forechosure sates (RED sates) a factor in the p	ans was also obtained fr our conclusions in the list litricann istings, to form, mpetitive comparable to Valion. The search p a discorption rate are int entory. The median co attle sales DOM is less after project, complete th Prior 7–12 Months	om San Francisco rea glibolhood section of the sales located within Ir arameters were expany zeasing. The total num magrable sale price inc than 35 days for reaso e following: Prior 4-6 Months	tor input. appraisal report form. If y vide both an explanation mmediate market area, ed to include all of Gile ber of comparable acti- acased 9.23% from the nativy priced listings. I Projec Current – 3 Months	iou ussd any addi and support for y with a GLA rank o Park and part ve istings and it ve istings and it here is a shorte literasin literasin literasin literasin literasin literasin literasin	Sond Information are conclusions to record and a solution of Noe Valley, a months of the months of the period comp overal Tiren Overal Tiren Overal Tiren Stable Stable Stable	N, such as 50 s.g.(L. The up to Object up to Object ared to tha for this mark i Decini Decini Kreas kreas
			subject's is located on Noe St and borders No The total number of comparable satiss and the decining, which reflects a shortage of Iny Current-3 month period. The median compar- segment. If the subject is a unit in a condominium or cooper Subject Project Data Total # of Comparable Sates (Setted) Absorption Rate (Total Sates/Norths) Total # of Active Comparable Sates Months of Unit Suppy (Total Listings Months of Unit Suppy (Total Listings/Ab.Rate) Are forechoure sates (RED sates) a factor in the p	ans was also obtained fr our conclusions in the list litricann istings, to form, mpetitive comparable to Valion. The search p a discorption rate are int entory. The median co attle sales DOM is less after project, complete th Prior 7–12 Months	om San Francisco rea glibolhood section of the sales located within Ir arameters were expany zeasing. The total num magrable sale price inc than 35 days for reaso e following: Prior 4-6 Months	tor input. appraisal report form. If y vide both an explanation mmediate market area, ed to include all of Gile ber of comparable acti- acased 9.23% from the nativy priced listings. I Projec Current – 3 Months	iou ussd any addi and support for y with a GLA rank o Park and part ve istings and it ve istings and it here is a shorte literasin literasin literasin literasin literasin literasin literasin	Sond Information are conclusions to record and a solution of Noe Valley, a months of the months of the period comp overal Tiren Overal Tiren Overal Tiren Stable Stable Stable	N, such as 50 sq.1L. The up to Clipper rousing supping ared to the for this mark of DecTrin DecTrin Kress Increas
Concerning the above tracks and address the instant on the subject roll and project.		Conception of a shore trade and address the impact on the subject with and profect.	subject's is located on Noe St and borders No The total number of comparable sales and the are declining, which reflects a shortage of the Current-3 month period. The median compar- segment. If the subject is a unit in a condominium or cooper Subject Project Data Total # of Comparable Sales (Settied) Absorption Rate (Total Sales (Norths) Total # of Active Comparable Usings Norths of Unit Suppy (Total Usings/Ab.Rate) Are forechoside proprides.	ans was also obtained fr our conclusions in the Ka Wickawn Estings, to form, mpetitive comparable to Valioy. The search p a assorption rate are find entery. The median co atke sales LXXM is less atke sales LXXM is less alive project, complete th Prior 7–12 Months project?	om San Francisco rea glibolhood section of the sales located within In arameters were expany reasing. The total num mparable sale price Inc than 35 days for reaso e toboring: Price 4-6 Months No If yes, bolicate the	tor input. appraisal report form. If y vide both an explanation mmediate market area, ed to include all of Gile ber of comparable acti- acased 9.23% from the nativy priced listings. I Projec Current – 3 Months	iou ussd any addi and support for y with a GLA rank o Park and part ve istings and it ve istings and it here is a shorte literasin literasin literasin literasin literasin literasin literasin	Sond Information are conclusions to record and a solution of Noe Valley, a months of the months of the period comp overal Tiren Overal Tiren Overal Tiren Stable Stable Stable	N, such as 50 sq.1L. The up to Clipper rousing supping ared to the for this mark of DecTrin DecTrin Kress Increas
Summarize the above trends and address the Impact on the subject unit and project.	Summarize the above trends and address the impact on the subject unit and project.	Summarize the above trends and address the Impact on the subject unit and project.	subject's is located on Noe St and borders No The total number of comparable sates and the are declining, which reflects a shortage of the Current-3 month period. The median compar- segment. H the subject is a unit in a condominium or cooper Subject Project Data Total # of Comparable Sates (Settied) Absorption Rate (Total Sates (Settied) Absorption Rate (Total Sates (Settied) Total # of Active Comparable Sates (Settied) Absorption Rate (Total Sates (Settied) Absorption Rate (Total Sates (Settied) Absorption Rate (Total Sates (Settied) Ans forechoure sates (RED sates) a factor in the p foreclosed properties.	ans was also obtained fr our conclusions in the Ka Wickawn Estings, to form, mpetitive comparable to Valioy. The search p a assorption rate are find entery. The median co atke sales LXXM is less atke sales LXXM is less alive project, complete th Prior 7–12 Months project?	om San Francisco rea glibolhood section of the sales located within In arameters were expany reasing. The total num mparable sale price Inc than 35 days for reaso e toboring: Price 4-6 Months No If yes, bolicate the	tor input. appraisal report form. If y vide both an explanation mmediate market area, ed to include all of Gile ber of comparable acti- acased 9.23% from the nativy priced listings. I Projec Current – 3 Months	iou ussd any addi and support for y with a GLA rank o Park and part ve istings and it ve istings and it here is a shorte literasin literasin literasin literasin literasin literasin literasin	Sond Information are conclusions to Note Valley, to Note Valley, to Note Valley, to Note Valley, to Note Valley, Overall Tren Overall Tren Overall Tren Stable Stable Stable	N, such as 50 sq.ft. The up to Clipper- rousing supphi- ared to tha for this mark of DecTrin DecTrin kcreasi kcreasi
Summarize the above trends and address the Impact on the subject unit and project.	G Summarize the above trends and address the Impact on the subject unit and project.	Summarize the above trends and address the Impact on the subject unit and project.	subjects is located on Noe Stand borders No The total number of comparable sales and the are decining, which reflects a shortage of inv Current-3 month period. The median compa- segment. If the subject is a unit in a condominium or cooper Subject Project Data Total # of Comparable Sales (Setted) Absorption Rate (Total Sales/Monthe) Total # of Comparable Sales (Setted) Absorption Rate (Total Sales/Monthe) Total # of Comparable Sales (Setted) Months of Unit Suppy (Total Listings Months of Unit Suppy (Total Listings/Ab.Rate) Are foreclassif properties.	ans was also obtained fr our conclusions in the Ka Wickawn Estings, to form, mpetitive comparable to Valioy. The search p a assorption rate are find entery. The median co atke sales LXXM is less atke sales LXXM is less alive project, complete th Prior 7–12 Months project?	om San Francisco rea glibolhood section of the sales located within in arameters were expany reasing. The total num mparable sale price inc than 35 days for reaso e toboring: Price 4-6 Months No If yes, indicate the	tor input. appraisal report form. If y vide both an explanation mmediate market area, ed to include all of Gile ber of comparable acti- acased 9.23% from the nativy priced listings. I Projec Current – 3 Months	iou ussd any addi and support for y with a GLA rank o Park and part ve istings and it ve istings and it here is a shorte literasin literasin literasin literasin literasin literasin literasin	Sond Information are conclusions to Note Valley, to Note Valley, to Note Valley, to Note Valley, to Note Valley, Overall Tren Overall Tren Overall Tren Stable Stable Stable	N, such as
Summarize the above trends and address the Impact on the subject unit and project.	Summarize the above trends and address the Impact on the subject unit and project.	Summarize the above trends and address the Impact on the subject unit and project.	subject is is located on Noe Sit and botters No The total number of comparable sales and th are deciling, which reflects a shortage of inv Current-3 month period. The median compar- segment. If the subject is a unit in a condominium or cooper Subject Project Data Total # of Comparable Sales (Settied) Absorption Rate (Total Sales/Morths) Total # of Active Comparable Sales (Settied) Absorption Rate (Total Sales/Morths) Total # of Active Comparable Sales (Settied) And the of Unit Suppy (Total Ustings Months of Unit Suppy (Total Ustings) Total for Existing Sales (RED sales) a factor in the f forectssed properties.	ans was also obtained fr our conclusions in the Ka Wickawn Estings, to form, mpetitive comparable to Valioy. The search p a assorption rate are find entery. The median co atke sales LXXM is less atke sales LXXM is less alive project, complete th Prior 7–12 Months project?	om San Francisco rea glibolhood section of the sales located within in arameters were expany reasing. The total num mparable sale price inc than 35 days for reaso e toboring: Price 4-6 Months No If yes, indicate the	tor input. appraisal report form. If y vide both an explanation mmediate market area, ed to include all of Gile ber of comparable acti- acased 9.23% from the nativy priced listings. I Projec Current – 3 Months	iou ussd any addi and support for y with a GLA rank o Park and part ve istings and it ve istings and it here is a shorte literasin literasin literasin literasin literasin literasin literasin	Sond Information are conclusions to Note Valley, to Note Valley, to Note Valley, to Note Valley, to Note Valley, Overall Tren Overall Tren Overall Tren Stable Stable Stable	N, such as
Summarize the above trends and address the impact on the subject unit and project.	Summarize the above trends and address the Impact on the subject unit and project.	Summarize the above trends and address the Impact on the subject unit and project.	subject's is located on Noe St and borders No The total number of comparable sales and the are decining, which reflects a shortage of the Current-3 month period. The median compar- segment. If the subject is a unit in a condominium or cooper Subject Project Data Total # of Comparable Sales (Setted) Absorption Rate (Total Sales/Morths) Total # of Active Comparable Sales (Setted) Months of Unit Suppy (Total Listings/Ab.Rate) Are foreshoure sales (RED sales) a factor in the p foreclassed properties.	ans was also obtained fr our conclusions in the Ka Wickawn Estings, to form, mpetitive comparable to Valioy. The search p a assorption rate are find entery. The median co atke sales LXXM is less atke sales LXXM is less alive project, complete th Prior 7–12 Months project?	om San Francisco rea glibolhood section of the sales located within in arameters were expany reasing. The total num mparable sale price inc than 35 days for reaso e toboring: Price 4-6 Months No If yes, indicate the	tor input. appraisal report form. If y vide both an explanation mmediate market area, ed to include all of Gile ber of comparable acti- acased 9.23% from the nativy priced listings. I Projec Current – 3 Months	iou ussd any addi and support for y with a GLA rank o Park and part ve istings and it ve istings and it here is a shorte literasin literasin literasin literasin literasin literasin literasin	Sond Information are conclusions to Note Valley, to Note Valley, to Note Valley, to Note Valley, to Note Valley, Overall Tren Overall Tren Overall Tren Stable Stable Stable	N, such as
Summarize the above trends and address the Impact on the subject unit and project.	Summarize the above trends and address the Impact on the subject unit and project.	Summarize the above trends and address the Impact on the subject unit and project.	subject's is located on Noe St and borders No The total number of comparable sates and th are decining, which reflects a shortage of thy Current, a month period. The median compa- segment. If the subject is a unit in a condominium or cooper Subject Project Data Total # of Comparable Sates (Settied) Absorption Rate (Total Sates/Months) Total # of Active Comparable Sates Months of Unit Suppy (Total Listings Months of Unit Suppy (Total Listings/Ab.Rate) Are foreclassing sates (RED sates) a factor in the p foreclassid properties.	ans was also obtained fr our conclusions in the Ka Wickawn Estings, to form, mpetitive comparable to Valioy. The search p a assorption rate are find entery. The median co atke sales LXXM is less atke sales LXXM is less alive project, complete th Prior 7–12 Months project?	om San Francisco rea glibolhood section of the sales located within in arameters were expany reasing. The total num mparable sale price inc than 35 days for reaso e toboring: Price 4-6 Months No If yes, indicate the	tor input. appraisal report form. If y vide both an explanation mmediate market area, ed to include all of Gile ber of comparable acti- acased 9.23% from the nativy priced listings. I Projec Current – 3 Months	iou ussd any addi and support for y with a GLA rank o Park and part ve istings and it ve istings and it here is a shorte literation liter	Sond Information are conclusions to Note Valley, to Note Valley, to Note Valley, to Note Valley, to Note Valley, Overall Tren Overall Tren Overall Tren Stable Stable Stable	N, such as
Summarize the above trends and address the Impact on the subject unit and project.	Summarize the above trends and address the Impact on the subject unit and project.	Summarize the above trends and address the Impact on the subject unit and project.	subjects is located on None St and borders No The total number of comparable sales and th urg decining, which reflects a shortage of Inv Current-3 month period. The median compa- segment. If the subject is a unit in a condominium or cooper Subject Project Data Total # of Comparable Sales (Settied) Absorption Rate (Total Sales/Norths) Total # of Active Comparable Sales Norths of Unit Suppy (Total Usiterys/Ab.Rate) Ara forechosure sales (RED sales) a factor in the p for active de properties.	ans was also obtained fr our conclusions in the Ka Wickawn Estings, to form, mpetitive comparable to Valioy. The search p a assorption rate are find entery. The median co atke sales LXXM is less atke sales LXXM is less alive project, complete th Prior 7–12 Months project?	om San Francisco rea glibolhood section of the sales located within in arameters were expany reasing. The total num mparable sale price inc than 35 days for reaso e toboring: Price 4-6 Months No If yes, indicate the	tor input. appraisal report form. If y vide both an explanation mmediate market area, ed to include all of Gile ber of comparable acti- acased 9.23% from the nativy priced listings. I Projec Current – 3 Months	iou ussd any addi and support for y with a GLA rank o Park and part ve istings and it ve istings and it here is a shorte literation liter	Sond Information are conclusions to Note Valley, to Note Valley, to Note Valley, to Note Valley, to Note Valley, Overall Tren Overall Tren Overall Tren Stable Stable Stable	N, such as
			subjects is located on Noe St and borders No The total number of comparable sales and the urg doctining, which reflects a shortage of the Current-3 month pedod. The median compar- segment. H the subject is a unit in a condominium or cooper- Subject Project Data Total # of Comparable Sales (Settied) Absorption Rate (Total Sales/Months) Total # of Active Comparable Sales (Settied) Aus forechosing of the Suppy (Total Ustings/Ab.Rate) Aus forechoside properties. Summarize the above trends and address the ling Summarize the above trends and address the ling	ans was also obtained fr our conclusions in the field Wrkaum Istings, to form, mpetillive comparable to Valloy. The search pro- alize properties are not antice and the search pro- ative project, complete the Prior 7–12 Months Rice 7–12 Months Rice 7–12 Months Integrating States and States and States and States and States and States and States and States and States and States and States and States and Sta	om San Francisco rea glibolhood section of the sales located within in arameters were expany reasing. The total num mparable sale price inc than 35 days for reaso e toboring: Price 4-6 Months No If yes, indicate the	tor input. appraisal report form. If y vide both an explanation mmediate market area, ed to include all of Gile ber of comparable acti- acased 9.23% from the nativy priced listings. I Projec Current – 3 Months	iou ussd any addi and support for y with a GLA rank o Park and part ve istings and it ve istings and it here is a shorte literation liter	Sond Information are conclusions to Note Valley, to Note Valley, to Note Valley, to Note Valley, to Note Valley, Overall Tren Overall Tren Overall Tren Stable Stable Stable	N, such as
Bullin Vanam	Aulun Jamana	Aulun Jamana	subject's is located on Noe St and borders No The total number of comparable sales and the are decilining, which reflects a shortage of the Current-3 month period. The median compar- segment. If the subject is a unit in a condominium or cooper- Subject Project Data Total # of Comparable Sales (Settied) Absorption Rate (Total Sales/Morths) Total # of Active Comparable Usbings Months of Unit Supply (Total Usbings/Ab.Rate) Are forechoure sales (RED sales) a factor in the p for active discusses and address the ling Summarize the above trends and address the ling Currentize the above trends and address the ling Currentize the above trends and address the ling	ans was also obtained fr our conclusions in the field Wrkaum Istings, to form, mpetillive comparable to Valloy. The search pro- alize properties are not antice and the search pro- ative project, complete the Prior 7–12 Months Rice 7–12 Months Rice 7–12 Months Integrating States and States and States and States and States and States and States and States and States and States and States and States and Sta	rom San Francisco rea globolhood section of the Iste your conclusions, pri is alles located within fi arameters were expandi reasing. The total num imparable set price his upon 35 days for reaso e following: Price 4-6 Months Price 4-6 Months Ito If yes, toticate the section of the section of of the section of the section of the section of the section of the section of the section of the section of the section o	tor input. appraisal report form. If y vide both an explanation mmediate market area, ed to include all of Gile ber of comparable acti- acased 9.23% from the nativy priced listings. I Projec Current – 3 Months	iou ussd any addi and support for y with a GLA rank o Park and part ve istings and it ve istings and it here is a shorte literation liter	Sond Information are conclusions to Note Valley, to Note Valley, to Note Valley, to Note Valley, to Note Valley, Overall Tren Overall Tren Overall Tren Stable Stable Stable	N, such as
Signative	Signature Standard Signature	Signature Standardon Signature	subject's is located on Noe St and borders No The total number of comparable sates and th are deciring, which reflects a shortage of the Current-3 mouth period. The median compa- segment. If the subject is a unit in a condominium or cooper Subject Project Data Total # of formparable Sates (Settied) Absorption Rate (Total Sates/Months) Total # of Active Comparable Sates (Settied) Absorption Rate (Total Sates/Months) Total # of Active Comparable Sates (Settied) Absorption Rate (Total Sates/Months) Total # of Active Comparable Sates (Settied) Absorption Rate (Total Sates/Months) Total # of Active Comparable Sates (Settied) As forectissue sates (REO sates) a factor in the p for active the above trends and address the Imp Supreture the above trends and address the Imp Signature One Comparable Sates (Settied) Signature One Comparable Sates (Set	ans was also obtained fr our conclusions in the field Wrkaum Istings, to form, mpetillive comparable to Valloy. The search pro- alize properties are not antice and the search pro- ative project, complete the Prior 7–12 Months Rice 7–12 Months Rice 7–12 Months Integrating States and States and States and States and States and States and States and States and States and States and States and States and Sta	rom San Francisco rea glibothood section of the fate your corchistors, pri- is alea located within in arameters were expans- reasing. The total num- mparable sale price loc than 35 days for rease e following: Price 4-6 Months Price 4-6 Months It yes, indicate the i project. Signature Signature	tor input. appraisal report form. If j vide both an explanation mmediate market area, set to include at of Gle liber of comparable acti- reased 9,23% from the nearby priced listings. T Projec Current – 3 Monibs number of RED takings a	iou ussd any addi and support for y with a GLA rank o Park and part ve istings and it ve istings and it here is a shorte literation liter	Sond Information are conclusions to Note Valley, to Note Valley, to Note Valley, to Note Valley, to Note Valley, Overall Tren Overall Tren Overall Tren Stable Stable Stable	N, such as
Signaline Signaline Appreiser Hamp Andrea Tameron Spenisery Appreiser Name	Signaline Signaline Appresiser Hamp Andrea Tameron Superviser Hamp Andrea Tameron	Signaline Signaline Signaline Signaline Signaline Signaline Supervisory Appresser Name	subject's is located on Noe St and borders No The total number of comparable sales and th are doctining, which reflects a shortage of the Current-3 month period. The median compe- segment. If the subject is a unit in a condominium or cooper Subject Project Data Total # of Comparable Sales (Settied) Absorption Rate (Total Sales/Morths) Total # of Active Comparable Sales (Settied) Absorption Rate (Total Sales/Morths) Total # of Active Comparable Sales) Months of Unit Suppy (Total Usings/Ab.Rate) Are freechsure sales (RED sales) a factor in the p for acclosed properties. Summarize the above trends and address the Imp Signature Signature Appretise Hame Andrea Tameron	ans was also obtained fr our conclusions in the f/2 th/caun fistings, to form, mpetitive comparable to Valloy. The search p a assorption rate are find entery. The median cor- ative project, complete the entery in the median cor- ative project, complete the prior 7–12 Months Prior 7–12 Months Prior 7–12 Months Prior 7–12 Months Prior 7–12 Months Complete the subject unit are act on the subject unit are	orm San Francisco rea phonhood section of the late your conclusions, per is alle a located within in aramsters were expanse aramsters were expans	tor input. appraisal report form. If y vide both an explanation mmediate market area, set to include at of Gies per of comparable acti- per of comparable acti- neased 9.23% from the neased 9.23% from the number of REO totings a number of REO totings a y Appraiser Name	iou ussd any addi and support for y with a GLA rank o Park and part ve istings and it ve istings and it here is a shorte literation liter	Sond Information are conclusions to Note Valley, to Note Valley, to Note Valley, to Note Valley, to Note Valley, Overall Tren Overall Tren Overall Tren Stable Stable Stable	N, such as
Signaline Signaline Signaline Signaline Signaline Signaline Signaline Signaline Signaline Company Name Company Name Company Name Company Name Company Name Company Name Company Name	Signalure Signalure Signalure Signalure Signalure Supervisory Appreliser Name Company Name Company Name Company Name Company Name Company Name	Signaline Signaline Signaline Signaline Signaline Signaline Signaline Signaline Signaline Company Name Company Name Company Name Company Name Company Name Company Name	Subject's is located on Noe St and borders No The total number of comparable sales and th are decining, which reflects a shortage of thy Current-3 month period. The median compa- segment. Hithe subject is a unit in a condominium or cooper Subject Project Data Total # of Comparable Sales (Settied) Absorption Rate (Ital Sales/Morths) Total # of Active Comparable Listings Months of Unit Suppy (Total Listings/Ab.Rate) Are freethsure sales (RED sales) a factor in the p forechsure sales (RED sales) a factor in the p Summarize the above trends and address the Imp Signature Signature Appraiser Hamp Andrea Tameron 2 Company Nama Cerifornia Street Appraisal	ans was also obtained fr our conclusions in the fizi Wrkaum istings, to farm, mpetitive comparable to value, The search p a absorption rate or of m entry. The median co anito seles DOM is tess after project, complete th Prior 7–12 Months Prior 7–12 Months project? Yes 1	rom San Francisco rea phonhood section of the late your conclusions, pri- is alles located within in arameters were expanse arameters were expanse arameters were expanse efolowing: Price 4-6 Months for if yes, indicate the line if yes, indicate the Signature Signature Signature Signature Signature Signature	tor input. appraisal report form. If j wide both an explanation numediate market area, led to inolude all of Gie anser 0.9.23% from the masser 0.9.23% from the masser 0.9.23% from the masser 0.9.23% from the Projec Currari – 3 Months number of REO Estings a pumber of REO Estings a paperaiser Name fame	iou ussd any addi and support for y with a GLA rank o Park and part ve istings and it ve istings and it here is a shorte literation liter	Sond Information are conclusions to Note Valley, to Note Valley, to Note Valley, to Note Valley, to Note Valley, Overall Tren Overall Tren Overall Tren Stable Stable Stable	N, such as
Signature Signature Signature Signature Signature Supervisory Appraiser Name Company Name Company Name Company Name Supervisory Address Supervisory Address Supervisor	Signature Signature Signature Signature Signature Signature Signature Signature Signature Signature Supervisory Appraiser Name Company Name Company Name Sectorial Street Appraisals Company Mame Sectorial Street, San Francisco, CA 94118 Company Address Supervisory A	Signature Signature	subjects is located on Noe Stand borders No The total number of comparable sales and th are decining, which reflects a shortage of the Current 3 month period. The median compar- segment. If the subject is a unit in a condominium or cooper Subject Project Data Total # of Comparable Sales (Settied) Ascention Rate (Total Sales/Morths) Total # of Activa Comparable Sales Months of Uph Supply (Total Ustings/Ab.Rate) Are forechosed proporties. Summaine the above trends and address the Imp Signature Signature Signature Signature Compary Name Carifornia Street Appraisal Compary Name Carifornia Street Appraisal	ans was also obtained fr our conclusions in the fizi Wrkaum istings, to farm, mpetitive comparable to value, The search p a absorption rate or of m entry. The median co anito seles DOM is tess after project, complete th Prior 7–12 Months Prior 7–12 Months project? Yes 1	rom San Francisco rea globolhood section of the fate your conclusions, pri is alles located within fi arameters were expans reasing. The total num imparable sale price his interaction of the sale price his price is a sale price in the sale price is a sale price is a sale in the sale price is a sale price is a sale sale price is a sale price is a sale price is a sale sale price is a sale price is a sale price is a sale in the sale price is a sale price is a sale price is a sale is a sale price is a sale price is a sale price is a sale is a sale price is a sale price is a sale price is a sale is a sale price is a sale price is a sale price is a sale price is a sale is a sale price is a sale price is a sale price is a sale price is a sale is a sale price is a sale pred sale price is	tor input. appraisal report form. If j wide both an explanation neneofate market area, led to include at of Gie per of comparable acti- neased 9, 23% from the reably priced listings. T Projec Currat – 3 Months number of REO Estings a number of REO Estings a Appraiser Nama Kamp Address	iou ussd any addi and support for y with a GLA rank o Park and part ve istings and it ve istings and it here is a shorte literation liter	Sonal information wr conclusions be of 600 - 1.9 bot Noe Valley, be of 600 - 1.9 bot Noe Valley, be months of 1 h h period coming a of inventor Overall Tren Overall Tren Overall Tren Coverall Tren Stable	N, such as
Signature Signature Signature Appraiser Name Company Name Company Name Company Name Company Name Company Name Company Address Supervisory Address Company Address Co	Signature Signature Signature Appraiser Name Company Name Company Name Company Name Company Address Supervisiony Address Company Addr	Signature Signature	subjects is located on Noe Stand borders No The total number of comparable sales and the are decining, which reflects a shortage of the Courrent-3 month period. The median compar- segment. If the subject is a unit in a condominium or cooper- Subject Project Data Total # of Comparable Sales (Settied) Absorption Rate (Total Sales/Aforths) Total # of Activa Comparable Sales (Settied) Absorption Rate (Total Sales/Aforths) Total # of Activa Comparable Sales (Settied) Absorption Rate (Total Sales/Aforths) Total # of Activa Comparable Sales (Settied) Ana forechsure sales (RED sales) a factor in the p forectosed proporties. Summarize the above trends and address the Imp Signature Signature Signature Conformal Streat Appraisant Compary Name Carifornia Streat Appraisant Compary Name Sales (Activania Streat Appraisant Compary Name Sales (Activania Streat Appraisant Compary Name Carifornia Streat Appraisant	Ans was also obtained from the field and the	rom San Francisco rea globolhood section of the fate your conclusions, pri is alles located within fi arameters were expans reasing. The total num imparable sale price his interaction of the sale price his price is a sale price in the sale price is a sale price is a sale in the sale price is a sale price is a sale sale price is a sale price is a sale price is a sale sale price is a sale price is a sale price is a sale in the sale price is a sale price is a sale price is a sale is a sale price is a sale price is a sale price is a sale is a sale price is a sale price is a sale price is a sale is a sale price is a sale price is a sale price is a sale price is a sale is a sale price is a sale price is a sale price is a sale price is a sale is a sale price is a sale pred sale price is	tor input. appraisal report form. If j wide both an explanation neneofate market area, led to include at of Gie per of comparable acti- neased 9, 23% from the reably priced listings. T Projec Currat – 3 Months number of REO Estings a number of REO Estings a Appraiser Nama Kamp Address	iou ussd any addi and support for y with a GLA rank o Park and part ve istings and it ve istings and it here is a shorte literation liter	Sonal information wr conclusions be of 600 - 1.9 bot Noe Valley, be of 600 - 1.9 bot Noe Valley, be months of 1 h h period coming a of inventor Overall Tren Overall Tren Overall Tren Coverall Tren Stable	N, such as
Signature Signature Appratere Tameron Company Name Company Name Company Address Company Address	Signature Signature Apyralses Name Company Name Company Name Company Name Company Name Company Address Company Address Company Address State Ucense Certification # AR025681 State State Ucense Certification # State State State Ucense Certification # State	Signature Signature Apyralser Name Company Name Company Name Company Name Company Address Company Address Company Address State Ucense Certification # AR025681 State	subjects is located on Noe St and borders No The total number of comparable sales and th are decining, which reflects a shortage of the Current-3 month pedod. The median compar- segment. H the subject is a unit in a condominium or cooper- Subject Project Data Total # of Comparable Sales (Settied) Absorption Rate (Total Sales/Morths) Total # of Active Comparable Sales (Settied) Absorption Rate (Total Sales/Morths) Total # of Active Comparable Sales (Settied) Absorption Rate (Total Sales/Morths) Total # of Active Comparable Sales (Settied) Absorption Rate (Total Sales/Morths) Total # of Active Comparable Sales (Settied) And forechoside properties. Summarize the above trends and address the Imp Signature Appraises Itame Andree Tameson Company Rates Carifornia Street Appraises State License/Cetification # Arso26691	Ans was also obtained from the field and the	rom San Francisco rea globolhood section of the fate your conclusions, pri is allea located within fi arameters were expans reasing. The total num imparable side price find than 35 days for reaso e following: Price 4-6 Months Price 4-6 Months Price 4-6 Months Price 4-6 Months Ito If yes, toticate the Signature Sign	tor input. appraisal report form. If j wide both an explanation neneofate market area, led to include at of Gie per of comparable acti- neased 9, 23% from the reably priced listings. T Projec Currat – 3 Months number of RED Estings a number of RED Estings a second second second y Appraiser Name Lame Address segCertification #	iou ussd any addi and support for y with a GLA rank o Park and part ve istings and it ve istings and it here is a shorte literation liter	Sonal information wr conclusions be of 600 - 1.9 bot Noe Valley, be of 600 - 1.9 bot Noe Valley, be months of 1 h h period coming a of inventor Overall Tren Overall Tren Overall Tren Coverall Tren Stable	N, such as

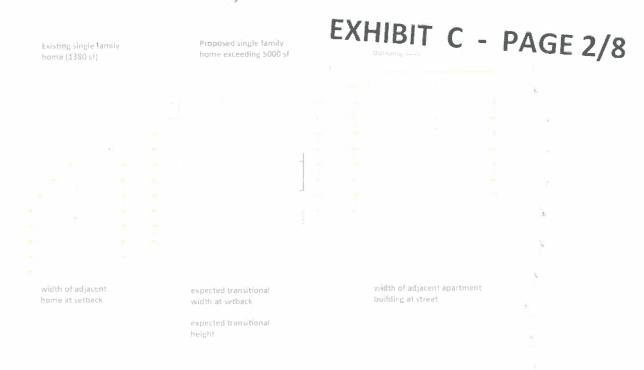
Form 100.9/402 -- "VinTOTAL" appraisal software by a la mode, inc. -- 1-600-ALAMODE



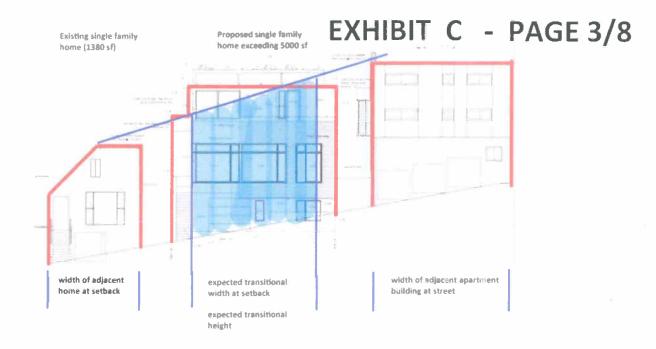
EXHIBIT C - PAGE 1/8

Printed name	Signature	Address	Email	
Joynmerg	HY Manny h	4 90LATAL	1	
amp	+ GEORGA Hoi	2WIT-120 LAID	th Googi 92740	9 gahr
Ros E Ros	Elle Rase Bas	Billy, 91 Harp	erst BUNNYCA	\$ 7312.
Robert Hi	Tel Most	Te 14 laide	ey laidley @mi	ndspring e
Kevin Whit	e Oh	& 95 LAIDLE	KWlite 4	Ull france
ANNAMARE FAI	RO A	20 95 LAIDH	TY FARODESIGN	Consil On
FIOND TAKKAR. 9	ven Port	- 1758 NUE S	t. tparkergivense	Jaho.
Ckris Albane	rd Jung b	Any 107 LANG	ey Antiquario	SFCGALL, Com

1783 Noe Street: Front Elevation

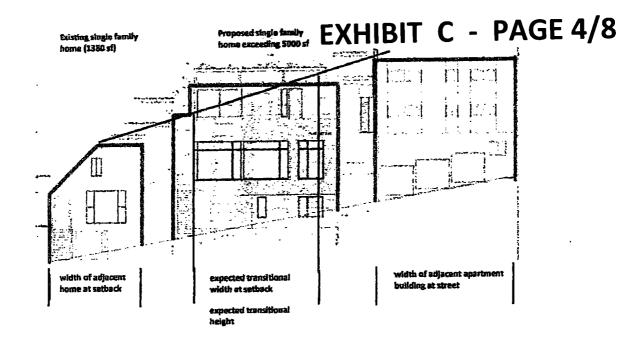


Printed name	Signature	Address	Email
C Demociku	Jerme	98Lzidlay St	CDCMUCICO@COMERST.NET
Kingsley Luey	lun	84 Laidley 81.	~
Richard RADCLIFTE	LAT 6	1757 Noe St	RadNocfalconcastinet
formitman Svann	Untrulyting	1741 Noe St	Courting brown chotrail com
Whitney Burroughs		h h	whitneyburnerships paril: (on
0			0 0 0
			6

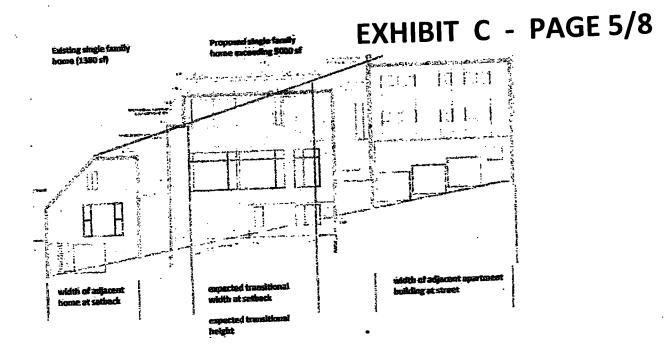


Printed name	Signature	Address	Email
Studys	11101	76 HARPERS	+ gescorinze
E SCOR, AZA	Alagapeiring	SFCAGUI	
Challie M.	Damente Mypai	74 Harper St. 74 II pro St.	rizzolia@yahoo.com
Rizzoli Sidney M.	Country any pr	Harper of.	Cliziol: Blychos.com
Thompson =	Selver M. Shompson	93 Harper St.	
			·

1783 Noe Street: Front Elevation

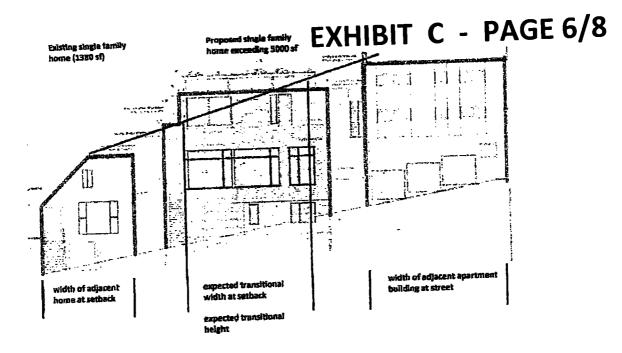


Printed name	Signature	Address	Email	
	0			
l'aul lergis	and los	70 Laid es St	bucktergise grie	ai heo
Ed Manser)	MA (anser)	102 Laidley St	tansen myastour	
Sean tarrington	In Haninato	105 Laidlurgt.	sh6400 dol. com	
SOOT CAHANDLER	Sattlehadh	1775 NOE ST	sacsound 10 yahoo	Com
Yvate Harrington	fut tank	105 Laidley St	Yvefterout 3eyahoo, c	122
EDMUND TED QUARDY	Zoma Tap Guarry	101 LANDLAY ST	QUADLAS A HAHOO CON	
the sel Kentor	Fide 4	52 Lendley St	Konformo & sielos	. wm
DATIO C. Rizzoti	JOD!		i drizzoliezd.	ON
. ,	0	\sim	-	
	(L			



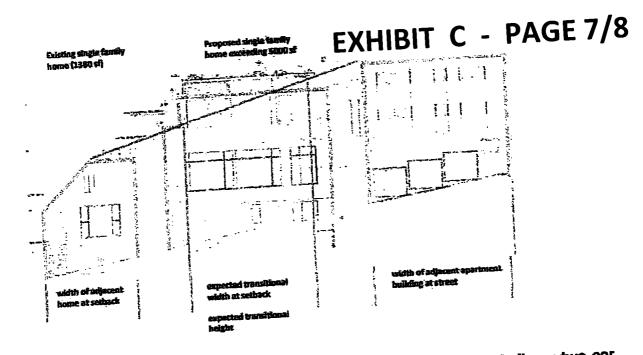
Printed name	Signature	Address	Email	
Finice Marrie			1	
MARK Mushka	$+$ (V_{1} , V_{1} , V_{2} , V_{1} , V_{2}		mmushKattegmail.	
Charlene Attar	y church and	153 Rundall	charlene Ocharler	eatte
John Clifford	D2D Colar	153 Rundall	JGCTLM Qaol.C	þm
Viare Sidd-Champio	Sinn He Change	n H8 Randall St.	station	cast
Torniar Shevita	Part Ind	20 Changer_	dutaniashevted	tom'
Tenn Marks	OMMag 5	STarmart	termalk@yahoo.c	pm (c
Candice follor	Condicitation .	154 Ladley # 4 94131	2024	4
Susan Fandel	Am Darty	67 Harpon St.	See Suprum 2004 eyahor com	
	¥ 4	/	/	

1783 Noe Street: Frant Elevation



our of the test			Email	
Printed name	Signature	Address	Emidin	
Sheila Dolan	Sulpholen	77 HARPER ST	wk\$93955@pipeline.co	1
John Keller	Lotables	180 Landlag	Kathy Keller 44 eg	
Billbolt	RITACOL	113 cherry	billion itze a	
1. Dr. dr. News	son Replylion	nia t	wsnewmanag	nail
Daniel Uperheim	TIMBL	30 Harry	Pauiel @ 30 Harry.	'bhi
Sardra La Belle	Sanda Leyler	30 Harry	Sandy 030 Harry.r	
Casper de Cleury		125 leibly	Casperde 2 yalo	2. Oc
Fran ha	FRANCS	59 CAIBLEY	JDFP	5.1
/0			_	

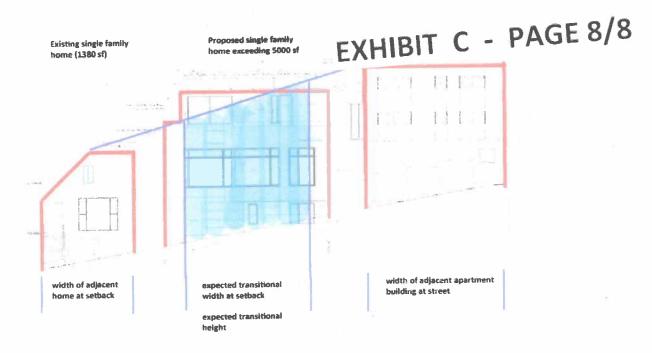
1783 Noe Street: Front Elevation



The proposed single family home at 1783 Noe Street will be over 5000 sf excluding a two-car garage, about 300 percent larger than the average home in the immediate neighborhood (even twice as large as the multi-unit apartment building at the corner of Laidley). It is taller, wider and larger than every other building and is replacing an affordable neighborhood-sized home that could be remodeled for a modest addition. We support the Discretionary Review Applications filed on the demolition and new construction permits by our neighbors and ask the Planning Commission to deny the demolition and allow a modest enlargement of the current home in a way that fits in with the scale of our neighborhood.

Printed name Signature Address Email Refer Bratt Statu 19 Laidley peterbrattamai 1 International I

1783 Noe Street: Front Elevation

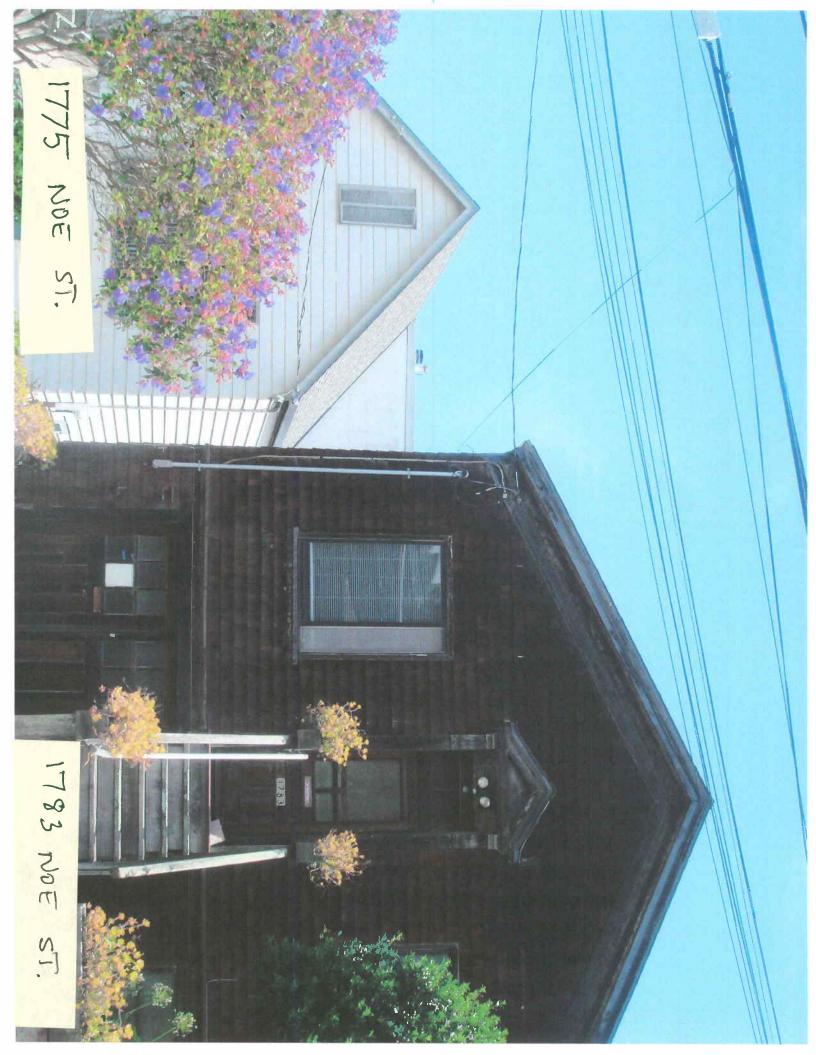


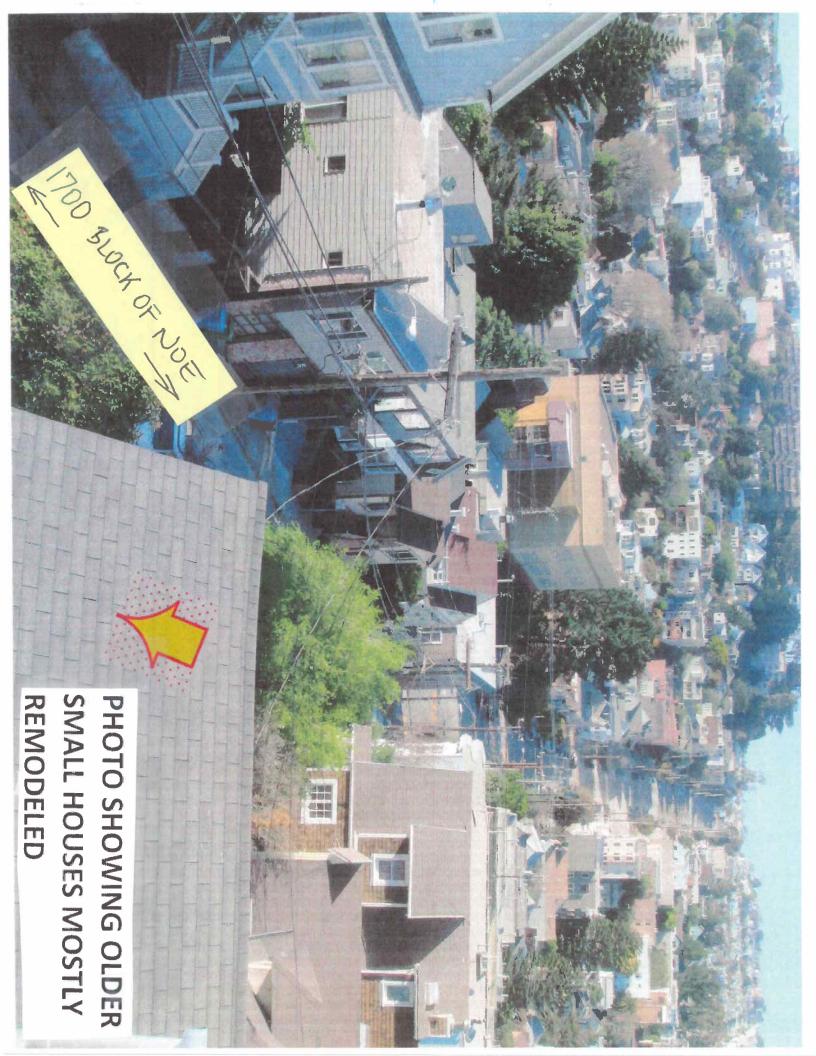
Printed name	Signature	Address	Email
DAVID C. RIZZO	Och.	74 HARPERST	drizzoliezol, con
Eachary (Rizzoli	Jachfor Kigh	74 A Harper St.	zakula (Demail
NANGY J THOMISO	Wance Othorps	5.93 HARPERST	
2 GHW P. GALYIN	Januto Califor	12 HAEPERST	
c c	/	-	
τ.			













This page intentionally left blank.

Application for **Discretionary Review**

CASE NUMBER

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information DR APPLICANT'S NAME: DAVID C. RIZZOLI ZIP CODE: TELEPHONE: 74/74A HARPER STREET 94131 419826 6523 PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: GEOFF GIBSON ZIP CODE: TELEPHONE: 351 9TH STREET, SAN FRANCISCO (415) 3188634 EXT 4003 94103 CONTACT FOR DR APPLICATION: Same as Above TELEPHONE: ZIP CODE: ADDRESS () E-MAIL ADDRESS drizzoli @ 201. com 2. Location and Classification ZIP CODE STREET ADDRESS OF PROJECT: 94131 1783 NOE STREET LAIDLEY STREET LOT DIMENSIONS: LOT AREA (SQ FT): ZONING DISTRICT: ASSESSORS BLOCK/LOT: HEIGHT/BULK DISTRICT: 6652 016A 40×100 4000 RH-1/40-X 3. Project Description Please check all that apply Change of Use Change of Hours 🗌 New Construction 🗙 Alterations 🗌 Demolition 🗌 Other 🗌 Rear 🗌 🛛 Front 🗌 Height 🗌 🦳 Side Yard 🗌 Additions to Building:

Building Permit Application No. 201407111074

RESIDENCE

Present or Previous Use: RESIDENCE

Proposed Use:

Date Filed: MAY 28, 2015

REGEIVED

MAY ? 9 2315 CITY & COUNTY OF S.F. 4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO	
Have you discussed this project with the permit applicant?	X		
Did you discuss the project with the Planning Department permit review planner?		X	VACATION
Did you participate in outside mediation on this case?		X	

5. Changes Made to the Project as a Result of Mediation

SAN FRANCISCO PLANNING DEPARTMENT V.08.07.2012

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

APPLICANT WAS NOT WILLING TO MAKE DESIGN	
CHANGES TO THE PROJECT	

CASE NUMBER:

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

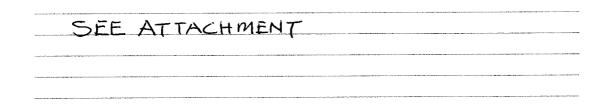
1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.



2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

SEE ATTACHMENT

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?



Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature:

Date: MAY 28, 2015

Print name, and indicate whether owner, or authorized agent:

DAVID C: RIZZOLI OWNER Owner / Authorized Agent (circle one)

SAN FRANCISCO PLANNING DEPARTMENT V.08.07.2012

CASE NUMBER: For Stati Uso only

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and signed by the applicant or authorized agent.

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	X
Address labels (original), if applicable	Ø
Address labels (copy of the above), if applicable	X
Photocopy of this completed application	X
Photographs that illustrate your concerns	×
Convenant or Deed Restrictions	\$
Check payable to Planning Dept.	X
Letter of authorization for agent	
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	×

NOTES: Optional Material.

O Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only Application received by Planning Department:

By:

Date: ____

DISCRETIONARY REVIEW REQUEST FOR BUILDING PERMIT APPLICATION 201407111074 (NEW CONSTRUCTION) FOR A NEW RESIDENCE AT 1783 NOE STREET BLOCK/LOT NO. 6652/016A

Introduction

The proposed design for the new residence at 1783 Noe Street is extremely large and out of scale with existing residences on Noe Street between Laidley & 30th Streets. It extends the high wall of the existing apartment building at the corner of Noe & Laidley another 40 or so feet to the North and carries its 3 story bulk eastward toward the residence at 72 Harper Street and along side the 74A Harper Street residence dwarfing this Cottage.

There are two additional applications for Discretionary Review that address Community concerns related to the bulk, height, foot print, and square footage of the design for the proposed new residence at 1783 Noe Street. My family, adult sons Zachary & Max and daughter Samantha reside at 74 & 74A Harper Street. My daughter & I have participated in the discussions with the community and we support the efforts of the Community explained in the two other applications for Discretionary Review. The following Request for Discretionary Review relates to the physical impacts that the proposed 1783 Noe Street Residence will have on our Cottage at 74A Harper Street that in my opinion and best professional judgement are not reasonable.

1. Reason for Requesting Discretionary Review

There are aspects of the proposed design for the new residence at 1783 Noe Street that have direct physical impact on the adjacent 74A Harper Street Cottage Residence and impose a San Francisco Building Code violation. This Cottage was constructed in 1908 after the 1906 Great Earthquake & Fire. The North wall of the Cottage was built a few inches from the North Property line, the South Property line of the lot at 1783 Noe Street Block/Lot 6652/016A. The South wall of the proposed 1783 Noe residence, as illustrated Winder Gibson Architects drawings, will be built a few inches off the South Property Line and a few inches away from the North Wall of the 74A Harper Street Cottage for approximately 16 feet of its total length. This wall will cover nearly half of the Living Room window, the entirety of the windows for the stair leading to the basement and a small window in the basement level, as is illustrated in the drawings provided by Winder Gibson Architects. The foundations of this wall will impact the foundation stability of the North wall of the Cottage. There will no longer be access to the 16 feet of the North wall of the Cottage and maintenance of the wood siding, windows, rain gutters and so forth will no longer be possible.

2. Unreasonable Impacts

A. The San Francisco Building Code Regulations requires natural ventilation and natural light from the exterior for occupied rooms such as the living room, dining room, bedrooms and so forth. The Cottage at 74A Harper Street contain a small living room and dining room in the North side with double hung windows in the North wall, 2 small bedrooms on the South side, a small kitchen & bathroom on the West side and a porch on the East side with a total area less than 600 square feet. The lower

level under the living room, dining room & east bedroom is a low headroom basement storage area and there is crawl space under the west bedroom, bathroom & kitchen. A stair to the basement is located on the north side of the kitchen along the North property line with casement windows in the north wall. A laundry room is under the porch on the east side.

1) The area of the living room is 113.4 sq. feet. The SFBC requires the open area for natural ventilation to be 4% of the floor area and glass area for natural light to be 8% of the floor area. This calculates to 4.53 sq. ft. for natural ventilation and 9.07 sq. ft. for natural light. The available area of the window that is blocked by the proposed new south wall of 1783 Noe Street is reduced to 8 sq. ft. of clear unobstructed area for natural light thus imposing a building code violation on the 74A Harper Street Cottage. This is an unreasonable impact and imposes a building code violation.

- 2) Natural light and ventilation for the stair off the kitchen to the basement is from the casement windows along the north wall. The proposed new south wall of 1783 Noe Street will block the existing natural light and ventilation for this stair completely. A 100% reduction of natural light and ventilation is an unreasonable impact.
- 3) Natural light for the basement is from 2 small windows in the north wall. The proposed new south wall of 1783 Noe Street will block the natural light from one of these two windows completely. A 50% reduction of natural light is an unreasonable impact.

Note: All windows in the North wall of the Cottage are along the property line separating the 74/74A Harper Street lot and the 1783 Noe Street lot. This is not in compliance with the current SFPC or SFBC but because the Cottage was constructed in 1908, long before either code existed, the windows are allowed to remain but not be altered.

B. The proximity of the 1783 Noe Street proposed south wall foundation excavation to the 74A Harper cottage north wall foundations violates the "area of influence" of the gravity loading on soils that support these foundations. The present condition of the existing foundation is somewhat tenuous. The disruption of soils on the north side of the existing foundation necessary to construct the foundations for the south wall of 1783 Noe Street will most likely lead to a foundation failure. This is an unreasonable impact.

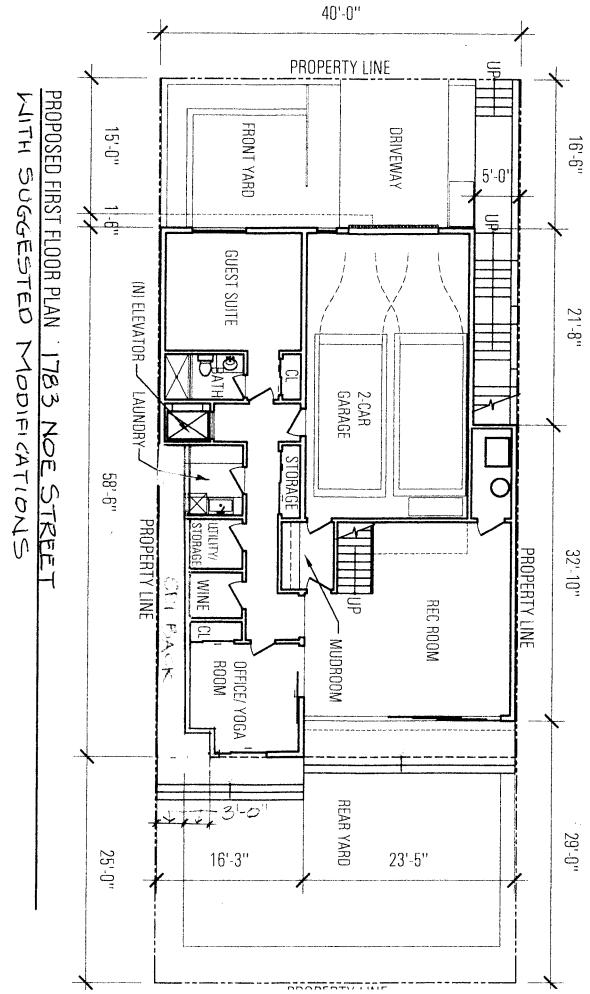
Note: The flooring of the 74A Harper Street Cottage is an Oak & Walnut wood floor assemblage of parallelogram shapes that create light & dark hexagon & star patterns bordered by an inticate pattern of small Walnut & Oak blocks. This floor was installed and may have been designed by an out of work craftsman during the Great Depression. My research over the last 30 years has not discovered a similar installation in any mansions, castles, books on unique wood flooring or any other building types. This may be a one of a kind installation. The excavation for the foundations of the proposed 1783 Noe Street South Wall may cause failure of the 74A Harper Cottage North Wall foundations that could result in major damage to the wood floor, the North Wall, roof area and so forth.

- C. The 1783 Noe Street proposed south wall is located 2 inches north of the south property line. This will leave a gap of approximately 4 inches between this south wall and approximately 16 feet of the north exterior wall of the 74A Harper Street Cottage. This will prevent maintenance of the wood siding and windows on this portion of the Cottage's north wall. This is an unreasonable impact.
- D. Walls on side property lines are now required to be of fire rated construction. This was not a requirement in 1908 and the existing North Wall of 74A is not fire rated. The proposed construction of the South Wall of 1783 Noe Street will need to recognize this. The SF Building Department may require additional fire rating for the construction of the proposed South Wall of 1783 Noe Street

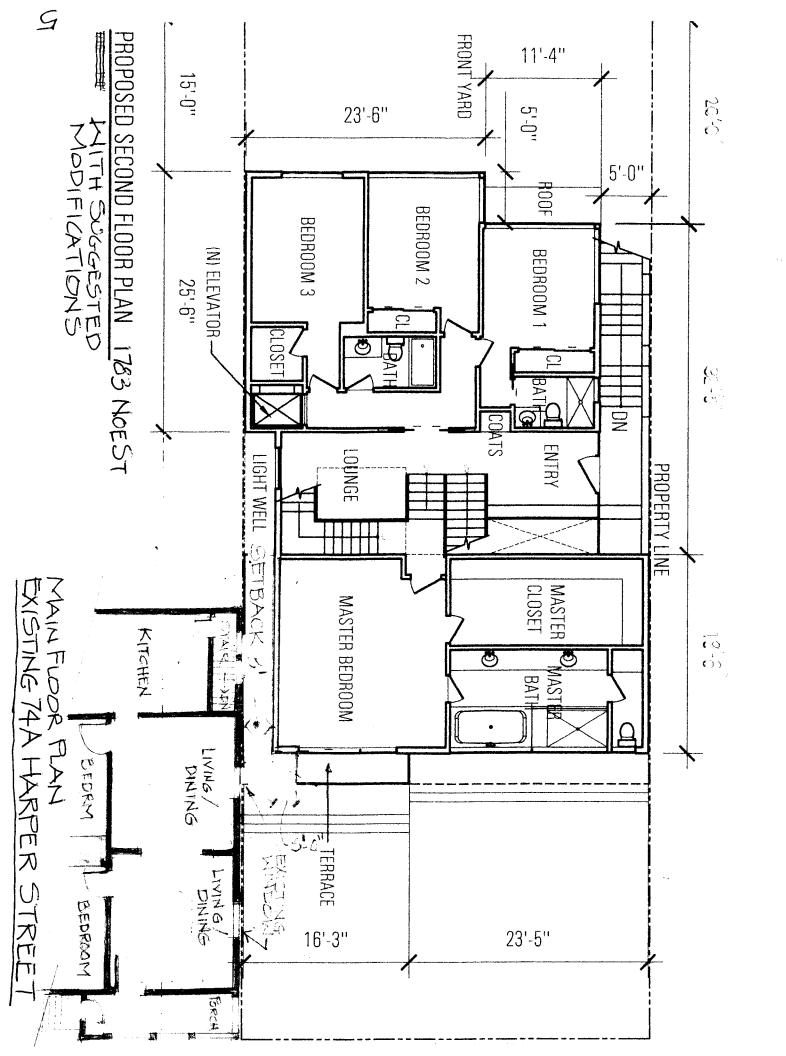
3. Changes Necessary to Reduce Unreasonable Impact

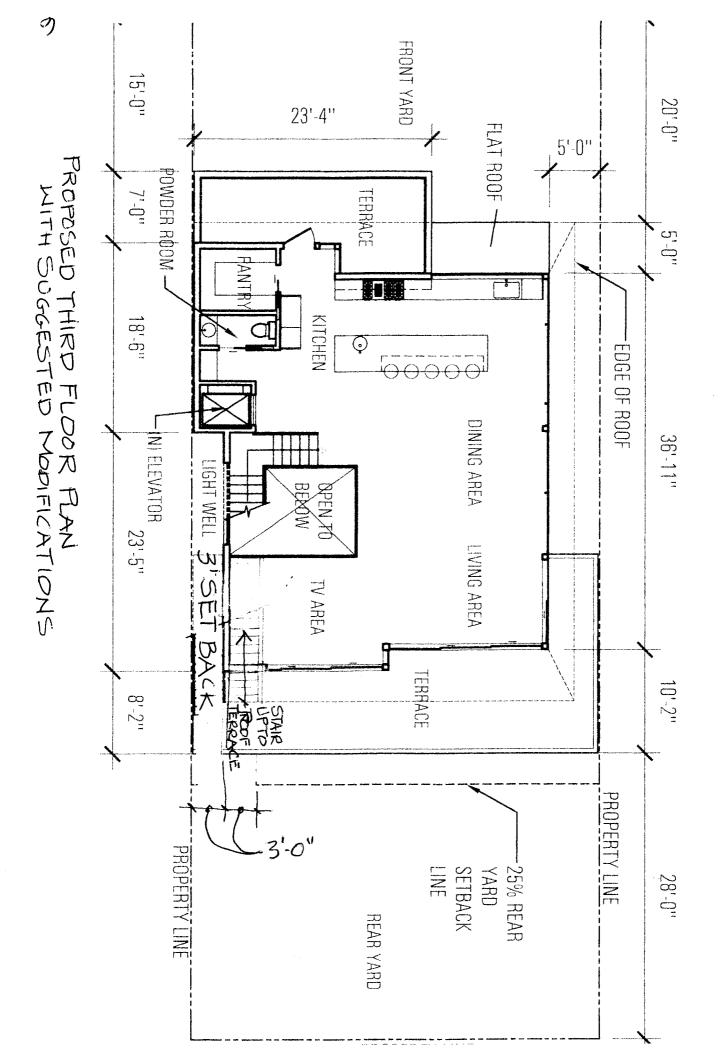
The Lot at 74/74A Harper Street is zoned R-1 which allows for 1 single family residence. This zoning occurred long after the two residences were constructed on the lot in 1915. The two residences were allowed to remain with the stipulation that improvements/ alterations to the 74A Cottage that require a building permit are not allowed however maintenance/repairs to existing conditions are allowed.

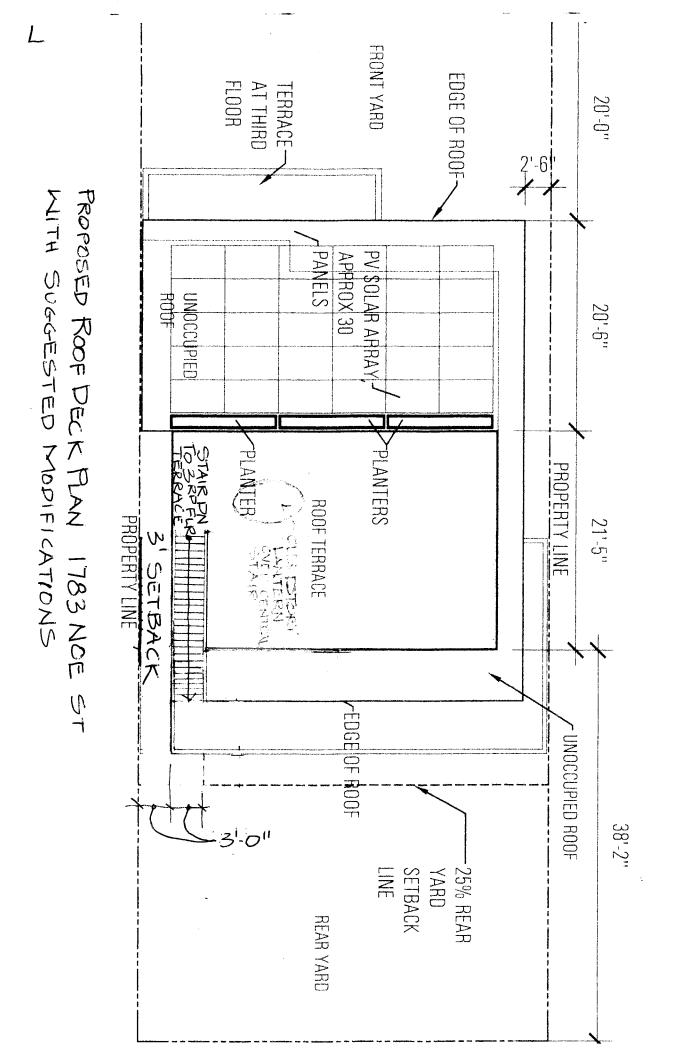
A. The proposed design of the 1783 Noe south wall indicates a 12 foot long by 3 foot deep light well extending from the roof level to the floor of the 2nd floor. This 3 foot deep light well could be extended down to the first floor and to the east along the south property line for all three floors & the roof level to the east wall of the second floor master bedroom, 19'-6". The depth could be increased to 6 feet at the 2nd floor Master Bedroom Terrace extending to the east edge of this terrace and down to the floor of Office at the first floor. These changes create a 3 foot setback to the north of the south property line with a 6 foot setback at the 2nd floor terrace and first floor office. See Attached Drawings. These are minimal changes to the proposed 1783 Noe Street design and will reduce but not eliminate the risk of potential foundation failure at the 74A Harper Cottage, retain existing natural light for the Cottage Living Room thus not impose a building code violation, retain existing natural light for the stair to basement level and for the basement level, and allow adequate space for maintenance of the north wall, windows, gutters and so forth, and may alleviate potential Building Department requirements for increased fire rated construction of the South Wall of proposed 1783 Noe Street Residence.

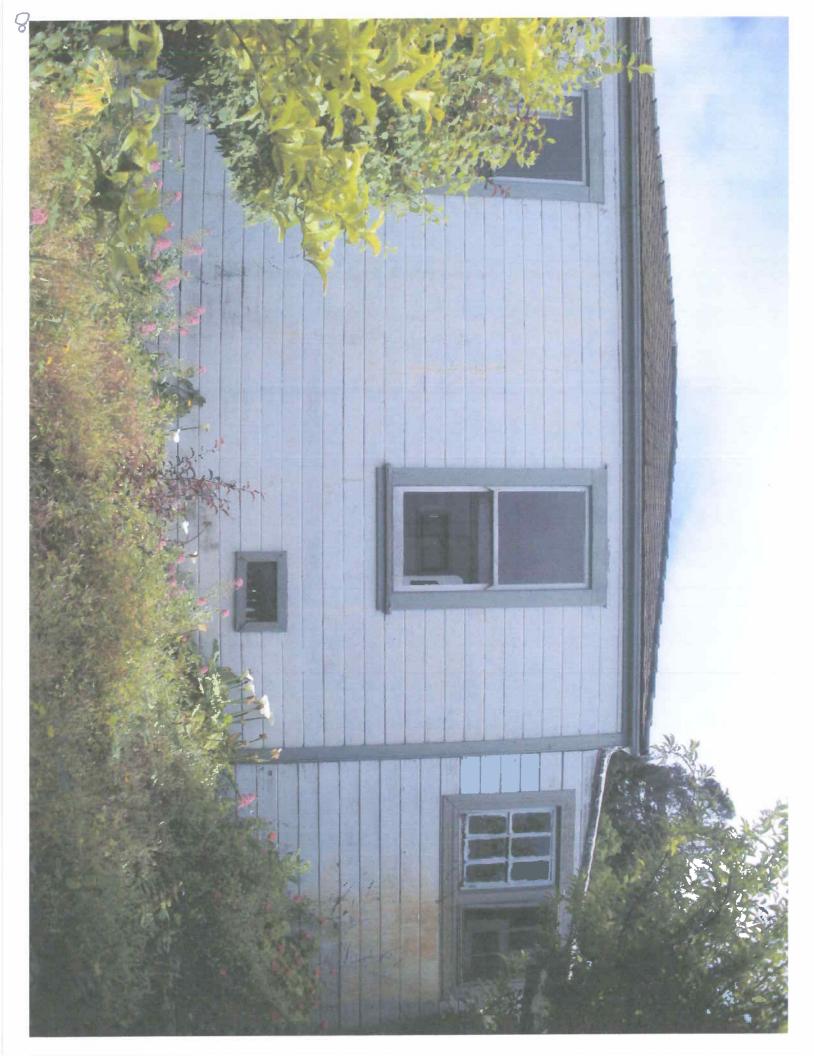


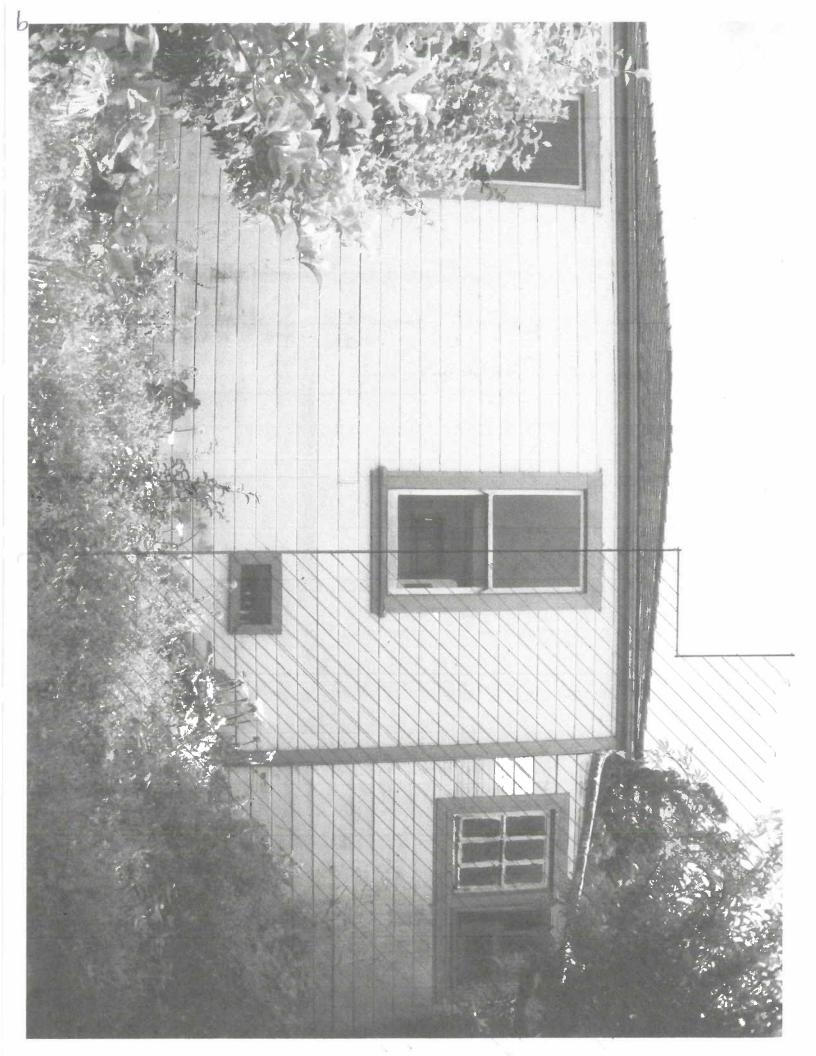
+





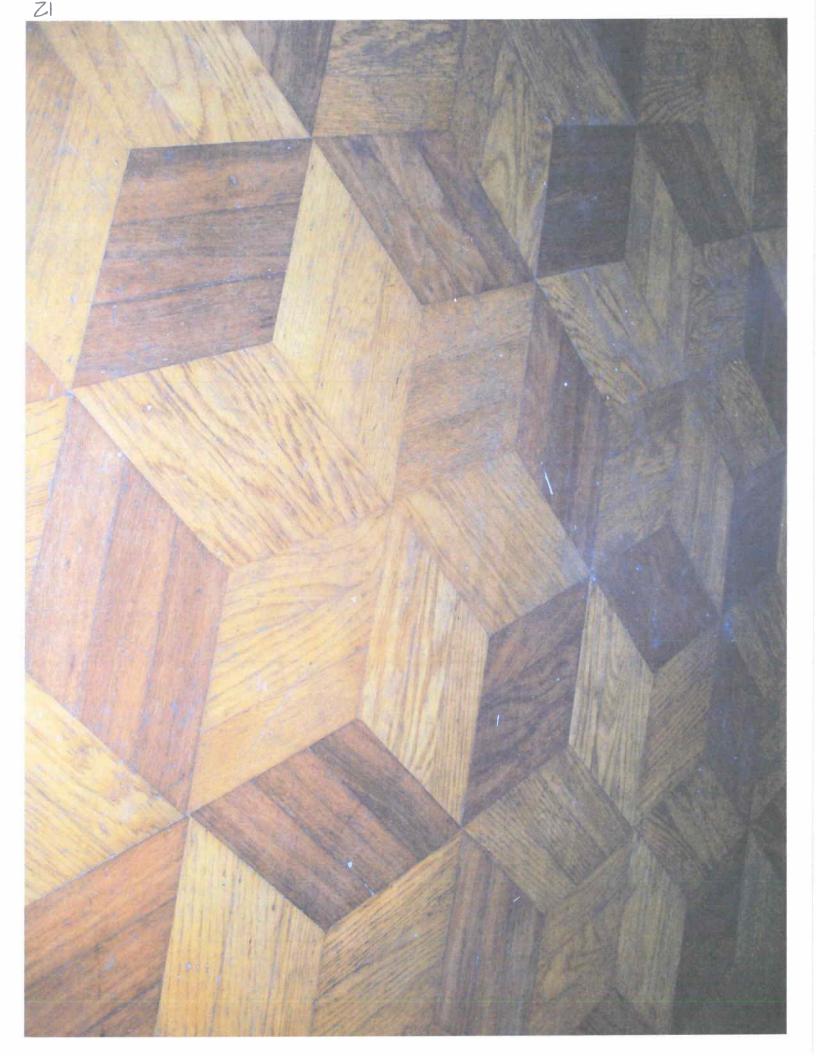














74 HARPER STREET COTTAGE WOOD FLOOR BORDER PATTERN

13

REUBEN, JUNIUS & ROSE, LLP

August 25, 2015

By Hand Delivery

President Rodney Fong San Francisco Planning Commission 1650 Mission Street, Suite 400 San Francisco, CA 94103

Re: 1783 Noe Street – Brief in Opposition to Discretionary Review Request Our File: 8908.01

Dear President Fong and Commissioners:

Our office represents 1783 Noe Street, LLC ("Project Sponsor"), owner of the property located at 1783 Noe Street (the "Property"). The Property is currently improved with a significantly under-sized single-family home. The Project Sponsor proposes to replace the existing improvements with a family-sized, single-family home (the "Project").

Project Sponsor has been sensitive to concerns about how the Project fits into the neighborhood, as well as the Planning Department staff's design guidance. The Project has been modified multiple times, demonstrating the Project Sponsor's willingness to work to design a project that is compatible with the existing neighborhood. In fact, the Project before this Commission contains the majority of the modifications requested by one of the three DR requestors (the other DR requestors have so far refused to suggest any specific design changes).

The Project will replace an undersized home that is in disrepair with a modern, family-sized home that more appropriately fits the Property's 40-foot wide lot. It has been determined by staff to be consistent with the Residential Design Guidelines and is fully consistent with the Planning Code. It will provide a home for a San Francisco family, doing its part to ease our current housing crisis.

A. <u>Project Description</u>

Currently, the Property is improved with a small, approximately 1435-square-foot habitable space structure that is in a state of disrepair. Plumbing, electrical and heating are all outdated, not functioning and unsafe. The structure is substandard and has been poorly altered many times over the years. The existing foundation is brick. The existing non-original exterior shingles are failing. The existing non-original single-glazed aluminum windows hardly open and are not efficient. In short, the current building is largely uninhabitable. The property was owner-occupied for many years before it was purchased by the Project Sponsor,

One Bush Street, Suite 600 San Francisco, CA 94104

tel: 415-567-9000 fax: 415-399-9480

www.reubenlaw.com

and is now awaiting owner-occupation pending permits. Therefore, the Project does not eliminate rental housing.

The Project would demolish the existing improvements—including the concrete slab servicing the current building's basement-level garage—and construct a 4,488-square-foot, three-story single-family home. The project provides a fully-code compliant front yard at 15 feet with additional setbacks at the north side and third floor. Side setbacks are provided even though they are not required. The majority of the north side is set back 5 feet from the property line. The majority of the south side is set back 3 feet from the property line. In addition, the project provides a fully code-compliant rear yard and includes additional rear setbacks at the second and third floors. The third floor provides a 36-38 foot setback where only 25 feet is required.

The third floor is not a full floor: it is set back 22-25 feet from the front property line (7-10 feet from the front of the new home), 5 feet from the north property line, 3 feet from the majority of the south property line, and is pulled back 36-38 feet from the rear property line. All of these reductions are voluntary and not in response to Planning Code requirements. It should also be noted that this project features an upside-down floor plan with the primary living space at the third floor. Therefore, additional reductions at this level would result in significant usability issues with the home.

Combined, these voluntary increased setbacks maintain significant light and air access to the Property's neighbors. The front setback will contain a number of landscaping features, consistent with existing neighborhood condition. A roof terrace is located on the rear of the building, more than 40 feet from the front property line, and is accessible from an interior stair to a slide-across skylight—meaning there is no rooftop penthouse.

As explained in more detail below, the Project has been sculpted to fit with the existing context of the neighborhood and to respect the light and air concerns raised by the one DR requestor to propose any alternatives to the Project's design.

B. <u>Neighborhood Outreach and Design Development</u>

The Project Sponsor has spent a significant amount of time and effort to gather and respond to concerns from the DR requestors, both before and after the Project's building permits were filed. In addition, the Project has been significantly reduced in size from its initial conception. Design changes in response to neighbor concerns and in dialogue with the Planning Department include the following compared with the original filing:

- A 3-foot setback on all floors on the majority of the southern side of the property;
- An increased front setback on the 3rd story of 5 feet;

One Bush Street, Suite 600 San Francisco, CA 94104

- A front setback of 5 feet on the northern (down-slope) segment of the 2nd story, providing a more articulated and scaled façade;
- Significant mass reduction at the southeast corner of the rear façade at the second floor, with an increase rear setback of 8 feet;
- Relocating the stair to the rooftop terrace as an interior stair coming up to a slideacross skylight.

Diagrams of the mass reduction at the front and the rear have been provided to assist in understanding the changes that have already occurred in the design since the original preapplication meeting. See **Exhibit A**.

The net effect of these changes is to ensure access to light and air for adjacent neighbors, preserve access to view corridors for neighbors located above the Property—including those across Laidley Street more than 100 feet from the site, maintain the prevailing pattern of mid-block open space, and design an articulated and properly-scaled building as viewed from the pedestrian realm.

Of the three DR requestors, only one suggested alternatives to the Project as it was originally designed: Mr. Rizolli, who lives in a rear cottage that is directly south of the Project site. The current Project as designed has incorporated the majority of the changes Mr. Rizolli suggested as well as additional mass reduction. Nevertheless, as of this writing Mr. Rizolli has refused to withdraw his DR request.

The project architect has been highly proactive in neighborhood outreach and direct communications with the neighbors, including the DR filers. Following the Pre-Application meeting, the project architect circulated copies of all drawings and renderings and began work with the Planning Department and RDT to address both the neighbors' concerns (as documented in the Pre-application concern list) and the RDG implementation for the project.

Once the Planning Department was satisfied with the project, the project architect voluntarily emailed a revised set of plans and renderings for the project to every single person who had requested the drawings from the pre-application meeting. The email was an offer to dialogue about the Project to see if the changes made in Planning satisfied the concerns raised, as the Project team believed that they had. Not a single person responded to the email or gave an indication that a dialogue was desired or a DR would be filed.

Following the original pre-application meeting, the project architect engaged in an email dialogue with Sean Harrington, keeping him abreast of the changes to the project during Planning Review. The project architect visited Harrington's property to meet with

> One Bush Street, Suite 600 San Francisco, CA 94104

tel: 415-567-9000 fax: 415-399-9480

Harrington and take additional measurements to facilitate the inclusion of Harrington's rear façade overlaid on the Project's south façade, and to allow the production of accurate renderings of the view of the Project from Harrington's property. Harrington produced a lengthy list of demands for drawings and renderings, and the Project team worked with him to provide what was needed to understand the Project. Prior to the Section 311 meeting, the project architect met with Harrington in person and again requested dialogue, offering concrete and productive changes that were repeatedly either ignored or rebuffed by Harrington. Harrington indicated that he would file a DR and cut off the dialogue.

The project architect also met with David Rizzoli in person after the original preapplication meeting and offered specific remedies to Rizzoli's concerns about the rear cottage, including an offer to pay for the replacement of Rizzoli's side foundation and the relocation of an affected window. The project architect was under the impression that this offer was well received and heard nothing further from Rizzoli until the DR was filed. Therefore, Rizzoli's DR came as a complete surprise. The project architect reached out to Rizzoli several times after the DR was filed before finally getting him on the phone to offer to institute the majority of Rizzoli's requests in the DR. Rizzoli refused to discuss the project and stated that, even if all his requested changes were made, he would still go to hearing on the DR.

Other than his attendance at the original Pre-Application meeting, Ed Tansev has engaged in no dialogue with the project architect or sponsor, even after they voluntarily shared the revised project plans and renderings with him by email. Accordingly, Tansev's DR filing came as a complete surprise. After Tansev filed the DR, the project architect's business partner, John Winder, reached out to Tansev by email and phone and, after several attempts, spoke with him by phone. Winder and Tansev have a past relationship from Winder's work on the Yerba Buena Lofts project of which Tansev was the developer. Tansev did not offer any concrete suggestions of reasonable changes that could be made to the project to satisfy him and stated that he intended to go to the DR hearing.

The development of the Project design demonstrates Project Sponsor's willingness to be flexible and work with both Planning Department staff and neighbors who provide substantive feedback or project alternatives. As discussed above, the Project's current design reflects the majority of the changes proposed by Mr. Rizolli. Despite the numerous modifications made to the Project, it appears that the DR requestors are simply unwilling to accept a new building at the Property to replace the run down and unsafe structure that is there currently, despite the fact that the Planning Department has determined that the Project design is fully code-compliant, and consistent with all relevant aspects of the Residential Design Guidelines.

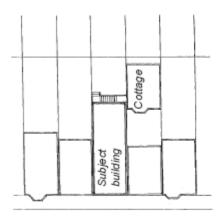
> One Bush Street, Suite 600 San Francisco, CA 94104

tel: 415-567-9000 fax: 415-399-9480

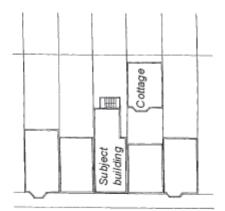
C. <u>The Project Complies with the Residential Design Guidelines</u>

DR requestor Sean Harrington's house is immediately south of and uphill from the Property—meaning he stands to lose a north-facing view of downtown San Francisco. Mr. Harrington's primary argument is that the Project does not comply with the Residential Design Guidelines. While Mr. Harrington lists a number of design principles and guidelines, he fails to explain the criteria and steps set out for new development to comply with these Guidelines. As explained in detail below, the Project as currently designed is actually consistent with the Guidelines' relevant design criteria:

1. **Rear Yard Cottages.** Articulate the building to minimize impacts on light to adjacent cottages. Even though buildings in rear yards are non-complying structures that can adversely impact a block's pattern of interior open space, new buildings should be designed to reduce light impacts to the cottage. Specific design features include providing side setbacks at the rear of the building, and minimizing rear projections such as decks and stairs.¹ From the Guidelines:



This illustration shows a new building permitted under the Planning Code. The building's design has not been modified to minimize light impacts to the adjacent cottage, and further restricts the mid-block open space.



This illustration shows a new building that provides a side setback to reduce the impact on light to the cottage.

The Project's design respects Mr. Rizolli's rear cottage, as well as Mr. Harrington's rear yard to the west of Mr. Rizolli's cottage. The majority of the Project is set back a total of three feet from this property line on all stories fronting Mr. Rizolli's and Mr. Harrington's properties. A significant portion of the second story is further set back 16 feet from this property line. Earlier iterations of the Project proposed a stairway on the northern portion of the Property, leading from a rear deck on the second story onto the roof. The stairs have been

One Bush Street, Suite 600 San Francisco, CA 94104

www.reubenlaw.com

relocated as an interior stair, coming up to a slide-across skylight, minimizing the impact on Mr. Rizolli and Mr. Harrington.

2. Front Setback. In areas with varied front setbacks, building setbacks should be designed to act as a transition between adjacent buildings, and to unify the overall streetscape.² Facades should be articulated with well-defined building entrances and projecting and recessed façade features, creating "steps" that create a transition between adjacent buildings.

The Project's front façade is set back 15 feet from the front property line, transitioning along Noe Street from the neighboring building to the south that provides no setback to the adjacent building at 1775 Noe Street, which provides an approximately 38 foot front setback. The Project incorporates a significant 7-10 foot setback at the third story, and a 5-foot setback on the northern portion of the second story. These features provide a sense of scale and articulation on the front façade in "steps," so that the Project transitions between the adjacent buildings.

3. Landscaping. Landscaping must be an integral part of the Project's design. Landscape areas should be of a meaningful size for planting. Paved areas should be minimized, with driveways covered in permeable surfaces.³

The Project incorporates a number of landscaping features, as shown on the landscaping plan included with the site permit. Moving from south to north, these features include a U-shaped planting area framing a decomposed granite patio, a permeable paver driveway with planting strips, and a planting area separating the permeable driveway from the walkway leading to the front door.

4. Light. In areas with a dense building pattern, some reduction of light to neighboring buildings can be expected. A number of design features can be incorporated to minimize impacts on light, including setbacks on upper floors, shared light wells, open railings on decks and stairs, and using a fire-rated roof.⁴

The Project incorporates each of these features, ensuring adequate light and air to Mr. Rizolli's back cottage, which is located immediately to the south of the Property. A 3-foot wide side setback from the shared property line is incorporated at all levels—the standard depth of light wells. The second floor is set back from the rear yard a total of 36 feet on the southern portion of that story, further ensuring adequate light and air to Mr. Rizolli's rear cottage. The roof deck is fire-rated and features open railings, increasing light to uphill neighbors. Additionally, the Project's rooftop is accessible by an interior stair with a slide-across skylight, negating the need for any rooftop penthouse features.

One Bush Street, Suite 600 San Francisco, CA 94104

www.reubenlaw.com

5. **Building Scale at the Street.** If a proposed building is taller than surrounding buildings, modifying building depth through upper-story setbacks and using a fire-rated roof to eliminate the need for a building parapet are appropriate features to ensure that a larger building is in scale and compatible with smaller buildings.⁵

The Project is actually not taller than the surrounding buildings, as there are many three-story buildings on the block face. The adjacent neighbor to the north is 3 tall stories. The neighbor to the south has a gabled roof third story which becomes a flat roof at the rear. Therefore, no upper story setback is actually required in this case. Nonetheless, the Project's third story is set back between 7-10 feet from street level, with the deeper setback located on the northern (i.e. down-sloped) portion of the building so as to maintain an appropriate visual scale moving down the hill. The Project also incorporates a fire-rated roof.

6. **Building Scale at Mid-Block Open Space**. Height and depth of new buildings can impact existing mid-block open space, particularly in blocks with an existing strong mid-block open space pattern. Upper floor setbacks, notches at the rear, side setbacks, and a reduction in building footprint are all design features that can respond to concerns about mid-block open space.

The subject block does not have a well-defined pattern of mid-block open space. Indeed, Mr. Rizolli's own rear cottage is located in the middle of the block, and the three buildings to the north of the Property along Noe Street are similarly built well into a standard mid-block area. In many respects, a project at the Property built equal to the rear of these structures would be more consistent with the prevailing mid-block character.

In any event, the Project does incorporate a number of design features to minimize the building's scale in the rear. As noted above, there is a 3-foot setback at all floors fronting both Mr. Harrington's lot and Mr. Rizolli's rear cottage. Moreover, a significant notch feature has been added on the southeastern portion of the second story. The proposed outdoor stair leading to the roof has been relocated to the interior. The third floor is set 8-10 feet back from the further projection of the second floor. Therefore, the project has been sculpted to step back and away from the open space and ensure light and air reach the open space, and the midblock open space is consistent with the dominant urban pattern in San Francisco. Mr. Harrington's lot is one lot in from the corner, and lots in that position commonly face the side walls of buildings facing the street around the corner. In fact, the rear yards at 76 Harper and 78 Harper both face the flank of Mr. Harrington's house.

The Project's relevant design features comply with the Guidelines and ensure that its building scale and orientation respect existing conditions. The Project is completely codecompliant, provides all setbacks requested by Mr. Rizolli, and appropriately provides a sense of scale and articulation so that the Project transitions between the adjacent buildings. In fact,

> One Bush Street, Suite 600 San Francisco, CA 94104

tel: 415-567-9000 fax: 415-399-9480

it appears the DR requestors may simply misunderstand the impact the proposed project will have on their views. As demonstrated in **Exhibit B**, the diagram one of the DR requestors filed grossly overstates the Project's impact on views from Laidley Street.

D. <u>Project Scale</u>

All three DR requestors raise the issue of the overall scale of the building, while repeatedly misstating the scale as "over 5,000 sf" or 5,500 square feet. In truth, the habitable square footage was only 4,754 square feet at the time of Section 311 mailing, and has now been reduced to 4,488 square feet. To make their case about a prevailing scale of houses, the DR requestors have submitted an area plan showing square footages based on tax records. However, tax records are often low, not accounting for all developed space and not noting potential developable space already within the building envelope, including basements, ground floor spaces and attics. The DR requestors also neglect to provide the square footages of any houses on the southwest side of Laidley Street. This is relevant because 1783 Noe Street is the last house on Noe and essentially faces Laidley. There are numerous larger homes on Laidley, including 76 Laidley (3,512 square feet), 84 Laidley (3,418 square feet), 90 Laidley (3,312 square feet), 112 Laidley (3,213 square feet) and 132 Laidley (3,322 square feet). Several of these homes and others are also under construction with vertical and horizontal additions.

It must be emphasized that 1783 Noe Street is an unusual 40 foot wide lot. It has 4,000 square feet in lot area, and accordingly can support a larger home while maintaining the density and lot coverage typical for the area. Imagine for a moment that this were a typical 25 foot wide lot. If we were to slice off 15 feet of our project, our proposed building would have an area of only 2,805 square feet, which is well within the norm for the area. The project sponsor should not be restricted to building a smaller building when it is placed on a larger lot and entirely appropriate for the lot size.

The Project has a lot coverage of 2,018 square feet – only a 50 percent lot coverage. Furthermore, as already demonstrated, the building tapers in from all sides as it rises. The top floor is only 1,296 square feet, representing only a 32 percent lot coverage. To compare, Harrington's property at 105 Laidley has approximately a 48 percent lot coverage including his side garage. Rizzoli's property at 74 and 74A Harper has approximately a 48 percent lot coverage lot coverage including his front and back buildings.

The Project not a 'monster home' as characterized by the DR requestors. It is well scaled to its 4,000-square-foot lot and has been sensitively designed to taper and step in as it rises in proper relation to all of the neighboring structures. The Project follows dominant patterns of lot coverage and provides generous front and rear yards as well as side setbacks. This project is a good neighbor and fits the context of the neighborhood.

One Bush Street, Suite 600 San Francisco, CA 94104

tel: 415-567-9000 fax: 415-399-9480

E. <u>The Project Was Properly Appraised</u>

DR requestor Ed Tansev, who requested Discretionary Review of the demolition permit, argues that Planning Staff erroneously determined that the project's appraised value exceeds 1.506 million, the current 80^{th} percentile value of single-family homes in San Francisco. This argument is without merit. The Project Sponsor provided an appraisal prepared by First Republic Bank demonstrating that the value of the Property in its current condition was 1.705 million, as of May 22, 2014. (Exhibit C.) The Project's demolition permit was filed on July 11, 2014, well within the 6-month validity period for appraisals, pursuant to Section $317.^6$

Mr. Tansev did not provide a new appraisal prepared by a bank or other qualified appraiser. Instead, he relied on "estimates" of the Property's value from the real estate websites Zillow and Trulia, as they appeared in May 2015. That is simply insufficient to refute a professionally-prepared appraisal. As an indication of how inaccurate and misleading these websites can be, as of August 14, 2015, Zillow's "Zestimate®" of the Property was actually \$1,559,787, exceeding the current 80th percentile threshold. (**Exhibit D**.)

F. <u>Conclusion</u>

The Project Sponsor proposes a new, badly-needed family-sized San Francisco home that is sensitive to and respectful of the existing built environment in the neighborhood. It is scaled, set back, and articulated in a fashion to minimize impacts on adjacent neighbors, a difficult task on a large 40-foot wide lot located towards the top of a hill, with three neighboring lots located uphill from the Property.

The Project Sponsor has agreed to the majority of the design modifications suggested by the only DR requestor who provided design requests. However, that DR requestor, Mr. Rizolli, now refuses to withdraw his request. It appears that the DR requestors have taken the position that they simply will not accept any new construction project at the site. Therefore, the Project Sponsor has no choice but to proceed to hearing. As demonstrated above, the Project is reasonable in design and appropriate for the area, and, therefore, does not raise "exceptional or extraordinary circumstances" necessary for the DR request to be approved. Therefore we respectfully request your support for the Project.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

Job Jylit

Jody Knight

One Bush Street, Suite 600 San Francisco, CA 94104

tel: 415-567-9000 fax: 415-399-9480

REUBEN, JUNIUS & ROSE, LLP

www.reubenlaw.com

Enclosures

Vice President Cindy Wu cc: Commissioner Michael Antonini Commissioner Rich Hillis Commissioner Christine Johnson Commissioner Kathrin Moore **Commissioner Dennis Richards** Jonas Ionin – Commission Secretary Tina Chang – Current Planner

One Bush Street, Suite 600 San Francisco, CA 94104

www.reubenlaw.com

¹ San Francisco Residential Design Guidelines ("Guidelines"), pg. 21. ² Guidelines, pgs. 12-13.

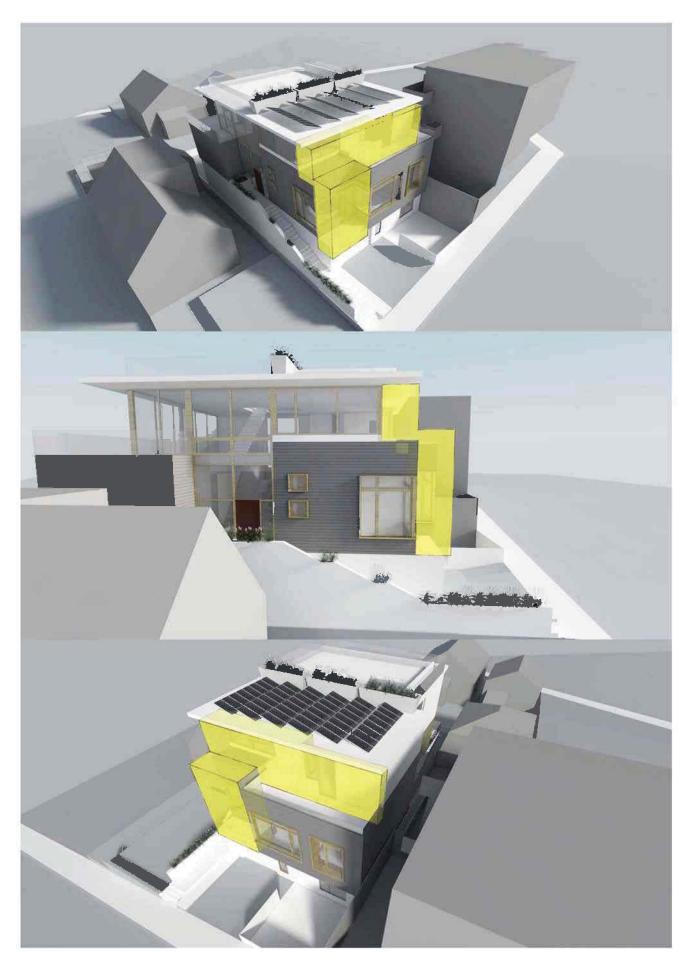
³ Guidelines, pg. 14.

⁴ Guidelines, pg. 16.

⁵ Guidelines, pgs. 24-25.

⁶ See San Francisco Building Permit Application No. 2014-07-111073, filed July 11, 2014.

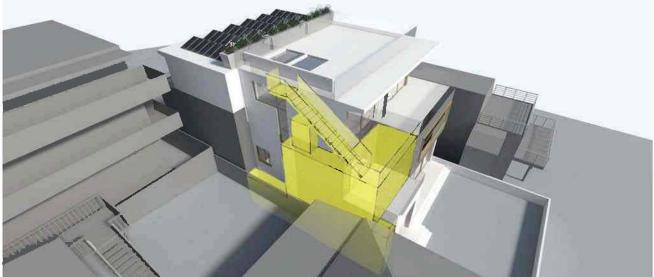
EXHIBIT A

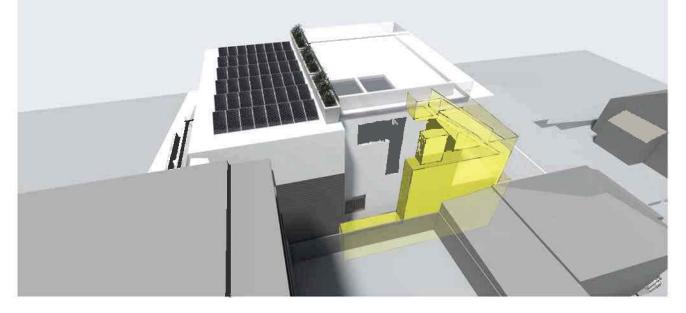


1783 NOE STREET/ FRONT MASS REDUCTION DIAGRAM/ 08.24,15

YELLOW HIGHLIGHTED AREAS REPRESENT MASS REDUCTIONS BETWEEN THE ORIGINAL SITE PERMIT FILING AND THE REVISED 08.24.15 DESIGN WINDER GIBSON ARCHITECTS



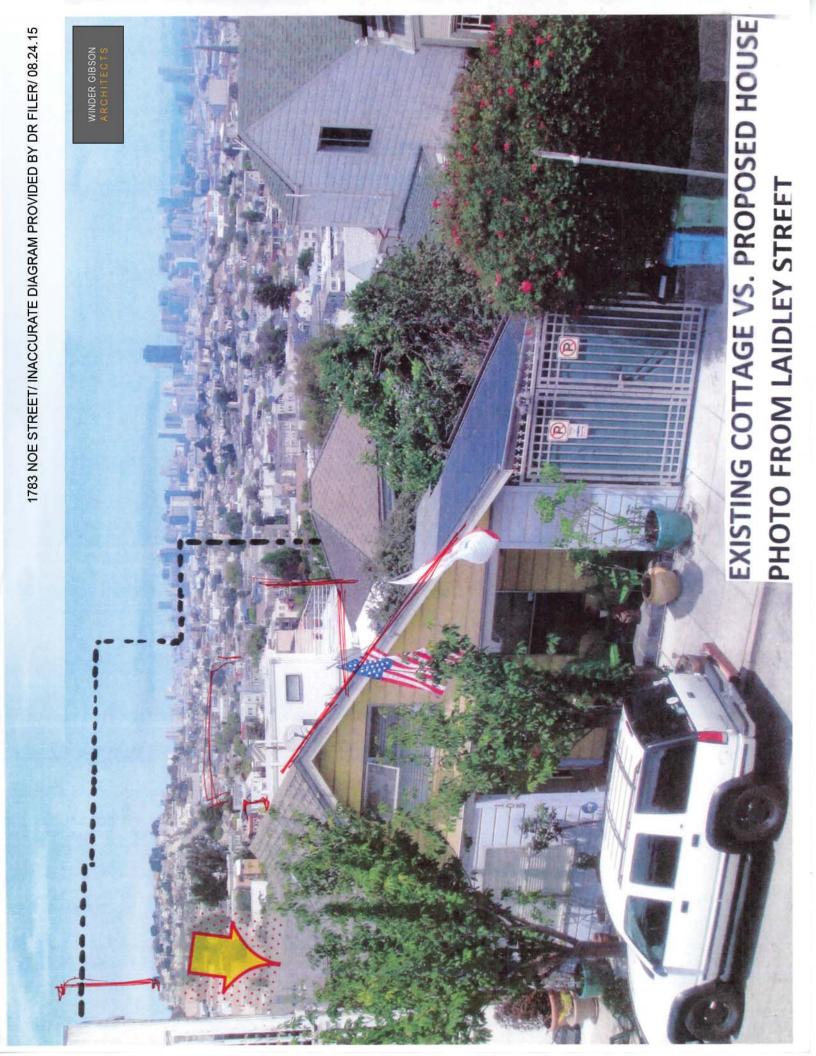


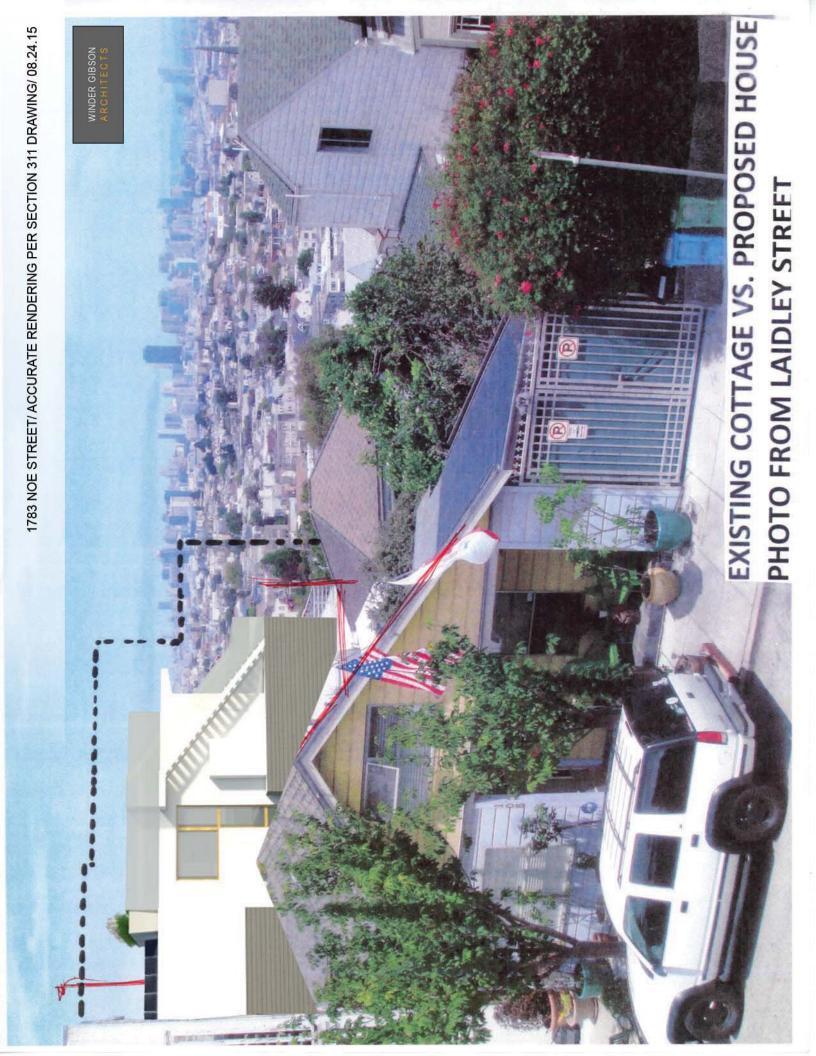


1783 NOE STREET/ REAR MASS REDUCTION DIAGRAM/ 08.24.15

YELLOW HIGHLIGHTED AREAS REPRESENT MASS REDUCTIONS BETWEEN THE ORIGINAL SITE PERMIT FILING AND THE REVISED 08.24.15 DESIGN WINDER GIBSON ARCHITECTS

EXHIBIT B





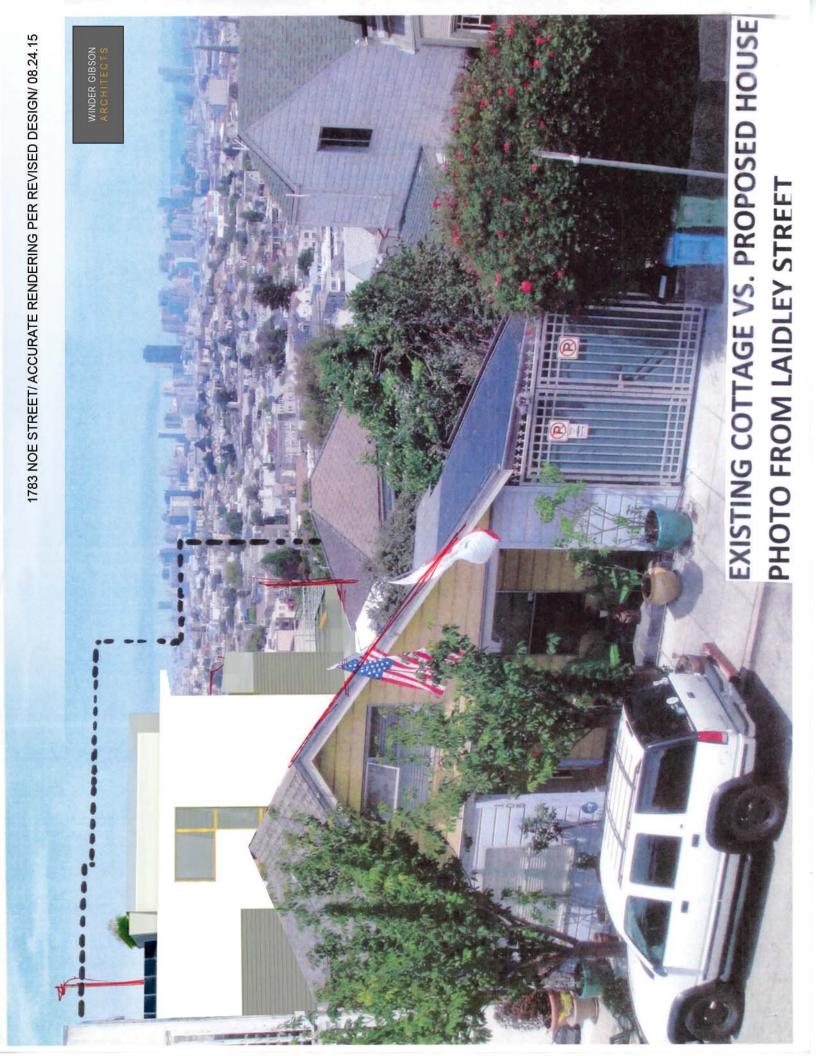


EXHIBIT C

File No.: CSA15-0515

APPRAISAL OF REAL PROPERTY



Date of Valuation:

05/22/2014

Located At:

1783 Noe St LOT 016A, BLOCK 6652 San Francisco, CA 94131

For:

FIRST REPUBLIC BANK 111 Pine Street, San Francisco, CA 94111

Table of Contents:

Letter of Transmittal	1	
URAR	2	
Additional Comparables 4-6	. 8	
General Text Addendum	. 9	
Market Conditions Addendum to the Appraisal Report	. 11	
UAD Definitions Addendum	12	
Single Family Comparable Rent Schedule	15	
Subject Photos	. 16	
Subject Photos Interior	17	
Subject Photos Interior	18	
Subject Photos Interior	19	
Subject Photos Interior	20	
Subject Photos Interior	21	
Subject Photos Interior	22	
Comparable Photos 1-3	. 23	
Comparable Photos 4-6	. 24	
Location Map	25	
Plat Map	26	
Building Sketch (Page - 1)	. 27	
Property Profile	. 28	
License	29	

California Street Appraisals 3821 California Street San Francisco, CA 94118

05/27/2014

FIRST REPUBLIC BANK 111 Pine Street San Francisco, CA 94111

Re: Property: 1783 Noe St San Francisco, CA 94131 Borrower: 1783 Noe Street, LLC File No.: CSA15-0515

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely Omelen Samen

Andrea Tameron Certified Residential Appraiser # AR026681 California Street Appraisals California Street Appraisals

Main File No. CSA15-0515 Page #2

	Uniform Residentia	al Appraisal Report	22-523 File # CSA15	704-5
The purpose of this summary appraisal repo				
Property Address 1783 Noe St	·	City San Francisco	State CA	Zip Code 94131
Borrower 1783 Noe Street, LLC	Owner of Public Recor	d 1783 Noe Street, LLC	County San F	rancisco
Legal Description LOT 016A, BLOCK 665	2			
Assessor's Parcel # 6652-016A		Tax Year 2013	R.E. Taxes \$ 6	
Neighborhood Name Glen Park		Map Reference 667/G5	Census Tract (
Occupant 🗌 Owner 🗌 Tenant 🖂 Vaca		\$ 0 🗌 PL	JD HOA\$o	per year per month
Property Rights Appraised Fee Simple	Leasehold Other (describe)	des suits a)		
Assignment Type Purchase Transaction Lender/Client FIRST REPUBLIC BANK		describe)		
Is the subject property currently offered for sal		ne Street, San Francisco, CA 94111		Yes 🗌 No
Report data source(s) used, offering price(s), a				
Date 04/16/14, Pending Date 05/10/14, S			noisee miles. eneming r	100 \$1,100,000, Libing
	r sale for the subject purchase transaction. E	xplain the results of the analysis of the	contract for sale or why th	e analysis was not
performed.	, ,	,	,	,
5				
Contract Price \$ Date of Con Is there any financial assistance (loan charges, If Yes, report the total dollar amount and descr		the owner of public record? Yes		
Is there any financial assistance (loan charges,		istance, etc.) to be paid by any party o	in behalf of the borrower?	Yes No
If Yes, report the total dollar amount and descri	be the items to be paid.			
Note: Race and the racial composition of the	a naighborhood are not entrained feator	•		
Note: Nace and the racial composition of the Neighborhood Characteristics		s. Housing Trends	One-Unit Housing	Present Land Use %
	Rural Property Values 🔀 Increasing		PRICE AGE	
	Under 25% Demand/Supply 🔀 Shortage	In Balance Over Supply	\$ (000) (yrs)	One-Unit 50 % 2-4 Unit 35 %
	Slow Marketing Time 🖂 Under 3 m		615 Low 1	Multi-Family 10 %
	e Valley (north), Dolores St, San Jose A		3,100 High 130	Commercial 5 %
Ave, and Bosworth St (south), O'Shaughn			1,327 Pred. 90	Other %
Neighborhood Description See attached a				
2				
Market Conditions (including support for the at	oove conclusions) See attached adden	nda.		
Dimensions 40' x 100'	Area 4000 sf	Shape Rectangular	· View B;	CtySky;
Specific Zoning Classification RH1		Residential - House, One-Family		
	conforming (Grandfathered Use) No Zoni		Yes 🗌 No If No, de	aariba
Is the highest and best use of subject property	as improved (or as proposed per plans and	specifications) the present use?] Yes 🗌 No If No, de	scribe
Utilities Public Other (describe)	Public Other (d	lescribe) Off-site Imp	rovements - Type	Public Private
	Water 🛛 🗌	Street Aspl		
v Gas	Sanitary Sewer	Alley Non		
FEMA Special Flood Hazard Area Yes	No FEMA Flood Zone N	FEMA Map # 0602980001N	FEMA Map	Date 07/05/1984
Are the utilities and off-site improvements typic	cal for the market area? 🛛 🛛 Yes 🔲 🛛	No If No, describe		
Are there any adverse site conditions or extern	al factors (easements, encroachments, enviro	onmental conditions, land uses, etc.)?	🗌 Yes 🛛 No	If Yes, describe
No adverse easements, encroachments, o	or other adverse conditions were noted.	No title report was provided or revie	ewed by the appraiser. T	he highest and best use
of the site in the appraiser's opinion is the	current use at the present time.			
General Description	Foundation		s/condition Interior	materials/condition
Units 🖂 One 🔲 One with Accessory Unit	Concrete Slab 🛛 Crawl Space	Foundation Walls Concr/Brck/	Avg Floors	
It of Charles i		Estavian Malla SALISI - LA	- U	Hdwd/Linol/Avg
# of Stories 1	Full Basement 🛛 Partial Basement	Exterior Walls WdShngle/A	vg Walls	Plster/WdPanel/Avg
Type 🔀 Det. 🗌 Att. 🔲 S-Det./End Unit	Full Basement Reservent Basement Area 631 sq.ft	Roof Surface CompShingle	vg Walls e/Avg Trim/Finish	Plster/WdPanel/Avg Wd/Stained/Avg
Type Z Det. Att. S-Det./End Unit Existing Proposed Under Const.	Full Basement Z Partial Basement Basement Area 631 sq.ft Basement Finish 48 %	Roof Surface CompShingle Gutters & Downspouts Metal/Avg	vg Walls e/Avg Trim/Finish Bath Floor	Plster/WdPanel/Avg Wd/Stained/Avg Linol/Avg
Type 🛛 Det. 🗌 Att. 🔄 S-Det./End Unit 🖄 Existing 📄 Proposed 📄 Under Const. Design (Style) Victorian	Full Basement Partial Basement Basement Area 631 sq.ft Basement Finish 48 % Outside Entry/Exit Sump Pump	Roof Surface CompShingl Gutters & Downspouts Metal/Avg Window Type AlumSIdrs/A	vg Walls e/Avg Trim/Finish Bath Floor vg Bath Wainsc	Plster/WdPanel/Avg Wd/Stained/Avg Linol/Avg Dt Drywall/Plstr/Avg
Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Victorian Year Built 1904	Full Basement Z Partial Basement Basement Area 631 sq.ft Basement Finish 48 %	Roof Surface CompShingle Gutters & Downspouts Metal/Avg	vg Walls e/Avg Trim/Finish Bath Floor	Plster/WdPanel/Avg Wd/Stained/Avg Linol/Avg Dt Drywall/Plstr/Avg None
Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Victorian Year Built 1904 Effective Age (Yrs) 30-35	Full Basement Partial Basement Basement Area 631 sq.ft Basement Finish 48 % Outside Entry/Exit Sump Pump Evidence of Infestation Dampness Settlement	Roof Surface CompShingli Gutters & Downspouts Metal/Avg Window Type AlumSldrs/A Storm Sash/Insulated N/A	vg Walls e/Avg Trim/Finish Bath Floor vg Bath Wainsc Car Storage	Plster/WdPanel/Avg Wd/Stained/Avg Linol/Avg of Drywall/Plstr/Avg None # of Cars 1
Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Victorian Year Built 1904 Effective Age (Yrs) 30-35 Attic None	Full Basement Partial Basement Basement Area 631 sq.ft Basement Finish 48 % Outside Entry/Exit Sump Pump Evidence of Infestation Dampness Settlement	Roof Surface CompShingli Gutters & Downspouts Metal/Avg Window Type AlumSldrs/A Storm Sash/Insulated N/A	vg Walls e/Avg Trim/Finish Bath Floor vg Bath Wainsc Car Storage ⊠ Driveway ove(s) # 0 Driveway Su	Plster/WdPanel/Avg Wd/Stained/Avg Linol/Avg of Drywall/Plstr/Avg None # of Cars 1
Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Victorian Year Built 1904 Effective Age (Yrs) 30-35 Attic None Drop Stair Stairs Floor Scuttle	Full Basement Partial Basement Basement Area 631 sq.ft Basement Finish 48 % Outside Entry/Exit Sump Pump Evidence of Infestation Dampness Settlement Heating FWA HuBB Radiant Xother WallHtr Fuel Gas Cooling Central Air Conditioning	Roof Surface CompShingli Gutters & Downspouts Metal/Avg Window Type AlumSldrs/A Storm Sash/Insulated N/A Screens N/A tAmenities Woodst	vg Walls e/Avg Trim/Finish Bath Floor vg Bath Wainsc Car Storage ⊠ Driveway ove(s) # 0 Driveway Su Nood ⊠ Garage	Plster/WdPanel/Avg Wd/Stained/Avg Linol/Avg of Drywall/Plstr/Avg Mone # of Cars 1 face Concrete # of Cars 1 # of Cars 0
Type Det. Att. S-Det/End Unit Existing Proposed Under Const. Design (Style) Victorian Year Built 1904 Effective Age (Yrs) 30-35 Attic None Drop Stair Stairs Floor Scuttle	Full Basement Partial Basement Basement Area 631 sq.ft Basement Finish 48 % Outside Entry/Exit Sump Pump Evidence of Infestation Dampness Settlement Heating FWA HWBB Other WallHtr Fuel Gas	Roof Surface CompShingli Gutters & Downspouts Metal/Avg Window Type AlumSldrs/A Storm Sash/Insulated N/A Screens N/A t Amenities Woodstr Fireplace(s) # 0 Ferce N	vg Walls e/Avg Trim/Finish Bath Floor vg Bath Wainsc Car Storage ⊠ Driveway ove(s) # 0 Driveway Su Nood ⊠ Garage None ☐ Carport	Plster/WdPanel/Avg Wd/Stained/Avg Linol/Avg of Drywall/Plstr/Avg Mone / # of Cars 1 fface Concrete # of Cars 1 # of Cars 0
Type Det. Att. S-Det./End Unit Lexisting Proposed Under Const. Design (Style) Victorian Year Built 1904 Effective Age (Yrs) 30-35 Attic None Drop Stair Stairs Floor Scuttle 2 Finished Heated Appliances Refrigerator Range/Oven	Full Basement Partial Basement Basement Area 631 sq.ft Basement Finish 48 % Outside Entry/Exit Sump Pump Evidence of Infestation Dampness Settlement Heating FWA HuBB Radiant Xother WallHtr Fuel Gas Cooling Central Air Conditioning	Roof Surface CompShingle Gutters & Downspouts Metal/Avg Window Type AlumSldrs/A Storm Sash/Insulated N/A Screens N/A I Amenities Woodst Fireplace(s) # 0 Patio/Deck None Pool None Other Metal	vg Walls e/Avg Trim/Finish Bath Floor vg Bath Wainsc Car Storage ⊠ Driveway ove(s) # 0 Driveway Su Nood ⊠ Garage None ☐ Carport	Plster/WdPanel/Avg Wd/Stained/Avg Linol/Avg of Drywall/Plstr/Avg Mone / # of Cars 1 fface Concrete # of Cars 1 # of Cars 0
Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Victorian Year Built 1904 Effective Age (Yrs) 30-35 Attic None Drop Stair Stairs Floor Scuttle 2 Finished Heated Mapping Refrigerator Range/Oven Finished area above grade contains: Stairs	Full Basement Partial Basement Basement Area 631 sq.ft Basement Finish 48 % Outside Entry/Exit Sump Pump Evidence of Infestation Dampness Settlement Heating FWA HWBB Radian Other WallHtr Fuel Gas Cooling Central Air Conditioning Individual Other None Dishwasher Disposal A Rooms 2 Bedrooms	Roof Surface CompShingle Gutters & Downspouts Metal/Avg Window Type AlumSldrs/A Storm Sash/Insulated N/A Screens N/A I Amenities Woodst I Fireplace(s) # 0 ⊠ Fence \ Peto/Deck None Pool None Other Maker Washer/Dryer Other	vg Walls e/Avg Trim/Finish Bath Floor vg Bath Wainsc Car Storage ∑ Driveway ove(s) # 0 Driveway Su Nood ⊠ Garage None ☐ Carport None ☐ Att.	Plster/WdPanel/Avg Wd/Stained/Avg Linol/Avg of Drywall/Plstr/Avg / # of Cars 1 face Concrete # of Cars 1 # of Cars 0 Det. Built-ir
Type Det. Att. S-Det./End Unit Existing Proposed Under Const. Design (Style) Victorian Year Built 1904 Effective Age (Yrs) 30-35 Attic None Drop Stair Stairs Floor Scuttle 2 Finished Heated Mapping Refrigerator Range/Oven Finished area above grade contains: Stairs	Full Basement Partial Basement Basement Area 631 sq.ft Basement Finish 48 % Outside Entry/Exit Sump Pump Evidence of Infestation Dampness Settlement Heating FWA HWBB Radian Other WallHtr Fuel Gas Cooling Central Air Conditioning Individual Other None Dishwasher Disposal A Rooms 2 Bedrooms	Roof Surface CompShingle Gutters & Downspouts Metal/Avg Window Type AlumSldrs/A Storm Sash/Insulated N/A Screens N/A Threnities Woodstr Fireplace(s) # 0 Patio/Deck None Porth to Pool None Other wave Washer/Dryer Other	vg Walls e/Avg Trim/Finish Bath Floor vg Bath Wainsc Car Storage ∑ Driveway ove(s) # 0 Driveway Su Nood ∑ Garage None ☐ Carport None ☐ Att. (describe)	Plster/WdPanel/Avg Wd/Stained/Avg Linol/Avg of Drywall/Plstr/Avg / # of Cars 1 face Concrete # of Cars 1 # of Cars 0 Det. Built-ir
Type Det. Att. S-Det/End Unit Existing Proposed Under Const. Design (Style) Victorian Year Built 1904 Effective Age (Yrs) 30-35 Attic None Drop Stair Stairs Floor Scuttle Finished Heated Appliances Refrigerator Finished area above grade contains: Additional features (special energy efficient iter	Full Basement Partial Basement Basement Area 631 sq.ft Basement Finish 48 % Outside Entry/Exit Sump Pump Evidence of Infestation Dampness Settlement Heating FWA HWBB Radian Cooling Central Air Conditioning Individual Other None Dishwasher Disposal A Rooms 2 Bedrooms ns, etc.). None noted.	Roof Surface CompShingli Gutters & Downspouts Metal/Avg Window Type AlumSldrs/A Storm Sash/Insulated N/A Screens N/A Amenities Woodstim Fireplace(s) # 0 Patio/Deck None Porth r Pool None Other 1.0 Bath(s)	vg Walls e/Avg Trim/Finish Bath Floor vg Bath Wainsc Car Storage ⊠ Driveway ove(s) # o Driveway Su Nood ⊠ Garage None ☐ Carport None ☐ Att. (describe) 32 Square Feet of Gross L	Plster/WdPanel/Avg Wd/Stained/Avg Linol/Avg of Drywall/Plstr/Avg Mone # of Cars 1 fface Concrete # of Cars 1 # of Cars 0 Det. Built-ir iving Area Above Grade
Type Det. Att. S-Det/End Unit Lexisting Proposed Under Const. Design (Style) Victorian Year Bulit 1904 Effective Age (Yrs) 30-35 Attic None Drop Stair Stairs Floor Scuttle 2 Finished Heated Appliances Refrigerator Range/Oven Finished area above grade contains:	Full Basement Partial Basement Basement Area 631 sq.ft Basement Finish 48 % Outside Entry/Exit Sump Pump Evidence of Infestation Dampness Settlement Heating FWA HWBB Radian Cooling Central Air Conditioning Individual Other None Dishwasher Disposal A Rooms 2 Bedrooms ns, etc.). None noted.	Roof Surface CompShingli Gutters & Downspouts Metal/Avg Window Type AlumSldrs/A Storm Sash/Insulated N/A Screens N/A Amenities Woodstim Fireplace(s) # 0 Patio/Deck None Porth r Pool None Other 1.0 Bath(s)	vg Walls e/Avg Trim/Finish Bath Floor vg Bath Wainsc Car Storage ∑ Driveway ove(s) # 0 Driveway Su Nood ∑ Garage None ☐ Carport None ☐ Att. (describe)	Plster/WdPanel/Avg Wd/Stained/Avg Linol/Avg of Drywall/Plstr/Avg Mone # of Cars 1 fface Concrete # of Cars 1 # of Cars 0 Det. Built-ir iving Area Above Grade
Type Det. Att. S-Det/End Unit Existing Proposed Under Const. Design (Style) Victorian Year Built 1904 Effective Age (Yrs) 30-35 Attic None Drop Stair Stairs Floor Scuttle Finished Heated Appliances Refrigerator Finished area above grade contains: Additional features (special energy efficient iter	Full Basement Partial Basement Basement Area 631 sq.ft Basement Finish 48 % Outside Entry/Exit Sump Pump Evidence of Infestation Dampness Settlement Heating FWA HWBB Radian Cooling Central Air Conditioning Individual Other None Dishwasher Disposal A Rooms 2 Bedrooms ns, etc.). None noted.	Roof Surface CompShingli Gutters & Downspouts Metal/Avg Window Type AlumSldrs/A Storm Sash/Insulated N/A Screens N/A Amenities Woodstim Fireplace(s) # 0 Patio/Deck None Porth r Pool None Other 1.0 Bath(s)	vg Walls e/Avg Trim/Finish Bath Floor vg Bath Wainsc Car Storage ⊠ Driveway ove(s) # o Driveway Su Nood ⊠ Garage None ☐ Carport None ☐ Att. (describe) 32 Square Feet of Gross L	Plster/WdPanel/Avg Wd/Stained/Avg Linol/Avg of Drywall/Plstr/Avg Mone # of Cars 1 fface Concrete # of Cars 1 # of Cars 0 Det. Built-ir iving Area Above Grade
Type Det. Att. S-Det/End Unit Existing Proposed Under Const. Design (Style) Victorian Year Built 1904 Effective Age (Yrs) 30-35 Attic None Drop Stair Stairs Floor Scuttle Finished Heated Appliances Refrigerator Finished area above grade contains: Additional features (special energy efficient iter	Full Basement Partial Basement Basement Area 631 sq.ft Basement Finish 48 % Outside Entry/Exit Sump Pump Evidence of Infestation Dampness Settlement Heating FWA HWBB Radian Cooling Central Air Conditioning Individual Other None Dishwasher Disposal A Rooms 2 Bedrooms ns, etc.). None noted.	Roof Surface CompShingli Gutters & Downspouts Metal/Avg Window Type AlumSldrs/A Storm Sash/Insulated N/A Screens N/A Amenities Woodstim Fireplace(s) # 0 Patio/Deck None Porth r Pool None Other 1.0 Bath(s)	vg Walls e/Avg Trim/Finish Bath Floor vg Bath Wainsc Car Storage ⊠ Driveway ove(s) # o Driveway Su Nood ⊠ Garage None ☐ Carport None ☐ Att. (describe) 32 Square Feet of Gross L	Plster/WdPanel/Avg Wd/Stained/Avg Linol/Avg of Drywall/Plstr/Avg Mone # of Cars 1 fface Concrete # of Cars 1 # of Cars 0 Det. Built-ir iving Area Above Grade
Type Det. Att. S-Det/End Unit Existing Proposed Under Const. Design (Style) Victorian Year Built 1904 Effective Age (Yrs) 30-35 Attic None Drop Stair Stairs Floor Scuttle Finished Heated Appliances Refrigerator Finished area above grade contains: Additional features (special energy efficient iter	Full Basement Partial Basement Basement Area 631 sq.ft Basement Finish 48 % Outside Entry/Exit Sump Pump Evidence of Infestation Dampness Settlement Heating FWA HWBB Radian Cooling Central Air Conditioning Individual Other None Dishwasher Disposal A Rooms 2 Bedrooms ns, etc.). None noted.	Roof Surface CompShingli Gutters & Downspouts Metal/Avg Window Type AlumSldrs/A Storm Sash/Insulated N/A Screens N/A Amenities Woodstim Fireplace(s) # 0 Patio/Deck None Porth r Pool None Other 1.0 Bath(s)	vg Walls e/Avg Trim/Finish Bath Floor vg Bath Wainsc Car Storage ⊠ Driveway ove(s) # o Driveway Su Nood ⊠ Garage None ☐ Carport None ☐ Att. (describe) 32 Square Feet of Gross L	Plster/WdPanel/Avg Wd/Stained/Avg Linol/Avg of Drywall/Plstr/Avg Mone # of Cars 1 fface Concrete # of Cars 1 # of Cars 0 Det. Built-ir iving Area Above Grade
Type Det. Att. S-Det/End Unit Lexisting Proposed Under Const. Design (Style) Victorian Year Built 1904 Effective Age (Yrs) 30-35 Attic None Drop Stair Stairs Floor Scuttle 2 Finished Heated Appliances Refrigerator Range/Oven Finished area above grade contains: Additional features (special energy efficient iter Describe the condition of the property (including the state) Describe the condition of the property (including the state)	Full Basement Partial Basement Basement Area 631 sq.ft Basement Finish 48 % Outside Entry/Exit Sump Pump Evidence of Infestation Dampness Settlement Heating FWA HWBB Radiant X Other WallHtr Individual XOther None Dishwasher Disposal Microo 4 Rooms 2 Bedrooms ns, etc.). None noted.	Roof Surface CompShingli Gutters & Downspouts Metal/Avg Window Type AlumSldrs/A Storm Sash/Insulated N/A Screens N/A Amenities Woodst Fireplace(s) # 0 Patio/Deck None Pool None 1.0 Bath(s) 88	vg Walls e/Avg Trim/Finish Bath Floor vg Bath Wainsc Car Storage ∑ Driveway ove(s) # 0 Driveway Su Nood ∑ Garage None ☐ Carport None ☐ Att. (describe) ts2 Square Feet of Gross L ates in the prior 15 years	Plster/WdPanel/Avg Wd/Stained/Avg Linol/Avg of Drywall/Plstr/Avg Mone # of Cars 1 # of Cars 1 # of Cars 0 Det. Built-ir Living Area Above Grade
Type Det. Att. S-Det/End Unit Existing Proposed Under Const. Design (Style) Victorian Year Built 1904 Effective Age (Yrs) 30-35 Attic None Drop Stair Stairs Floor Scuttle Appliances Refrigerator Finished area above grade contains: Additional features (special energy efficient iter	Full Basement Partial Basement Basement Area 631 sq.ft Basement Finish 48 % Outside Entry/Exit Sump Pump Evidence of Infestation Dampness Settlement Heating FWA HWBB Radiant X Other WallHtr Individual XOther None Dishwasher Disposal Microo 4 Rooms 2 Bedrooms ns, etc.). None noted.	Roof Surface CompShingli Gutters & Downspouts Metal/Avg Window Type AlumSldrs/A Storm Sash/Insulated N/A Screens N/A Amenities Woodst Fireplace(s) # 0 Patio/Deck None Pool None 1.0 Bath(s) 88	vg Walls e/Avg Trim/Finish Bath Floor vg Bath Wainsc Car Storage ∑ Driveway ove(s) # 0 Driveway Su Nood ∑ Garage None ☐ Carport None ☐ Att. (describe) ts2 Square Feet of Gross L ates in the prior 15 years	Plster/WdPanel/Avg Wd/Stained/Avg Linol/Avg of Drywall/Plstr/Avg Mone # of Cars 1 fface Concrete # of Cars 1 # of Cars 0 Det. Built-ir iving Area Above Grade
Type Det. Att. S-Det/End Unit Existing Proposed Under Const. Design (Style) Victorian Year Built 1904 Effective Age (Yrs) 30-35 Attic None Drop Stair Stairs Floor Scuttle Papliances Refrigerator Appliances Refrigerator Additional features (special energy efficient iter Describe the condition of the property (including the state)	Full Basement Partial Basement Basement Area 631 sq.ft Basement Finish 48 % Outside Entry/Exit Sump Pump Evidence of Infestation Dampness Settlement Heating FWA HWBB Radiant X Other WallHtr Individual XOther None Dishwasher Disposal Microo 4 Rooms 2 Bedrooms ns, etc.). None noted.	Roof Surface CompShingli Gutters & Downspouts Metal/Avg Window Type AlumSldrs/A Storm Sash/Insulated N/A Screens N/A Amenities Woodst Fireplace(s) # 0 Patio/Deck None Pool None 1.0 Bath(s) 88	vg Walls e/Avg Trim/Finish Bath Floor vg Bath Wainsc Car Storage ∑ Driveway ove(s) # 0 Driveway Su Nood ∑ Garage None ☐ Carport None ☐ Att. (describe) ts2 Square Feet of Gross L ates in the prior 15 years	Plster/WdPanel/Avg Wd/Stained/Avg Linol/Avg of Drywall/Plstr/Avg Mone # of Cars 1 # of Cars 1 # of Cars 0 Det. Built-in Living Area Above Grade
Type Det. Att. S-Det/End Unit Existing Proposed Under Const. Design (Style) Victorian Year Built 1904 Effective Age (Yrs) 30-35 Attic None Drop Stair Stairs Floor Scuttle Papliances Refrigerator Appliances Refrigerator Additional features (special energy efficient iter Describe the condition of the property (including the state)	Full Basement Partial Basement Basement Area 631 sq.ft Basement Finish 48 % Outside Entry/Exit Sump Pump Evidence of Infestation Dampness Settlement Heating FWA HWBB Radiant X Other WallHtr Individual XOther None Dishwasher Disposal Microo 4 Rooms 2 Bedrooms ns, etc.). None noted.	Roof Surface CompShingli Gutters & Downspouts Metal/Avg Window Type AlumSldrs/A Storm Sash/Insulated N/A Screens N/A Amenities Woodsti Fireplace(s) # 0 Patio/Deck None Pool None 1.0 Bath(s) 88	vg Walls e/Avg Trim/Finish Bath Floor vg Bath Wainsc Car Storage ∑ Driveway ove(s) # 0 Driveway Su Nood ∑ Garage None ☐ Carport None ☐ Att. (describe) ts2 Square Feet of Gross L ates in the prior 15 years	Plster/WdPanel/Avg Wd/Stained/Avg Linol/Avg of Drywall/Plstr/Avg Mone # of Cars 1 # of Cars 1 # of Cars 0 Det. Built-in Living Area Above Grade
Type Det. Att. S-Det/End Unit Existing Proposed Under Const. Design (Style) Victorian Year Built 1904 Effective Age (Yrs) 30-35 Attic None Drop Stair Stairs Floor Scuttle Papliances Refrigerator Appliances Refrigerator Additional features (special energy efficient iter Describe the condition of the property (including the state)	Full Basement Partial Basement Basement Area 631 sq.ft Basement Finish 48 % Outside Entry/Exit Sump Pump Evidence of Infestation Dampness Settlement Heating FWA HWBB Radian Cooling Central Air Conditioning Individual Other None Dishwasher Disposal More Coll None noted. Ig needed repairs, deterioration, renovations, conditions that affect the livability, soundnes	Roof Surface CompShingli Gutters & Downspouts Metal/Avg Gutters & Downspouts Metal/Avg Window Type AlumSldrs/A Storm Sash/Insulated N/A Screens N/A Screens N/A Tereplace(s) # 0 Patio/Deck None Pool None Other 1.0 Bath(s) 88 remodeling, etc.). C4;No upde s, or structural integrity of the property	vg Walls e/Avg Trim/Finish Bath Floor vg Bath Wainsc: Car Storage ∑ Driveway ove(s) # 0 Driveway Su Nood ∑ Garage None ☐ Carport None ☐ Att. (describe) s2 Square Feet of Gross L ates in the prior 15 years Prior 15 years	Plster/WdPanel/Avg Wd/Stained/Avg Linol/Avg ot Drywall/Plstr/Avg None / # of Cars 1 face Concrete # of Cars 1 # of Cars 0 Det. Built-in iving Area Above Grade Spee attached addenda.
Type Det. Att. S-Det/End Unit Existing Proposed Under Const. Design (Style) Victorian Year Built 1904 Effective Age (Yrs) 30-35 Attic None Drop Stair Stairs Stairs Floor Scuttle Appliances Refrigerator Range/Oven Finished Heated Heated Iterational features (special energy efficient iter Describe the condition of the property (including Are there any physical deficiencies or adverse Are there any physical deficiencies or adverse	Full Basement Partial Basement Basement Area 631 sq.ft Basement Finish 48 % Outside Entry/Exit Sump Pump Evidence of Infestation Dampness Settlement Heating FWA HWBB Radian Cooling Central Air Conditioning Individual Other None Dishwasher Disposal More Coll None noted. Ig needed repairs, deterioration, renovations, conditions that affect the livability, soundnes	Roof Surface CompShingli Gutters & Downspouts Metal/Avg Gutters & Downspouts Metal/Avg Window Type AlumSldrs/A Storm Sash/Insulated N/A Screens N/A Screens N/A Tereplace(s) # 0 Patio/Deck None Pool None Other 1.0 Bath(s) 88 remodeling, etc.). C4;No upde s, or structural integrity of the property	vg Walls e/Avg Trim/Finish Bath Floor vg Bath Wainsc: Car Storage Driveway Ove(s) # 0 Driveway Su Nood Garage None Carport None Att. (describe) s2 Square Feet of Gross L ates in the prior 15 years	Plster/WdPanel/Avg Wd/Stained/Avg Linol/Avg ot Drywall/Plstr/Avg None / # of Cars 1 face Concrete # of Cars 1 # of Cars 0 Det. Built-in iving Area Above Grade Spee attached addenda.

Freddie Mac Form 70 March 2005

UAD Version 9/2011 Page 1 of 6

Main File No. CSA15-0515 Page #3

		U	nifo	orm	Re	sidential A	ppr	aisa	al R	eport	File #	22-52 CSA1 ⁴	3704-		
										from \$ 1,100,000		to S	\$ 1,2	49,000	
			t neigh				ths ran			ice from \$ 1,000,0	00			,790,000	
	FEATURE	SUBJECT				LE SALE # 1				LE SALE # 2				LE SALE #	: 3
	Address 1783 Noe St			aidley			-	Randall			1753 Noe St San Francisco, CA 94131				
	San Francisco, CA Proximity to Subject	94131				94131				94131				94131	
	Sale Price	\$	0.06	miles S		\$ 1,790,000		niles E		\$ 1,690,000		miles N	N	\$	1,650,000
	Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 1	1194.1	3 sa.ft.	1,730,000		467.01	sa.ft.	.,,		1269.2	3 sa.ft.	-	1,000,000
	Data Source(s)	• • • •		#4160		M 0		#41923				#4158			
	Verification Source(s)			#L035-				onfirme				#L060-	,		
	VALUE ADJUSTMENTS	DESCRIPTION	DE	SCRIPT	ION	+(-) \$ Adjustment	DE	SCRIPTI	ION	+(-) \$ Adjustment	DE	SCRIPT	ION	+(-) \$ A	djustment
	Sales or Financing		NonA	٨rm			ArmL	th			ArmL	.th			
	Concessions		None	;0				portd;0			None	;0			
	Date of Sale/Time			3;c12/	13			4;c04/1	14			4;c01/	14		
	Location	B;Res;	B;Re	,			B;Re				B;Re				
	Leasehold/Fee Simple Site	Fee Simple 4000 sf	Fee 3	Simple		+44,000		Simple		+28,000		Simple			0
	View	B;CtySky;	B;Cty			-25,000				+20,000	B;Cty				0
	Design (Style)	DT1;Victorian		Edward	lian			Edward	ian	0		Edward	lian		0
	Quality of Construction	Q3	Q3	Lantaite			Q3	unuu		°	Q3				
	Actual Age	110	107			0	104			0	107				0
	Condition	C4	C4			-25,000	C4			-25,000	C3				-50,000
	Above Grade	Total Bdrms. Baths	Total	Bdrms.	Baths							Bdrms.			
	Room Count	4 2 1.0	5	2	2.0	-15,000		2	1.0	0		3	3.0		-30,000
	Gross Living Area	882 sq.ft.		,	ə sq.ft.	-46,000		1,152	sq.ft.	-20,000		1,300) sq.ft.		-31,000
	Basement & Finished Rooms Below Grade	631sf303sfwo		f255sf\		+20,000				+30,000					+30,000
	Functional Utility	0rr0br0.0ba2o		r0.0ba	00	0				0					0
S	Heating/Cooling	Average WallHtrs/None	Avera	age Bsbrd/l	Nono	0	Avera	ige al/None		0	Avera	age ral/Non			0
APPROACH	Energy Efficient Items	None		ndWnd			None		5	0		vtoil./sh			0
ЪР.	Garage/Carport	1gbi1dw	2qbi1			-10,000				-10,000					+15,000
	Porch/Patio/Deck	None	Deck	,Patio		-6,000				-3,000	Deck	,HotTb			-6,000
ŝ	Fireplace	None	None)			1 F/P			-5,000	None)			
ARI	List Price / Orig. List Price	N/A	LP \$'	1,790,0	000	0	LP \$,495,0	00	0	LP \$	1,650,0	000		0
MP									-				_		
8	Net Adjustment (Total)					\$ -63,000			⊴ -	\$ -5,000			<u> </u>	\$	-72,000
ES	Adjusted Sale Price of Comparables		Net Ad Gross		3.5 % 10.7 %	\$ 1,727,000	Net Ad		0.3 % 7.2 %	\$ 1,685,000	Net A		4.4 % 9.8 %	¢	4 570 000
SALES COMPARISON		the sale or transfer h				roperty and comparab					01055	Auj.	9.0 /0	φ	1,578,000
								,							
				transfei	rs of the	subject property for	the thre	e years	prior to	o the effective date of	this ap	praisal.			
		San Francisco MLS													
				transtei	rs of the	comparable sales for	r the ye	ar prior	to the	date of sale of the con	nparab	ie sale.			
	Data Source(s) RealQuest, Report the results of the research	San Francisco MLS		ale or tr	anofar h	istory of the subject r	ronert	and co	mnara	hle calec (report additi	ional n	rior cale	e on no	ano 3)	
	ITEM		BJECT			COMPARABLE S				OMPARABLE SALE #				RABLE SA	F #3
	Date of Prior Sale/Transfer	05/19/2014				04/05/2013		·						0.022 070	
	Price of Prior Sale/Transfer	\$1,705,000		\$1,550,000											
	Data Source(s)	FSFM-03114	00235			Doc #K869-84			RealQ	luest		RealC	Quest		
	Effective Date of Data Source(s)	05/22/2014				05/22/2014			05/22/	/2014		05/22	/2014		
	Analysis of prior sale or transfer									rables in previous 12					
	Statement FSF-0031-FSFM-		ng 05/	/19/14	close c	f escrow for recent	sale.	The se	llers re	eceived 9 offers. Co	mp #'	1 previo	ous sal	e on 04/0	5/13.
	Recent sale appears to be a f	lip.													
	Prior Sale 03/12/2014, Doc #	102-637 Sale w	e a tra	anefor	hotwoo	n family									
	1 1101 Udie 00/12/2014, DUC#	L102-001. Gale We	ω ci i i i		CONNEC	ar rearray.									
Summary of Sales Comparison Approach See attached addenda.															
	Indicated Value by Sales Compa	rison Approach \$ 1	705.0	00											
_	Indicated Value by: Sales Con			05.000) (Cost Approach (if de	velope	d)\$ 1	.745.9	970 Income Ap	proact	n (if dev	eloped	I) \$	
	See attached addenda.	• • •	,						1 - 1						
S															
Ĕ															
ïĽ(This appraisal is made 🛛 "as i									othetical condition that					
No	completed, subject to the following required inspection ba	rollowing repairs or a sed on the extraordin	itteratio	INS ON 1	(Ne Dasi n that th	s of a hypothetical c	onaitio nev dr	n tinat tr es not r	ne repa require	alteration or renair.	e deen Chie ie	comple	tea, or		ct to the
RECONCILIATION	a complete appraisal as defin			Janipuu			noy ut		oquiro	anoration of topall.	1113 15	CUISIC	ereu a	Junind	
œ	Based on a complete visual conditions, and appraiser's of	inspection of the in	nterior	and e	xterior	areas of the subjec	t prop	erty, de	efined	scope of work, stat	temen	t of as	sumpti	ons and	limiting
			ır) opi	nion o	t the n	narket value, as del	ined,	of the I	real pi	roperty that is the s	subjec	t of th	is repo	ort is	-
	\$ 1,705,000 , as of	05/22/2014		, wnic	ភា ទេ ពី	ie uale of inspection	un anio	i ule e	HECUV	e date of this appr	aısdi.				

Freddie Mac Form 70 March 2005

UAD Version 9/2011 Page 2 of 6

Uniform Residential Appraisal Report

Uniform Residentia	l Appraisal Repo	ort	22-5237 File # CSA15-0		
	••		-		
COST APPROACH TO VALUE	(not required by Fannie Mae)				
Provide adequate information for the lender/client to replicate the below cost figures and cal	culations.				
Support for the opinion of site value (summary of comparable land sales or other methods i			btained by the e		
aking into consideration recent transactions that were considered tear downs in th area that is predominantly built-up and with a lack of vacant land. Land val					
well as the subject's area in Glen Park, and does not affect marketability.					
ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	OPINION OF SITE VALUE DWELLING 882	sq.Ft. @ \$	400.00	\$	1,500,000
Source of cost data Loc Cont/On-line Res Quality rating from cost service Good Effective date of cost data 05/01/2014		sq.Ft. @ \$	<u>400.00</u> 50.00	=\$ =\$	352,800 31,550
Comments on Cost Approach (gross living area calculations, depreciation, etc.)				=\$	
Cost figures were based on the Marshall and Swift cost handbook, local contractors, and the appraiser's knowledge. Land value was based on the	Garage/Carport 256 Total Estimate of Cost-New	; Sq.Ft. @ \$	100.00	=\$ =\$	25,600
contractors, and the appraiser's knowledge. Land value was based on the abstraction method due to the lack of land sales in the area. High land to value		Functional	External	<u>~</u> φ	409,950
ratios are typical for the area. The remaining economic life of the subject is	Depreciation 163,980			=\$(163,980)
estimated to be 45 years.	Depreciated Cost of Improvemen "As-is" Value of Site Improvemer			=\$	245,970
	AS-IS Value of one improvement	<u>us</u>		=φ	
• • • •	INDICATED VALUE BY COST API	PROACH		=\$	1,745,970
	E (not required by Fannie Mae)		1 . P A 1 M	· • •	h
Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM)	= \$		Indicated v	alue by Inco	me Approach
	FOR PUDs (if applicable)				
s the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the	No Unit type(s) Detache				
Legal Name of Project	ΠΟΑ άπα πιε δαυμεστ μτομετιγ το α	li allauncu uwo	illily unit.		
Total number of phases Total number of units	Total number of units sold				
Fotal number of units rented Total number of units for sale	Data source(s)	•			
Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data Source	No If Yes, date of conversion	1.			
	If No, describe the status of com	pletion.			
Are the common elements leased to or by the Homeowners' Association?	No If Yes, describe the rental tern	ns and ontions.			
• = =	10 II 100, 000120 210 1012				
Describe common elements and recreational facilities.					
					1

Freddie Mac Form 70 March 2005

UAD Version 9/2011 Page 3 of 6

Uniform Residential Appraisal Report

22-523704-5 File # CSA15-0515

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Freddie Mac Form 70 March 2005

UAD Version 9/2011 Page 4 of 6

22-523704-5 File # CSA15-0515

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

22-523704-5 File # CSA15-0515

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature Umilia Samem	Signature
Name Andrea Tameron	Name
Company Name California Street Appraisals	Company Name
Company Address 3821 California Street	Company Address
San Francisco, CA 94118	
Telephone Number (415) 235-2352	Telephone Number
Email Address _andrea.tameron@sbcglobal.net	Email Address
Date of Signature and Report 05/27/2014	Date of Signature
Effective Date of Appraisal 05/22/2014	State Certification #
State Certification # AR026681	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certif
State CA	
Expiration Date of Certification or License 04/08/2016	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED 1783 Noe St San Francisco, CA 94131 APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,705,000 LENDER/CLIENT	 Did not inspect subj Did inspect exterior Date of Inspection Did inspect interior a Date of Inspection
Name No AMC	COMPARABLE SALES
Company Name FIRST REPUBLIC BANK	CONFARABLE SALLS
Company Address 111 Pine Street, San Francisco, CA 94111	Did not inspect exter
Email Address appraisals@firstrepublic.com	 Did inspect exterior Date of Inspection

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Name	
Company Name	
Company Address	
Telephone Number	
Date of Signature _	
State Certification #	
or State License #	
State	
Expiration Date of Ce	rtification or License
SUBJECT PROPERT	(
Did not inspect su	ubject property
Did inspect exteri	or of subject property from street
Date of Inspection	n
Did inspect interio	or and exterior of subject property
Date of Inspection	1 <u> </u>
COMPARABLE SALE	S
Did not inspect e	terior of comparable sales from street
Did inspect exteri	or of comparable sales from street

Freddie Mac Form 70 March 2005

Main File No. CSA15-0515 Page #8

				U	nifo	orm F	Re	sidential A	ppr	aisa	al R	eport	File #	22-523 CSA15		
	FEATURE		SUBJE					E SALE #4	<u> </u>			E SALE #5	T IIC //			E SALE #6
	Address 1783 Noe St		OODJL	01	1226	Cesar Ch			254.2	8th St				0014117		
	San Francisco	CA 041	24			rancisco		- • ·			~ ~^	94131				
	Proximity to Subject	<u>, CA 941.</u>	51			miles NW		94131		niles N		94131				
	Sale Price	\$			0.541	Thes invo	<u> </u>	\$ 1,530,000		niles iv	1	\$ 1,525,000				\$
	Sale Price/Gross Liv. Area	\$		sq.ft.	¢ 4	109.50 s		φ 1,530,000			. og #	φ 1,525,000				φ
	Data Source(s)			sq.n.			_	4.0		297.87		1.40	\$		sq.ft.	
	Verification Source(s)					#417511		VI U			72;DOI					
			FCODID	TION		L087-32		· /) & Adjustment				rotected tenants	DE			· () & Adjustment
	VALUE ADJUSTMENTS		ESCRIP	TION		SCRIPTION	N	+(-) \$ Adjustment		SCRIPT		+ (-) \$ Adjustment	UE	SCRIPTIC	Л	+(-) \$ Adjustment
	Sales or Financing				NonA				ArmL							
	Concessions Date of Sale/Time				None				Conv;							
_		D:D				4;c02/14				4;c04/	14					
S	Location	B;R			B;Res				B;Res							
ð	Leasehold/Fee Simple Site		Simple	•		Simple			Fee S							
PR		400			2850			+29,000				+24,000				
₹	View Design (Style)		tySky;		B;Cty				B;Cty							
NO			;Victori	ian		Edwardia	n	0	DT2;N	/larina		0				
ŝ	Quality of Construction	Q3			Q3				Q3							
COMPARISON APPROACH	Actual Age	110			114			0	87			0				<u> </u>
M	Condition Above Grade	C4	D dure -	s. Baths	C4 Total	Bdrms. B	aths		C4 Total	Bdrms.	Baths		Tatel	Bdrms.	Datha	
	Room Count		I Bdrms					-				-		DULITIS.	Baths	
Щ		4	_	1.0	5		1.0	0	5	2	1.0	0			00.44	
SALES	Gross Living Area Basement & Finished			32 sq.ft.		1,379 \$	sy.it.	-37,000	0.4	1,175	s sq.ft.	-22,000			sq.ft.	
	Rooms Below Grade		sf303sf		0sf			+30,000	UST			+30,000				
	Functional Utility		br0.0ba	a∠0	A			0	A	20		0				
	Heating/Cooling		rage IHtrs/N	000	Avera	ige al/None		^	Avera	ge al/None		0				
	Energy Efficient Items	Non		UIR	None			0	None		5					
	Garage/Carport		i1dw		1gbi1			+15,000		-lw		-10,000				
	Porch/Patio/Deck	Non			None			110,000	Deck			-3,000				
	Fireplace	Non			None				1 F/P			-5,000				
	List Price / Orig. List Price	N/A				,530,000)	0		,000,0	00	0				
	Net Adjustment (Total)						-	\$ 37,000				\$ 14,000]+ [\$
	Adjusted Sale Price				Net Ac		.4 %		Net Ad	·	0.9 %		Net A		%	
	of Comparables				Gross		.3 %				6.2 %				%	
	Report the results of the res	search and	analysi				ster h									
				SI	JBJECT						CO					ABLE SALE # 6
	ITEM		05/40				-+	COMPARABLE SA	LE # 4			MPARABLE SALE #	5	CO		
	Date of Prior Sale/Transfer		05/19/	/2014			1	GUWFANADLE 3A	LE # 4			INIFARADLE JALE #	0			
JRY	Date of Prior Sale/Transfer Price of Prior Sale/Transfer		\$1,70	/2014 5,000					LE # 4				0			
STORY	Date of Prior Sale/Transfer		\$1,70	/2014 5,000 -03114(RealQuest	LL # 4		RealQ 05/22/	uest	<u> </u>			
E HISTORY	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ce(s)	\$1,70 FSFM 05/22/	/2014 5,000 -03114(/2014	00235		(RealQuest 05/22/2014			RealQ 05/22/	uest				
ALE HISTORY	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$1,70 FSFM 05/22/	/2014 5,000 -03114(/2014	00235		(RealQuest 05/22/2014			RealQ 05/22/	uest 2014				
SALE HISTORY	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$1,70 FSFM 05/22/	/2014 5,000 -03114(/2014	00235		(RealQuest 05/22/2014			RealQ 05/22/	uest 2014				
SALE HISTORY	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$1,70 FSFM 05/22/	/2014 5,000 -03114(/2014	00235		(RealQuest 05/22/2014			RealQ 05/22/	uest 2014				
SALE HISTORY	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	ce(s)	\$1,70 FSFM 05/22/	/2014 5,000 -03114(/2014	00235		(RealQuest 05/22/2014			RealQ 05/22/	uest 2014				
SALE HISTORY	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tra	ce(s) Insfer histo	\$1,705 FSFM 05/22/ ory of the	/2014 5,000 -031144 /2014 e subject	00235 t proper	ty and co	mpar	RealQuest J5/22/2014 able sales No o			RealQ 05/22/	uest 2014				
SALE HISTORY	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tra	ce(s) Insfer histo	\$1,705 FSFM 05/22/ ory of the	/2014 5,000 -031144 /2014 e subject	00235 t proper	ty and co	mpar	RealQuest 05/22/2014			RealQ 05/22/	uest 2014				
SALE HISTORY	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tra	ce(s) Insfer histo	\$1,705 FSFM 05/22/ ory of the	/2014 5,000 -031144 /2014 e subject	00235 t proper	ty and co	mpar	RealQuest J5/22/2014 able sales No o			RealQ 05/22/	uest 2014				
SALE HISTORY	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tra	ce(s) Insfer histo	\$1,705 FSFM 05/22/ ory of the	/2014 5,000 -031144 /2014 e subject	00235 t proper	ty and co	mpar	RealQuest J5/22/2014 able sales No o			RealQ 05/22/	uest 2014				
SALE HISTORY	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tra	ce(s) Insfer histo	\$1,705 FSFM 05/22/ ory of the	/2014 5,000 -031144 /2014 e subject	00235 t proper	ty and co	mpar	RealQuest J5/22/2014 able sales No o			RealQ 05/22/	uest 2014				
SALE HISTORY	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tra	ce(s) Insfer histo	\$1,705 FSFM 05/22/ ory of the	/2014 5,000 -031144 /2014 e subject	00235 t proper	ty and co	mpar	RealQuest J5/22/2014 able sales No o			RealQ 05/22/	uest 2014				
SALE HISTORY	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tra	ce(s) Insfer histo	\$1,705 FSFM 05/22/ ory of the	/2014 5,000 -031144 /2014 e subject	00235 t proper	ty and co	mpar	RealQuest J5/22/2014 able sales No o			RealQ 05/22/	uest 2014				
SALE HISTORY	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tra	ce(s) Insfer histo	\$1,705 FSFM 05/22/ ory of the	/2014 5,000 -031144 /2014 e subject	00235 t proper	ty and co	mpar	RealQuest J5/22/2014 able sales No o			RealQ 05/22/	uest 2014				
SALE HISTORY	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tra	ce(s) Insfer histo	\$1,705 FSFM 05/22/ ory of the	/2014 5,000 -031144 /2014 e subject	00235 t proper	ty and co	mpar	RealQuest J5/22/2014 able sales No o			RealQ 05/22/	uest 2014				
SAL	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tra	ce(s) Insfer histo	\$1,705 FSFM 05/22/ ory of the	/2014 5,000 -031144 /2014 e subject	00235 t proper	ty and co	mpar	RealQuest J5/22/2014 able sales No o			RealQ 05/22/	uest 2014				
SAL	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tra	ce(s) Insfer histo	\$1,705 FSFM 05/22/ ory of the	/2014 5,000 -031144 /2014 e subject	00235 t proper	ty and co	mpar	RealQuest J5/22/2014 able sales No o			RealQ 05/22/	uest 2014				
SAL	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tra	ce(s) Insfer histo	\$1,705 FSFM 05/22/ ory of the	/2014 5,000 -031144 /2014 e subject	00235 t proper	ty and co	mpar	RealQuest J5/22/2014 able sales No o			RealQ 05/22/	uest 2014				
SAL	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tra	ce(s) Insfer histo	\$1,705 FSFM 05/22/ ory of the	/2014 5,000 -031144 /2014 e subject	00235 t proper	ty and co	mpar	RealQuest J5/22/2014 able sales No o			RealQ 05/22/	uest 2014				
SAL	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tra	ce(s) Insfer histo	\$1,705 FSFM 05/22/ ory of the	/2014 5,000 -031144 /2014 e subject	00235 t proper	ty and co	mpar	RealQuest J5/22/2014 able sales No o			RealQ 05/22/	uest 2014				
SAL	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tra	ce(s) Insfer histo	\$1,705 FSFM 05/22/ ory of the	/2014 5,000 -031144 /2014 e subject	00235 t proper	ty and co	mpar	RealQuest J5/22/2014 able sales No o			RealQ 05/22/	uest 2014				
SAL	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tra	ce(s) Insfer histo	\$1,705 FSFM 05/22/ ory of the	/2014 5,000 -031144 /2014 e subject	00235 t proper	ty and co	mpar	RealQuest J5/22/2014 able sales No o			RealQ 05/22/	uest 2014				
SAL	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tra	ce(s) Insfer histo	\$1,705 FSFM 05/22/ ory of the	/2014 5,000 -031144 /2014 e subject	00235 t proper	ty and co	mpar	RealQuest J5/22/2014 able sales No o			RealQ 05/22/	uest 2014				
SAL	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tra	ce(s) Insfer histo	\$1,705 FSFM 05/22/ ory of the	/2014 5,000 -031144 /2014 e subject	00235 t proper	ty and co	mpar	RealQuest J5/22/2014 able sales No o			RealQ 05/22/	uest 2014				
SAL	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tra	ce(s) Insfer histo	\$1,705 FSFM 05/22/ ory of the	/2014 5,000 -031144 /2014 e subject	00235 t proper	ty and co	mpar	RealQuest J5/22/2014 able sales No o			RealQ 05/22/	uest 2014				
SAL	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tra	ce(s) Insfer histo	\$1,705 FSFM 05/22/ ory of the	/2014 5,000 -031144 /2014 e subject	00235 t proper	ty and co	mpar	RealQuest J5/22/2014 able sales No o			RealQ 05/22/	uest 2014				
SAL	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tra	ce(s) Insfer histo	\$1,705 FSFM 05/22/ ory of the	/2014 5,000 -031144 /2014 e subject	00235 t proper	ty and co	mpar	RealQuest J5/22/2014 able sales No o			RealQ 05/22/	uest 2014				
ANALYSIS / COMMENTS	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tra	ce(s) Insfer histo	\$1,705 FSFM 05/22/ ory of the	/2014 5,000 -031144 /2014 e subject	00235 t proper	ty and co	mpar	RealQuest J5/22/2014 able sales No o			RealQ 05/22/	uest 2014				
SAL	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tra	ce(s) Insfer histo	\$1,705 FSFM 05/22/ ory of the	/2014 5,000 -031144 /2014 e subject	00235 t proper	ty and co	mpar	RealQuest J5/22/2014 able sales No o			RealQ 05/22/	uest 2014				
SAL	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tra	ce(s) Insfer histo	\$1,705 FSFM 05/22/ ory of the	/2014 5,000 -031144 /2014 e subject	00235 t proper	ty and co	mpar	RealQuest J5/22/2014 able sales No o			RealQ 05/22/	uest 2014				
SAL	Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tra	ce(s) Insfer histo	\$1,705 FSFM 05/22/ ory of the	/2014 5,000 -031144 /2014 e subject	00235 t proper	ty and co	mpar	RealQuest J5/22/2014 able sales No o			RealQ 05/22/	uest 2014				

Freddie Mac Form 70 March 2005

File No CSA15-0515

Supplemental Addendum

Client	FIRST REPUBLIC BANK						
Property Add	ress 1783 Noe St						
City	San Francisco	County	San Francisco	St	ate CA	Zip Code 94131	
Owner	1783 Noe Street, LLC						

Additional Certification:

I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment

Additional Definition: EXPOSURE TIME: The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. Subject's estimated exposure time, in the current market when reasonably priced, is less than 1 month

Intended User

The intended user of this appraisal report is First Republic Bank. The intended use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional intended users are identified by the appraiser.

Scope of Work

At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset (UAD) from Freddie Mac and Freddie Mae. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations, and acronyms.

The appraiser attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses required by the UAD, especially those in which the appraiser has not had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Examples include condition and quality ratings, as well as comparable sales and listing data. Not every element of the subject property was viewable and comparable property data was generally obtained from third-party sources. Consequently, this information should be considered an "estimate" unless otherwise noted by the appraiser.

URAR : Neighborhood - Description

The subject is located in the Glen Park (5A) district. The subject's neighborhood is characterized by turn of the century Victorian and Edwardian style properties, with the neighborhood one-unit housing trend showing a predominant age of 90+ years. The neighborhood also reflects homes that have been torn down and have been built as a contemporary style in the mid to late 70's. In addition, the area has older homes that require structural upgrades in order to meet seismic code requirements and remodeled interiors in order to improve dwelling utility and to increase marketability. Single family homes that have structural issues and need extensive remodeling are considered "tear downs" in the subject's immediate market area.

The subject property is located on Noe St, near 30th St and borders the Noe Valley district. The property is in close proximity to the Billy Goat Park, Walter Haas Playground, Glen Canyon Park, and Glen Park Recreation Center, and is within walking distance of the Church St and Dolores St neighborhood restaurants and retail stores located along these commercial shopping strips.

URAR : Neighborhood - Market Conditions

The housing market in the subject's neighborhood in the Glen Park (5A) district and the subject's general market area is considered strong. Property values have been increasing over the previous 6-9 months due to a shortage of inventory, historically low interest rates, and increased consumer confidence in the real estate market. Typical financing has involved cash to new first conventional loan. Concessions are not prevalent. Data supplied by the San Francisco MLS.

Market analysis for 68 SER properties sold in the previous 12 months located within the defined neighborhood boundaries. There are 6 listings for SFR properties currently on the market, with 2 listings pending sales, 2 listings in contract, and only 2 active listings. There is a shortage of single family homes in the subject's market area. Marketing time for single family homes is less than 45 days for reasonably priced listings.

URAR : Improvements - Condition of the Property

The subject property is a 1 story Victorian 2 bedroom 1 bath single family home. The subject property has 1 car garage parking and 1 car off street driveway parking. The subject property has city light views and partial bay views.

The subject property is located on a larger size lot for the neighborhood. The lot is relatively flat and has good lot utility. The lot has a 40' frontage, which allows building a home up to 5,000 sq.ft.

NOTE: The subject property has average finishes that have reached the end of their economic life. The property was listed in the MLS as a "fixer". The subject has a partial brick foundation. See digital photos.

NOTE: The subject property does have a carbon monoxide detector installed as required per the CA SB 183 - Carbon Monoxide Poisoning Act of 2010.

Features include hardwood flooring in main living areas; living room with wood paneling at walls; kitchen with linoleum flooring, laminate countertops, 4-burner gas stove, refrigerator; (2) bedrooms with hardwood flooring, wood paneling at walls; bathroom with linoleum flooring, wall-mounted sink, shower

Other amenities include a ground floor area with partially finished bonus rooms; laundry with washer dryer.

• URAR : Sales Comparison Analysis - Summary of Sales Comparison Approach

All comparable sales were taken from the subject's market area and have closed within the last 4-6 months. There is no active inventory for comparable properties; therefore (5) closed sales have been provided to support value. The selected sales are the best available comparables as of the effective date of the appraisal. Other sales had net and gross adjustments greater than industry standards and were therefore not considered comparable sales. The appraiser previously inspected Comp #2 on 10/02/13.

GLA ADJUSTMENTS: Adjustments were made at \$75/sq.ft. for variance greater than 100 sq.ft. Bedroom adjustments at \$10,000/bedroom. Bathroom adjustments at \$15,000/bath, \$7,500/half bath. Adjustments rounded to nearest \$1,000. Across the board adjustments were warranted and unavoidable due to the subject's smaller square footage.

The subject property has a large 631 sq.ft. basement space and was adjusted at \$30,000. Comp #1 has a basement area, with a net adjustment at \$20,000.

SITE / LOT ADJUSTMENTS: Site/lot adjustments at \$25/sq.ft. for variance greater than 500 sq.ft. Comp #1 has steep upsloping terrain with limited lot utility. Lot utility adjusted at 50%, with a net adjustment at \$44,000. Comp #3 has the most similar lot size to the subject.

VIEW ADJUSTMENTS: Superior city views adjusted at \$25,000.

File No CSA15-0515

Supplemental Addendum

			1 IIC	NO. COA15-0315	
Client	FIRST REPUBLIC BANK				
Property Address	1783 Noe St				
City	San Francisco	County San Francisco	State CA	Zip Code 94131	
Owner	1783 Noe Street, LLC				

GARAGE PARKING ADJUSTMENTS: Due to the difficulty of street parking in the subject's neighborhood and immediate market area, garage parking adjusted at \$50,000/garage space. \$25,000/second garage space. Off street parking adjusted at \$15,000. Net adjustment for 2 car parking is \$10,000 (\$25,000 - \$15,000).

SUMMARY OF ADJUSTMENTS:

Comp #1 is located on Laidley St, a few blocks from the subject. The property has larger square footage, superior views, inferior lot utility. The property has average interiors, with slightly superior C4 condition. Adjustment at \$25,000.

Comp #2 is located on Randall St, a few blocks from the subject. The property has larger square footage, inferior lot size. The property has average interiors, with slightly superior C4 condition.

Comp #3 is located on Noe St, a few homes down from the subject. The property has large square footage, similar lot size, and has superior interior finishes. C3 condition adjustment at \$50,000.

Comp #4 has larger square footage, inferior lot size, and has similar C4 condition with average interiors.

Comp #5 has larger square footage, inferior lot size, and has similar C4 condition with average interiors. The property has elderly protected tenants that have lived in the property since 1967.

All adjustments are considered necessary and are based on comparable information, appraiser experience and appraiser calculations. If there were inconsistencies in database information, the information deemed most reliable by the appraiser was used. The adjustments were rounded and reflect our opinion of the subject's fair market value. All of the comparables were considered when arriving at value.

URAR : Reconciliation - Reconciliation and Final Value Conclusion

The subject property has appraised at \$1,705,000, with most weight given to Comp #1, Comp #2, and Comp #3 as they the most reliable indicators of value. Comp #1 is proximate to the subject, has slightly superior view, has a larger lot with inferior lot utility. Comp #2 is the most recent comparable sale, has larger square footage, similar lot size, and superior interior finishes. Comp #3 has larger square footage, superior interior finishes.

The subject has appraised above the neighborhood predominant one-unit housing price due to the subject's large lot size with good lot utility. In addition, the lot has 40' street frontage that allows a single family home to be built up to 5,000 sq.ft. The subject is located at the top of Noe Street and has good view amenities. The opinion of value reflects the development potential of the lot, the desirable location on Noe St, and the larger lot size with good lot utility.

The purpose of this addreds in to provide the index/entrol and partial injustice. Diff multicle framework in the subject implementation. Property Address	Market C	conditions Add	endum to the	Appraisal Repo			CSA15-05	515	
Project Address T26 Also 8 L CPL Star Franceson Stills CA 28 ² Code 64131 Entrover T26 Address The approlet must be the Information required on this form as the basis for hisher conclusion, and must provide asyport for base conclusion, present and the Information In the celeft Is available and related and must provide analysis is inform as the basis for hisher conclusion, and must provide analysis information. The approxiser must findel the data in the available and present analysis is information as a average linead of the musica, here available frage and learning the available and present available more the present of available more the present of available more the available of a present on the target of a data socies provide data the basis basis of tables. Tables the available and present available more the available of a present available more the available of a present available more the available of a present available more the available of available more the available more the available of available more the available more the a	The purpose of this addendum is to provide the lend	ler/client with a clear and a	accurate understanding o	f the market trends and co		ns prevalent			
Bortowie 1758 Noo Street, LLC Instruction: Toggister mais and hist formation registed on the logistical or of the approximation, regarding the file of the date in the level of the shall be and the provide analysis is indered before the laweshich or as constrained multiple and date into the date in the advise the advise provide and the date is been advised in the shall be provide advised multiple and advised multiple adv		· · · ·			Sta	te CA	ZIP Code s	94131	
bit market and under conditions as expected in the Neighborhood section of the apprisist must provide and unary leaf of the the simulation of a conditioned unary leaf of the data areas below. If the available, Toxicomer, the apprisist must provide and areas below. The available, Toxicomer, the apprisist must provide and areas below. The available, Toxicomer, the apprisist must provide and and the available of the available, Toxicomer, the apprisist must provide and available. Toxicomer, the apprisist must provide the data areas below, the available, Toxicomer, the apprisist must provide and available to the available of the available of the available of the available. Toxicomer, the apprisist must provide the data areas below the available of the availabl	Borrower 1783 Noe Street, LLC		-						
It is available and relative and provide analysis as information as an average needed of the media, the available (haver, the haver, the haver, the available (haver, the haver, t								, , ,	
epidendion, It is recognized that or all data sources will be all be growtle data for the shaded areas bollow, if it is available, however, the aproparent michalm the data sources posite the properties that compare hit the subject property, determined by applying the citeria that would be used by approperties by an of the subject property. Adapting the citeria that would be used by approperties by an of the subject property. Adapting the citeria that would be used by approperties by an of the subject property. Adapting the subject property, the property and the subject property. Adapting the subject property, the property defined by an of the subject property. Adapting the subject property, the property defined by an of the subject property. Adapting the subject property, the property defined by an of the subject property. Adapting the subject property, the property defined by an of the subject property. Adapting the subject property, the property defined by an of the subject property defined by an of the subject property. Adapting the subject property defined by an of the subject property defined by an of the subject property. Adapting the subject property defined by an of the subject property defined by an of the subject property defined by an of the subject property. Adapting the subject property defined by an of the subject property defined by an of the subject property. Adapting the subject property defined by an of the subject property defined by an of the subject property. Adapting the subject property defined by an of the sub	ů l	Ų							
In the adaption if data sources provide the negricel information as an average instead of the median, the appraised robust length of the solution of the solution of the median the approximation of the solution of the solut									
average, Skis and Shiftys meth be properties that compare with the subject property, determined by applying the criteria full would be used by a prospective buyer of the subject property. Analysis the properties has compared by the subject property of the subject property of the subject property. Subject property of the subject property. Subject property of the sub									
subject property. The appriser multic bink data, such as seasonal market, new construction, foredourse, etc. Overall Tred Total # of Comparable Sales Bolting 34 14 12 Improvide Sales Definition Sharpion Ref. (Total Sales, Northing 5.57 3.67 7.00 Toreasing Stable Definition Months of Housing Sales 4 2 3 Declinity Stable Docemical Months of Housing Sales (Latt Sales, Northing 7 0.5 0.4 Declinity Stable Docemical Median Comparable Sales (Sale/Latt S 11,272,500 1,425,000 1,420,000 Laboration Docemical Docemical<									
Weekendsynalaties Prior 7-12 Meerke Prior 7-42 Months Current -3 Months Torressing Stable Decking Absorption Rate (Total Sales, Normalies) 5.57 3.67 7.00 Renearing Stable Decking Absorption Rate (Total Sales, Normalies) 5.57 3.67 7.00 Renearing Stable Decking Meetines Sale Sale Absorption Rate (Total Sales, Normalies) 5.57 0.5 0.4 Decking Stable Decking Meetines Sale Sale Rate (Total Sales, Normalies) 0.7 0.5 0.4 Decking Stable Deckin	° ' ' '		1 37				prospective I	buyer of the	
Total of Companible Seles (Selfetting) 9.4 11 21 Increasing Bable Declining					es, etc.				
Absorption Rate (retal Sales Months) 5.67 3.67 7.00 Increasing Sale Declining Sale Declining <td></td> <td></td> <td></td> <td></td> <td>5.4</td> <td></td> <td></td> <td></td> <td></td>					5.4				
Total of Compatible Adve Listings: 4 2 3 Declining Bable Instead Mortin of Housing Supply (Total Listings/AD-Rule) 0.7 0.5 0.4 Declining Bable Instead	,					•		=	
Month of Housing Supply (Total ListingsAlb Rail) 0.7 0.5 0.4 All plenning State Image: Stat		1				<u> </u>			<u> </u>
Network State List Price, Diag State List Price, Diag Description Current - 3 Months Curent - 3 Months Current - 3 Months </td <td></td> <td>1</td> <td></td> <td></td> <td></td> <td>v</td> <td></td> <td></td> <td>-</td>		1				v			-
Media Comparable Sale Price 1.327.500 1.425.000 1.400.000 Declining Stable Declining Media Comparable Sale Days on Market 22 32 22 Declining Stable Declining Media Comparable List Price 115 10 Dougs To messing Stable Declining Media Comparable List Price 110.47% Dougs To Declining Stable Declining Staff develops Different Sale Stable Dougs Declining Stable Dougs Bind develops Different Sale Different Sale Different Sale Different Sale Different Sale Dougs Dougs Dougs Dougs Different Sale Dougs Bind develops Sale Different Sale Different Sale Different Sale Dougs Dougs<						Deciming	1]	asing
Media Comparable Sales Days on Market 22 32 22 Defining Stable Decing Media Comparable Listings Dis 200000 Increasing Stable Decing Stable Decing Media Comparable Listings Dis 2010						Increasing			nina
Media Comparable List Price 1150.000 1.00.000 Intervalue Dealering Stable Dealering Media Comparable List Price 118.64% 100.39% Increasing Stable Dealering								=	-
						v			
	Median Comparable Listings Days on Market								<u> </u>
	Median Sale Price as % of List Price	1				•			<u> </u>
	Seller-(developer, builder, etc.)paid financial assista			120.0070		J			<u> </u>
Interdestare sales (REO sales) a factor in the market? Yes No If yes, explain (including the trands in listings and sales of forreclosed properties). Foreclosure sales (REO sales) are not a driving factor for competitive comparable sales in the subject's immediate market area. Icite data sources for above information Data was pulled from the San Francisco MLS and ReaQuest. Additional information regarding trends for seller concessions as well as closing cost concessions was also obtained from San Francisco realfor input. Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending siles and/or expired and withdrawn listings, to formulate your conclusions, provide both an eghanation and support for your conclusions. Analysis for subove information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending siles and/or expired and withdrawn listings, to formulate your conclusions, provide both an eghanation and support for your conclusions. Analysis for subove information as support for your conclusions in the Neighborhood section of the appraisal report information regarding the contrast of the eases and the absorbine rate are increasing. The total number of comparable active listings and reg development of the subject is is coated on thes Stand borders Neo Valley. The search parameters were expanded to include all of Glein Park and part of Neo Valley, up to Clipper the comparable active listings. There is a shortage of inventory. The median comparable sales foreabsorbin that are intreabsorbin data of of marantice as shortage	Explain in detail the seller concessions trends for the			ed from 3% to 5%, increas		Ŭ			
Interdestare sales (REO sales) a factor in the market? Yes No If yes, explain (including the trands in listings and sales of forreclosed properties). Foreclosure sales (REO sales) are not a driving factor for competitive comparable sales in the subject's immediate market area. Icite data sources for above information Data was pulled from the San Francisco MLS and ReaQuest. Additional information regarding trends for seller concessions as well as closing cost concessions was also obtained from San Francisco realfor input. Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending siles and/or expired and withdrawn listings, to formulate your conclusions, provide both an eghanation and support for your conclusions. Analysis for subove information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending siles and/or expired and withdrawn listings, to formulate your conclusions, provide both an eghanation and support for your conclusions. Analysis for subove information as support for your conclusions in the Neighborhood section of the appraisal report information regarding the contrast of the eases and the absorbine rate are increasing. The total number of comparable active listings and reg development of the subject is is coated on thes Stand borders Neo Valley. The search parameters were expanded to include all of Glein Park and part of Neo Valley, up to Clipper the comparable active listings. There is a shortage of inventory. The median comparable sales foreabsorbin that are intreabsorbin data of of marantice as shortage	fees, options, etc.). Seller concessions, closi								ths.
Interdestare sales (REO sales) a factor in the market? Yes No If yes, explain (including the trands in listings and sales of forreclosed properties). Foreclosure sales (REO sales) are not a driving factor for competitive comparable sales in the subject's immediate market area. Icite data sources for above information Data was pulled from the San Francisco MLS and ReaQuest. Additional information regarding trends for seller concessions as well as closing cost concessions was also obtained from San Francisco realfor input. Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending siles and/or expired and withdrawn listings, to formulate your conclusions, provide both an eghanation and support for your conclusions. Analysis for subove information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending siles and/or expired and withdrawn listings, to formulate your conclusions, provide both an eghanation and support for your conclusions. Analysis for subove information as support for your conclusions in the Neighborhood section of the appraisal report information regarding the contrast of the eases and the absorbine rate are increasing. The total number of comparable active listings and reg development of the subject is is coated on thes Stand borders Neo Valley. The search parameters were expanded to include all of Glein Park and part of Neo Valley, up to Clipper the comparable active listings. There is a shortage of inventory. The median comparable sales foreabsorbin that are intreabsorbin data of of marantice as shortage	Appraiser has interviewed realtors and brokers								
Interdestare sales (REO sales) a factor in the market? Yes No If yes, explain (including the trands in listings and sales of forreclosed properties). Foreclosure sales (REO sales) are not a driving factor for competitive comparable sales in the subject's immediate market area. Icite data sources for above information Data was pulled from the San Francisco MLS and ReaQuest. Additional information regarding trends for seller concessions as well as closing cost concessions was also obtained from San Francisco realfor input. Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending siles and/or expired and withdrawn listings, to formulate your conclusions, provide both an eghanation and support for your conclusions. Analysis for subove information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending siles and/or expired and withdrawn listings, to formulate your conclusions, provide both an eghanation and support for your conclusions. Analysis for subove information as support for your conclusions in the Neighborhood section of the appraisal report information regarding the contrast of the eases and the absorbine rate are increasing. The total number of comparable active listings and reg development of the subject is is coated on thes Stand borders Neo Valley. The search parameters were expanded to include all of Glein Park and part of Neo Valley, up to Clipper the comparable active listings. There is a shortage of inventory. The median comparable sales foreabsorbin that are intreabsorbin data of of marantice as shortage	Щ								
Foreclosure sales (REO sales) are not a driving factor for competitive comparable sales in the subject's immediate market area. [If data sources for above information. Data was pulled from the San Francisco MLS and ReaQuest. Additional information regarding trends for seller concessions as well as closing cost concessions in the Neighborhood section of the appraisal report from. If you used any additional information, such as an analysis of periding sales and/the assorption reparable sales located within immediate market area, with a GLA range of 600 - 1,950 sq.ft. The subject's market area was for competitive comparable sales located within immediate market area, with a GLA range of 600 - 1,950 sq.ft. The subject is located on Noe St and borders Noe Valley. The search parameters were expanded to include all of Glan Park and part of Noe Valley. The total number of comparable sales and the assorption rate are increasing. The total number of comparable sales and the assorption rate are increasing. The total number of comparable sales and the assorption rate are increasing. The total number of comparable sales and the assorption rate are increasing. The total number of comparable sales and the assorption rate are increasing. The total number of comparable sales is and the assorption rate are increasing. The total number of comparable in the number of comparable sales and the assorption rate are increasing. The total number of comparable sales in the subject in the number of the same sand to increase of numerical increases of numerical increases of the same sand to increase of the same same same same same same same sam									
Foreclosure sales (REO sales) are not a driving factor for competitive comparable sales in the subject's immediate market area. [If data sources for above information. Data was pulled from the San Francisco MLS and ReaQuest. Additional information regarding trends for seller concessions as well as closing cost concessions in the Neighborhood section of the appraisal report from. If you used any additional information, such as an analysis of periding sales and/the assorption reparable sales located within immediate market area, with a GLA range of 600 - 1,950 sq.ft. The subject's market area was for competitive comparable sales located within immediate market area, with a GLA range of 600 - 1,950 sq.ft. The subject is located on Noe St and borders Noe Valley. The search parameters were expanded to include all of Glan Park and part of Noe Valley. The total number of comparable sales and the assorption rate are increasing. The total number of comparable sales and the assorption rate are increasing. The total number of comparable sales and the assorption rate are increasing. The total number of comparable sales and the assorption rate are increasing. The total number of comparable sales and the assorption rate are increasing. The total number of comparable sales is and the assorption rate are increasing. The total number of comparable in the number of comparable sales and the assorption rate are increasing. The total number of comparable sales in the subject in the number of the same sand to increase of numerical increases of numerical increases of the same sand to increase of the same same same same same same same sam	X								
Cite data sources for above information. Data was pulled from the San Francisco MLS and RealQuest. Additional information regarding trends for seller concessions as well as closing cost concessions was also obtained from San Francisco realtor input. Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending asks and/or expired and withdrawn histings, to formulate your conclusions, provide both an explanation and support for your conclusions. Anahysis for subjects market area was for competitive comparable sates proteomediate market area, with a GLA range of 600 - 1,850 Suft. The subjects is located on Noe St and borders Noe Valley. The search parameters were expanded to include all of Glen Park and part of Noe Valley, up to Clipper The total number of comparable sates and the absorption rate are increasing. The total number of comparable active listings and the motion soft part of new networks of nousing support are declining, which reflects a shortage of inventory. The median comparable sate price increased 9.23% from the prior 7-12 month period. Comparable sates DOM is less than 35 days for reasonably priced listings. There is a shortage of inventory for this mark segment. If the subject is a unit in a condominium or cooperative project, complete the following: Poject Name: Subject Project Data Oragranble Sates (Settled) Increasing Stable Declining Total # of Comparable Sates (Settled) Increasing Stable Declining Stable Declining Mortifie of Unit Suppi (fortal Listings/Ab.Rate)	Are foreclosure sales (REO sales) a factor in the ma	rket? 🗌 Yes 🛛 No	lf yes, explain (inclu	ding the trends in listings	and sa	les of fored	losed proper	ties).	
concessions as well as closing cost concessions was also obtained from San Francisco realtor input. Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions. Analysis for subject's in calcular area was for competitive comparable sales located within immediate markatera as, with a falch areage of does 0.1,950 sq.ft. The subject's is closted on Nos X and borders. Nove Valley. The search parameted to include all of Gien Park and part of Nos Valley, use to Clipper The total number of comparable sales and the absorption rate are increasing. The total number of gongarable active listings and the months of housing suppl are declining, which reflects a shortage of inventory. The median comparable sales force increased 9.23% from the prior 7-12 month period compared to the Current-3 month period. The median comparable sales bords as for price increased 9.23% from the prior 7-12 month period inventory for this mark segment. If the subject Is a unit in a condominium or cooperative project, complete the following: Project Name: Subject Project Data Prior 7-12 Months Prior 7-12 Months Prior 4-6 Months Current - 3 Months Overall Trend Total # of Comparable Sales (Settled) Prior 7-12 Months Prior 4-6 Months Current - 3 Months Overall Trend Total # of Comparable Sales (Settled) Declining Stable Declining Stab	Foreclosure sales (REO sales) are not a driving	g factor for competitive	e comparable sales i	n the subject's immedia	ite ma	rket area.			
concessions as well as closing cost concessions was also obtained from San Francisco realtor input. Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions. Analysis for subject's in calcular area was for competitive comparable sales located within immediate markatera as, with a falch areage of does 0.1,950 sq.ft. The subject's is closted on Nos X and borders. Nove Valley. The search parameted to include all of Gien Park and part of Nos Valley, use to Clipper The total number of comparable sales and the absorption rate are increasing. The total number of gongarable active listings and the months of housing suppl are declining, which reflects a shortage of inventory. The median comparable sales force increased 9.23% from the prior 7-12 month period compared to the Current-3 month period. The median comparable sales bords as for price increased 9.23% from the prior 7-12 month period inventory for this mark segment. If the subject Is a unit in a condominium or cooperative project, complete the following: Project Name: Subject Project Data Prior 7-12 Months Prior 7-12 Months Prior 4-6 Months Current - 3 Months Overall Trend Total # of Comparable Sales (Settled) Prior 7-12 Months Prior 4-6 Months Current - 3 Months Overall Trend Total # of Comparable Sales (Settled) Declining Stable Declining Stab									
concessions as well as closing cost concessions was also obtained from San Francisco realtor input. Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions. Analysis for subject's in calcular area was for competitive comparable sales located within immediate markatera as, with a falch areage of does 0.1,950 sq.ft. The subject's is closted on Nos X and borders. Nove Valley. The search parameted to include all of Gien Park and part of Nos Valley, use to Clipper The total number of comparable sales and the absorption rate are increasing. The total number of gongarable active listings and the months of housing suppl are declining, which reflects a shortage of inventory. The median comparable sales force increased 9.23% from the prior 7-12 month period compared to the Current-3 month period. The median comparable sales bords as for price increased 9.23% from the prior 7-12 month period inventory for this mark segment. If the subject Is a unit in a condominium or cooperative project, complete the following: Project Name: Subject Project Data Prior 7-12 Months Prior 7-12 Months Prior 4-6 Months Current - 3 Months Overall Trend Total # of Comparable Sales (Settled) Prior 7-12 Months Prior 4-6 Months Current - 3 Months Overall Trend Total # of Comparable Sales (Settled) Declining Stable Declining Stab									
concessions as well as closing cost concessions was also obtained from San Francisco realtor input. Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions. Analysis for subject's in calcular area was for competitive comparable sales located within immediate markatera as, with a falch areage of does 0.1,950 sq.ft. The subject's is closted on Nos X and borders. Nove Valley. The search parameted to include all of Gien Park and part of Nos Valley, use to Clipper The total number of comparable sales and the absorption rate are increasing. The total number of gongarable active listings and the months of housing suppl are declining, which reflects a shortage of inventory. The median comparable sales force increased 9.23% from the prior 7-12 month period compared to the Current-3 month period. The median comparable sales bords as for price increased 9.23% from the prior 7-12 month period inventory for this mark segment. If the subject Is a unit in a condominium or cooperative project, complete the following: Project Name: Subject Project Data Prior 7-12 Months Prior 7-12 Months Prior 4-6 Months Current - 3 Months Overall Trend Total # of Comparable Sales (Settled) Prior 7-12 Months Prior 4-6 Months Current - 3 Months Overall Trend Total # of Comparable Sales (Settled) Declining Stable Declining Stab									
concessions as well as closing cost concessions was also obtained from San Francisco realtor input. Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions. Analysis for subject's in calcular area was for competitive comparable sales located within immediate markatera as, with a falch areage of does 0.1,950 sq.ft. The subject's is closted on Nos X and borders. Nove Valley. The search parameted to include all of Gien Park and part of Nos Valley, use to Clipper The total number of comparable sales and the absorption rate are increasing. The total number of gongarable active listings and the months of housing suppl are declining, which reflects a shortage of inventory. The median comparable sales force increased 9.23% from the prior 7-12 month period compared to the Current-3 month period. The median comparable sales bords as for price increased 9.23% from the prior 7-12 month period inventory for this mark segment. If the subject Is a unit in a condominium or cooperative project, complete the following: Project Name: Subject Project Data Prior 7-12 Months Prior 7-12 Months Prior 4-6 Months Current - 3 Months Overall Trend Total # of Comparable Sales (Settled) Prior 7-12 Months Prior 4-6 Months Current - 3 Months Overall Trend Total # of Comparable Sales (Settled) Declining Stable Declining Stab									
Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions. Analysis for subjects market area was for competitive comparable sales located within immediate market area, with a GLA range of 600 - 1,950 sqlt. The subjects is located on Noe St and borders Noe Valley. The search parameters were expanded to include all of Glen Park and part of Noe Valley, up to Clipper The total number of comparable sales and the absorption rate are increasing. The total number of comparables active listings and the months of housing support are declining, which reflects a shortage of inventory. The median comparable sales profe to reasonably priced listings. There is a shortage of inventory for this mark segment. If the subject is a unit in a condominium or cooperative project, complete the following: Project Name: Subject Project Data Total # of Comparable Sales/Months) Total # of Comparable Sales/Gettied) Absorption Rate (Total Sales/Months) Total # of Camparable Isings Nomths of Unit Supply (Total Listings/Ab.Rate) No If yes, indicate the number of REO listings and explain the trends in listings and sales of the closed or poerties. Support Total # of Comparable Ising a daddress the impact on the subject unit and project.		•							
an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions. Analysis for subject's market area was for competitive comparable sales located within immediate market area, with a GLA range of 600 - 1,950 sq.ft. The subject's is located on Noe SI and borders. Noe Valley, up to Clipper The total number of comparable sales and the absorption rate are increasing. The total number of comparable sales and the months of housing suppl are declining, which reflects a shortage of inventory. The median comparable sale price increased 9.23% from the prior 7-12 month period compared to the Current-3 month period. The median comparable sales DOM is less than 35 days for reasonably priced listings. There is a shortage of inventory for this mark segment. If the subject is a unit in a condominium or cooperative project, complete the following: Project Name: Subject Project Data Prior 7-12 Months Prior 7-12 Months Prior 4-6 Months Current-3 Months Overall Trend Absorption Rate (Total Sales/Months) Current-3 Months Overall Sales (Settled) Absorption Rate (Total Sales/Months) Current-3 Months Overall Sales Contracting Stable Declining Stable Declini	Cite data sources for above information. Data v	vas pulled from the San	Francisco MLS and F	RealQuest. Additional in	nforma	tion regar	ding trends	for seller	
an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions. Analysis for subject's market area was for competitive comparable sales located within immediate market area, with a GLA range of 600 - 1,950 sq.ft. The subject's is located on Noe SI and borders. Noe Valley, up to Clipper The total number of comparable sales and the absorption rate are increasing. The total number of comparable sales and the months of housing suppl are declining, which reflects a shortage of inventory. The median comparable sale price increased 9.23% from the prior 7-12 month period compared to the Current-3 month period. The median comparable sales DOM is less than 35 days for reasonably priced listings. There is a shortage of inventory for this mark segment. If the subject is a unit in a condominium or cooperative project, complete the following: Project Name: Subject Project Data Prior 7-12 Months Prior 7-12 Months Prior 4-6 Months Current-3 Months Overall Trend Absorption Rate (Total Sales/Months) Current-3 Months Overall Sales (Settled) Absorption Rate (Total Sales/Months) Current-3 Months Overall Sales Contracting Stable Declining Stable Declini					nforma	tion regard	ding trends t	for seller	
Analysis for subject's market area was for competitive comparable sales located within immediate market area, with a GLA range of 600 - 1,950 sq.ft. The subject's is located on Noe St and borders Noe Valley. The search parameters were expanded to include all of Glen Park and part of Noe Valley, up to Clipper The total number of comparable sales and the absorption rate are increasing. The total number of comparable sales increased 9.23% from the prior 7-12 month period compared to the Current-3 month period. The median comparable sales DOM is less than 35 days for reasonably priced listings. There is a shortage of inventory for this mark segment. If the subject is a unit in a condominium or cooperative project, complete the following: Project Name: Subject Project Data Pfor 7-12 Months Pure 4-8 Months Current - 3 Months Overail Trend Total # of Comparable Sales (Settled) Pfor 7-12 Months Prior 7-12 Months Current - 3 Months Overail Trend Active Comparable Sales (Settled) Pfor 7-12 Months Pfor 7-12 Months Current - 3 Months Overail Trend Total # of Active Comparable Sales (Settled) Pfor 7-12 Months Pfor 7-12 Months Declining Stable Declining Active Comparable Sales (Settled) Pfor 7-12 Months Pfor 7-12 Months Declining Stable Increasing Stable Increasing Stable Increasing Stable Increasing Stable Increasing Stabl	concessions as well as closing cost concession	ns was also obtained fro	m San Francisco real	tor input.					
subject's is located on Noe St and borders Noe Valley. The search parameters were expanded to include all of Glen Park and part of Noe Valley, up to Clipper The total number of comparable sales and the absorption rate are increasing. The total number of comparable as shortage of inventory. The median comparable sale price increased 9.23% from the prior 7-12 month period comparable to the Current-3 month period. The median comparable sales DOM is less than 35 days for reasonably priced listings. There is a shortage of inventory for this mark segment. If the subject is a unit in a condominium or cooperative project, complete the following: Project Name: Subject Project Data Prior 7-12 Months Prior 4-6 Months Current - 3 Months Overall Trend Total # of Comparable Sales (Settled) Increasing Stable Declining Stable Declining Absorption Rate (Total Sales/Months) Increasing Stable Declining Stable Declining Stable Increasing Increasing Stable Increasing Increasing Increasing Increasing Increasing<	concessions as well as closing cost concession Summarize the above information as support for yo	ns was also obtained fro ur conclusions in the Neigh	m San Francisco real	tor input. appraisal report form. If yo	ou used	l any additi	onal informat	ion, such as	
The total number of comparable sales and the absorption rate are increasing. The total number of comparable active listings and the months of housing suppler are declining, which reflects a shortage of inventory. The median comparable sale price increased 9.23% from the prior 7-12 month period compared to the Current-3 month period. The median comparable sales DOM is less than 35 days for reasonably priced listings. There is a shortage of inventory for this mark segment. If the subject Is a unit in a condominium or cooperative project , complete the following: Project Name: Subject Project Data Prior 7-12 Months Prior 4-6 Months Current - 3 Months Overall Trend Total # of Comparable Sales (Settled) Assorption Rate (Total Sales/Months) Total # of Active Comparable Listings Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties. Summarize the above trends and address the impact on the subject unit and project.	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and wit	ns was also obtained fro ur conclusions in the Neigh hdrawn listings, to formula	m San Francisco real nborhood section of the te your conclusions, pro	tor input. appraisal report form. If yo vide both an explanation a	ou useo Ind sup	d any additi oport for yo	onal informat ur conclusion	ion, such as Is.	
are declining, which reflects a shortage of inventory. The median comparable sales price increased 9.23% from the prior 7-12 month period compared to the Current-3 month period. The median comparable sales DOM is less than 35 days for reasonably priced listings. There is a shortage of inventory for this mark segment. If the subject is a unit in a condominium or cooperative project, complete the following: Project Name: Subject Project Data Prior 7-12 Months Total # of Comparable Sales (Settled) Increasing Absorption Rate (Total Sales/Months) Increasing Total # of Active Comparable Listings Declining Stable Increasing Stable Declining Stable Increasing Stable Increasing Stable Declining Stable Increasing Stable Inc	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and wit Analysis for subject's market area was for con	ns was also obtained fro ur conclusions in the Neigh hdrawn listings, to formula opetitive comparable s	m San Francisco real nborhood section of the te your conclusions, pro sales located within in	tor input. appraisal report form. If yo vide both an explanation a nmediate market area, v	ou used and sup vith a (d any additi oport for yo GLA range	onal informat ur conclusion ə of 600 - 1,	ion, such as Is. 950 sq.ft. Tr	
Current-3 month period. The median comparable sales DOM is less than 35 days for reasonably priced listings. There is a shortage of inventory for this mark segment. If the subject is a unit in a condominium or cooperative project, complete the following: Project Name: Subject Project Data Prior 7–12 Months Prior 4–6 Months Current – 3 Months Overall Trend Total # of Comparable Sales (Settled) Increasing Stable Declinin Stable Declinin Absorption Rate (Total Sales/Months) Increasing Stable Increasing Stable Declining Total # of Active Comparable Listings Increasing Stable Increasing Stable Increasing Months of Unit Supply (Total Listings/Ab.Rate) Declining Stable Increasing Stable Increasing Support of Course sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of Summarize the above trends and address the impact on the subject unit and project. Summarize the above trends and address the impact on the subject unit and project.	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and wit Analysis for subject's market area was for com subject's is located on Noe St and borders Noe	ns was also obtained fro ur conclusions in the Neigh hdrawn listings, to formula apetitive comparable s Valley. The search par	m San Francisco real nborhood section of the te your conclusions, pro sales located within in rameters were expand	tor input. appraisal report form. If yo vide both an explanation a imediate market area, v ed to include all of Glen	ou useo Ind sup vith a 0 Park	d any additi port for yo GLA range and part o	onal informat ur conclusion e of 600 - 1, f Noe Valley	ion, such as Is. 950 sq.ft. Th 7, up to Clippe	er St.
segment. If the subject is a unit in a condominium or cooperative project, complete the following: Project Name: Subject Project Data Overall Trend Total # of Comparable Sales (Settled) Increasing Absorption Rate (Total Sales/Months) Increasing Total # of Active Comparable Listings Declining Months of Unit Supply (Total Listings/Ab.Rate) Declining Stable Increasing Stable Increasing Stable Increasing Stable Increasing Months of Unit Supply (Total Listings/Ab.Rate) Declining Stable Increasing Stable Increasing Stable Increasing Foreclosure sales (REO sales) a factor in the project? Yes Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of Summarize the above trends and address the impact on the subject unit and project. Summarize the above trends and address the impact on the subject unit and project.	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and wit Analysis for subject's market area was for com subject's is located on Noe St and borders Noe The total number of comparable sales and the	ns was also obtained fro ur conclusions in the Neigh hdrawn listings, to formula apetitive comparable s Valley. The search par absorption rate are incre	m San Francisco real horhood section of the te your conclusions, pro sales located within in rameters were expand easing. The total num	tor input. appraisal report form. If yo vide both an explanation a imediate market area, v ed to include all of Glen ber of comparable activ	ou useo nd sup vith a Park re listir	d any additi oport for yo GLA range and part o ogs and th	onal informat ur conclusion e of 600 - 1, f Noe Valley e months of	ion, such as Is. 950 sq.ft. Th 7, up to Clippe housing sup	er St.
If the subject is a unit in a condominium or cooperative project , complete the following: Project Name: Subject Project Data Prior 7–12 Months Prior 4–6 Months Current – 3 Months Overall Trend Total # of Comparable Sales (Settled) Increasing Stable Declinit Absorption Rate (Total Sales/Months) Increasing Stable Declinit Total # of Active Comparable Listings Decliniting Stable Increasing Months of Unit Supply (Total Listings/Ab.Rate) Decliniting Stable Increasing Months of Unit Supply (Total Listings/Ab.Rate) Decliniting Stable Increasing Stare foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of the project sales (PEO sales) a factor in the subject unit and project. Summarize the above trends and address the impact on the subject unit and project. Increasing	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and wit Analysis for subject's market area was for com subject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of inve	ns was also obtained fro ur conclusions in the Neigh hdrawn listings, to formula apetitive comparable s Valley. The search par absorption rate are incre- ntory. The median com	m San Francisco real horhood section of the te your conclusions, pro sales located within in rameters were expand easing. The total num parable sale price incr	tor input. appraisal report form. If yo vide both an explanation a imediate market area, v ed to include all of Glen ber of comparable activ eased 9.23% from the p	ou useo nd sup vith a Park e listir prior 7	d any additi port for yo GLA range and part o ngs and the -12 month	onal informat ur conclusion e of 600 - 1, f Noe Valley e months of period com	ion, such as Is. 950 sq.ft. Th 7, up to Clippe housing sup Ipared to the	er St. ply
Subject Project Data Prior 7-12 Months Prior 4-6 Months Current - 3 Months Overall Trend Total # of Comparable Sales (Settled) Increasing Stable Declining Stable Declining Absorption Rate (Total Sales/Months) Increasing Stable Declining Stable Declining Total # of Active Comparable Listings Increasing Stable Increasing Stable Declining Months of Unit Supply (Total Listings/Ab.Rate) Increasing Stable Increasing Stable Increasing Months of Unit Supply (Total Listings/Ab.Rate) Increasing Stable Increasing Stable Increasing Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties. Summarize the above trends and address the impact on the subject unit and project. Summarize the above trends and address the impact on the subject unit and project.	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and wit Analysis for subject's market area was for com subject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of inve Current-3 month period. The median compara	ns was also obtained fro ur conclusions in the Neigh hdrawn listings, to formula apetitive comparable s Valley. The search par absorption rate are incre- ntory. The median com	m San Francisco real horhood section of the te your conclusions, pro sales located within in rameters were expand easing. The total num parable sale price incr	tor input. appraisal report form. If yo vide both an explanation a imediate market area, v ed to include all of Glen ber of comparable activ eased 9.23% from the p	ou useo nd sup vith a Park e listir prior 7	d any additi port for yo GLA range and part o ngs and the -12 month	onal informat ur conclusion e of 600 - 1, f Noe Valley e months of period com	ion, such as Is. 950 sq.ft. Th 7, up to Clippe housing sup Ipared to the	er St. ply
Subject Project Data Prior 7–12 Months Prior 4–6 Months Current – 3 Months Overall Trend Total # of Comparable Sales (Settled) Increasing Stable Declining Stable Declining Absorption Rate (Total Sales/Months) Increasing Stable Declining Stable Declining Total # of Active Comparable Listings Increasing Stable Increasing Stable Declining Months of Unit Supply (Total Listings/Ab.Rate) Increasing Stable Increasing Stable Increasing Months of Unit Supply (Total Listings/Ab.Rate) Increasing Stable Increasing Stable Increasing Months of Unit Supply (Total Listings/Ab.Rate) Increasing Stable Increasing Stable Increasing Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of Stable Increasing Stable Increasing Summarize the above trends and address the impact on the subject unit and project. Stable Increasing Stable Increasing Increasing Stable Increasing Increasing Increasing	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and wit Analysis for subject's market area was for com subject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of inve Current-3 month period. The median compara	ns was also obtained fro ur conclusions in the Neigh hdrawn listings, to formula apetitive comparable s Valley. The search par absorption rate are incre- ntory. The median com	m San Francisco real horhood section of the te your conclusions, pro sales located within in rameters were expand easing. The total num parable sale price incr	tor input. appraisal report form. If yo vide both an explanation a imediate market area, v ed to include all of Glen ber of comparable activ eased 9.23% from the p	ou useo nd sup vith a Park e listir prior 7	d any additi oport for yo GLA range and part o ngs and the -12 month	onal informat ur conclusion e of 600 - 1, f Noe Valley e months of period com	ion, such as Is. 950 sq.ft. Th 7, up to Clippe housing sup Ipared to the	er St. ply
Subject Project Data Prior 7–12 Months Prior 4–6 Months Current – 3 Months Overall Trend Total # of Comparable Sales (Settled) Increasing Stable Declining Stable Declining Absorption Rate (Total Sales/Months) Increasing Stable Declining Stable Declining Total # of Active Comparable Listings Increasing Stable Increasing Stable Declining Months of Unit Supply (Total Listings/Ab.Rate) Increasing Stable Increasing Stable Increasing Months of Unit Supply (Total Listings/Ab.Rate) Increasing Stable Increasing Stable Increasing Months of Unit Supply (Total Listings/Ab.Rate) Increasing Stable Increasing Stable Increasing Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of Stable Increasing Stable Increasing Summarize the above trends and address the impact on the subject unit and project. Stable Increasing Stable Increasing Increasing Stable Increasing Increasing Increasing	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and wit Analysis for subject's market area was for com subject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of inve Current-3 month period. The median compara	ns was also obtained fro ur conclusions in the Neigh hdrawn listings, to formula apetitive comparable s Valley. The search par absorption rate are incre- ntory. The median com	m San Francisco real horhood section of the te your conclusions, pro sales located within in rameters were expand easing. The total num parable sale price incr	tor input. appraisal report form. If yo vide both an explanation a imediate market area, v ed to include all of Glen ber of comparable activ eased 9.23% from the p	ou useo nd sup vith a Park e listir prior 7	d any additi oport for yo GLA range and part o ngs and the -12 month	onal informat ur conclusion e of 600 - 1, f Noe Valley e months of period com	ion, such as Is. 950 sq.ft. Th 7, up to Clippe housing sup Ipared to the	er St. ply
Subject Project Data Prior 7–12 Months Prior 4–6 Months Current – 3 Months Overall Trend Total # of Comparable Sales (Settled) Increasing Stable Declining Stable Declining Absorption Rate (Total Sales/Months) Increasing Stable Declining Stable Declining Total # of Active Comparable Listings Increasing Stable Increasing Stable Declining Months of Unit Supply (Total Listings/Ab.Rate) Increasing Stable Increasing Stable Increasing Months of Unit Supply (Total Listings/Ab.Rate) Increasing Stable Increasing Stable Increasing Months of Unit Supply (Total Listings/Ab.Rate) Increasing Stable Increasing Stable Increasing Months of Unit Supply (Total Listings/Ab.Rate) Increasing Increasing Stable Increasing Stable Increasing Increasing Increasing Increasing Increasing Increasing Months of Unit Supply (Total Listings/Ab.Rate) Increasing Increasing Increasing Increasing Increasing Summarize the above trends and address the impact on the s	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and wit Analysis for subject's market area was for com subject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of inve Current-3 month period. The median compara	ns was also obtained fro ur conclusions in the Neigh hdrawn listings, to formula apetitive comparable s Valley. The search par absorption rate are incre- ntory. The median com	m San Francisco real horhood section of the te your conclusions, pro sales located within in rameters were expand easing. The total num parable sale price incr	tor input. appraisal report form. If yo vide both an explanation a imediate market area, v ed to include all of Glen ber of comparable activ eased 9.23% from the p	ou useo nd sup vith a Park e listir prior 7	d any additi oport for yo GLA range and part o ngs and the -12 month	onal informat ur conclusion e of 600 - 1, f Noe Valley e months of period com	ion, such as Is. 950 sq.ft. Th 7, up to Clippe housing sup Ipared to the	er St. ply
Total # of Comparable Sales (Settled) Increasing Stable Declining Absorption Rate (Total Sales/Months) Increasing Stable Declining Total # of Active Comparable Listings Declining Stable Increasing Stable Declining Months of Unit Supply (Total Listings/Ab.Rate) Declining Stable Increasing Stable Increasing Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties. Summarize the above trends and address the impact on the subject unit and project. Summarize the above trends and address the impact on the subject unit and project.	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and wit Analysis for subject's market area was for com subject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of inve Current-3 month period. The median compara segment.	ns was also obtained fro ur conclusions in the Neigh hdrawn listings, to formula opetitive comparable s Valley. The search par absorption rate are incre ntory. The median comp ble sales DOM is less th	m San Francisco real horhood section of the te your conclusions, pro sales located within in rameters were expand easing. The total num parable sale price incr han 35 days for reaso	tor input. appraisal report form. If yo vide both an explanation a mmediate market area, y ed to include all of Glen ber of comparable activ eased 9.23% from the p nably priced listings. Th	ou used and sup vith a Park re listir prior 7 pere is	d any additi oport for yo GLA range and part o ngs and the -12 month	onal informat ur conclusion e of 600 - 1, f Noe Valley e months of period com	ion, such as Is. 950 sq.ft. Th 7, up to Clippe housing sup Ipared to the	er St. ply
Total # of Active Comparable Listings Declining Stable Increas Months of Unit Supply (Total Listings/Ab.Rate) Declining Stable Increas Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and wit Analysis for subject's market area was for com subject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of inve Current-3 month period. The median compara segment.	ns was also obtained fro ur conclusions in the Neigh hdrawn listings, to formula opetitive comparable s Valley. The search par absorption rate are incre ntory. The median comp ble sales DOM is less th ive project , complete the f	m San Francisco real horhood section of the te your conclusions, pro sales located within in rameters were expand easing. The total num parable sale price incr han 35 days for reaso	tor input. appraisal report form. If yo vide both an explanation a mediate market area, v ed to include all of Glen ber of comparable activ eased 9.23% from the p nably priced listings. Th	ou used and sup vith a Park re listir prior 7 pere is	d any additi oport for yo GLA range and part o ngs and the -12 month	onal informat ur conclusion a of 600 - 1, f Noe Valley e months of period com e of inventor	ion, such as is. 950 sq.ft. Tr , up to Clippe housing sup ipared to the ry for this ma	er St. ply
Total # of Active Comparable Listings Declining Stable Increas Months of Unit Supply (Total Listings/Ab.Rate) Declining Stable Increas Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties. Summarize the above trends and address the impact on the subject unit and project. Summarize the above trends and address the impact on the subject unit and project. Summarize the above trends and address the impact on the subject unit and project.	Concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and witt Analysis for subject's market area was for com subject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of inve Current-3 month period. The median compara segment.	ns was also obtained fro ur conclusions in the Neigh hdrawn listings, to formula opetitive comparable s Valley. The search par absorption rate are incre ntory. The median comp ble sales DOM is less th ive project , complete the f	m San Francisco real horhood section of the te your conclusions, pro sales located within in rameters were expand easing. The total num parable sale price incr han 35 days for reaso	tor input. appraisal report form. If yo vide both an explanation a mediate market area, v ed to include all of Glen ber of comparable activ eased 9.23% from the p nably priced listings. Th	ou useo nd sup vith a Park e listir orior 7 here is Name:	d any additi port for yo GLA range and part o ngs and th -12 month a shortag	onal informat ur conclusion a of 600 - 1, f Noe Valley e months of period com e of inventor overall Tre	ion, such as IS. 950 sq.ft. TH 7, up to Clippe housing sup pared to the ry for this ma nd	er St. ply rket
Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.	Concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and with Analysis for subject's market area was for com subject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of inve Current-3 month period. The median compara segment.	ns was also obtained fro ur conclusions in the Neigh hdrawn listings, to formula opetitive comparable s Valley. The search par absorption rate are incre ntory. The median comp ble sales DOM is less th ive project , complete the f	m San Francisco real horhood section of the te your conclusions, pro sales located within in rameters were expand easing. The total num parable sale price incr han 35 days for reaso	tor input. appraisal report form. If yo vide both an explanation a mediate market area, v ed to include all of Glen ber of comparable activ eased 9.23% from the p nably priced listings. Th	Name:	I any additi port for yo GLA range and part o rgs and th -12 month a shortag	onal informat ur conclusion a of 600 - 1, f Noe Valley e months of period com e of inventor Overall Tre	ion, such as IS. 950 sq.ft. TH , up to Clippe housing sup pared to the ry for this ma nd Declir	er St. ply rket
foreclosed properties.	Concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and with Analysis for subject's market area was for corr subject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of inve Current-3 month period. The median compara segment.	ns was also obtained fro ur conclusions in the Neigh hdrawn listings, to formula opetitive comparable s Valley. The search par absorption rate are incre ntory. The median comp ble sales DOM is less th ive project , complete the f	m San Francisco real horhood section of the te your conclusions, pro sales located within in rameters were expand easing. The total num parable sale price incr han 35 days for reaso	tor input. appraisal report form. If yo vide both an explanation a mediate market area, v ed to include all of Glen ber of comparable activ eased 9.23% from the p nably priced listings. Th	Name:	I any additi port for yo GLA range and part o ugs and the -12 month a shortage Increasing Increasing	onal informat ur conclusion e of 600 - 1, f Noe Valley e months of period com e of inventor overall Tree Stable Stable	ion, such as is. 950 sq.ft. Th , up to Clippe housing sup pared to the ry for this ma nd Declir Declir	er St. ply rket ning ning
Angelen Same	Concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and with Analysis for subject's market area was for com subject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of inve Current-3 month period. The median compara segment.	ns was also obtained fro ur conclusions in the Neigh hdrawn listings, to formula petitive comparable s Valley. The search par absorption rate are incre- ntory. The median comp ble sales DOM is less the ive project , complete the f Prior 7–12 Months	m San Francisco real horhood section of the te your conclusions, pro sales located within in rameters were expand easing. The total num parable sale price incr nan 35 days for reason following: Prior 4–6 Months	tor input. appraisal report form. If yo vide both an explanation a symediate market area, v ed to include all of Glen ber of comparable activ eased 9.23% from the p nably priced listings. Th Project Current – 3 Months	Name:	d any additi port for yo GLA range and part o ogs and the -12 month a shortage Increasing Increasing Declining	onal informati ur conclusion e of 600 - 1, f Noe Valley e months of period com e of inventor e of inventor overall Trei Stable Stable Stable	ion, such as IS. 950 sq.ft. Tr /, up to Clippe housing supp pared to the ry for this ma nd Declir Declir Increa Increa	er St. ply rket ning ning asing
Angelen Same	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and wit Analysis for subject's market area was for com subject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of inve Current-3 month period. The median compara segment. If the subject is a unit in a condominium or cooperat Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	ns was also obtained fro ur conclusions in the Neigh hdrawn listings, to formular petitive comparable s valley. The search par absorption rate are incre- ntory. The median comp ble sales DOM is less the ive project , complete the f Prior 7–12 Months	m San Francisco real horhood section of the te your conclusions, pro sales located within in rameters were expand easing. The total num parable sale price incr nan 35 days for reason following: Prior 4–6 Months	tor input. appraisal report form. If yo vide both an explanation a symediate market area, v ed to include all of Glen ber of comparable activ eased 9.23% from the p nably priced listings. Th Project Current – 3 Months	Name:	d any additi port for yo GLA range and part o ogs and the -12 month a shortage Increasing Increasing Declining	onal informati ur conclusion e of 600 - 1, f Noe Valley e months of period com e of inventor e of inventor overall Trei Stable Stable Stable	ion, such as IS. 950 sq.ft. Tr /, up to Clippe housing supp pared to the ry for this ma nd Declir Declir Increa Increa	er St. ply rket ning ning asing
Andrew Same	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and wit Analysis for subject's market area was for com subject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of inve Current-3 month period. The median compara segment. If the subject is a unit in a condominium or cooperat Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	ns was also obtained fro ur conclusions in the Neigh hdrawn listings, to formular petitive comparable s valley. The search par absorption rate are incre- ntory. The median comp ble sales DOM is less the ive project , complete the f Prior 7–12 Months	m San Francisco real horhood section of the te your conclusions, pro sales located within in rameters were expand easing. The total num parable sale price incr nan 35 days for reason following: Prior 4–6 Months	tor input. appraisal report form. If yo vide both an explanation a symediate market area, v ed to include all of Glen ber of comparable activ eased 9.23% from the p nably priced listings. Th Project Current – 3 Months	Name:	d any additi port for yo GLA range and part o ogs and the -12 month a shortage Increasing Increasing Declining	onal informati ur conclusion e of 600 - 1, f Noe Valley e months of period com e of inventor e of inventor overall Trei Stable Stable Stable	ion, such as IS. 950 sq.ft. Tr /, up to Clippe housing supp pared to the ry for this ma nd Declir Declir Increa Increa	er St. ply rket ning ning asing
Angelen Same	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and wit Analysis for subject's market area was for com subject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of inve Current-3 month period. The median compara segment. If the subject is a unit in a condominium or cooperat Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	ns was also obtained fro ur conclusions in the Neigh hdrawn listings, to formular petitive comparable s valley. The search par absorption rate are incre- ntory. The median comp ble sales DOM is less the ive project , complete the f Prior 7–12 Months	m San Francisco real horhood section of the te your conclusions, pro sales located within in rameters were expand easing. The total num parable sale price incr nan 35 days for reason following: Prior 4–6 Months	tor input. appraisal report form. If yo vide both an explanation a symediate market area, v ed to include all of Glen ber of comparable activ eased 9.23% from the p nably priced listings. Th Project Current – 3 Months	Name:	d any additi port for yo GLA range and part o ogs and the -12 month a shortage Increasing Increasing Declining	onal informati ur conclusion e of 600 - 1, f Noe Valley e months of period com e of inventor e of inventor overall Trei Stable Stable Stable	ion, such as IS. 950 sq.ft. Tr /, up to Clippe housing supp pared to the ry for this ma nd Declir Declir Increa Increa	er St. ply rket ning ning asing
Angelen Same	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and wit Analysis for subject's market area was for com subject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of inve Current-3 month period. The median compara segment. If the subject is a unit in a condominium or cooperat Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	ns was also obtained fro ur conclusions in the Neigh hdrawn listings, to formular petitive comparable s valley. The search par absorption rate are incre- ntory. The median comp ble sales DOM is less the ive project , complete the f Prior 7–12 Months	m San Francisco real horhood section of the te your conclusions, pro sales located within in rameters were expand easing. The total num parable sale price incr nan 35 days for reason following: Prior 4–6 Months	tor input. appraisal report form. If yo vide both an explanation a symediate market area, v ed to include all of Glen ber of comparable activ eased 9.23% from the p nably priced listings. Th Project Current – 3 Months	Name:	d any additi port for yo GLA range and part o ogs and the -12 month a shortage Increasing Increasing Declining	onal informati ur conclusion e of 600 - 1, f Noe Valley e months of period com e of inventor e of inventor overall Trei Stable Stable Stable	ion, such as IS. 950 sq.ft. Tr /, up to Clippe housing supp pared to the ry for this ma nd Declir Declir Increa Increa	er St. ply rket ning ning asing
Angelen Same	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and wit Analysis for subject's market area was for com subject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of inve Current-3 month period. The median compara segment. If the subject is a unit in a condominium or cooperat Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	ns was also obtained fro ur conclusions in the Neigh hdrawn listings, to formular petitive comparable s valley. The search par absorption rate are incre- ntory. The median comp ble sales DOM is less the ive project , complete the f Prior 7–12 Months	m San Francisco real horhood section of the te your conclusions, pro sales located within in rameters were expand easing. The total num parable sale price incr nan 35 days for reason following: Prior 4–6 Months	tor input. appraisal report form. If yo vide both an explanation a symediate market area, v ed to include all of Glen ber of comparable activ eased 9.23% from the p nably priced listings. Th Project Current – 3 Months	Name:	d any additi port for yo GLA range and part o ogs and the -12 month a shortage Increasing Increasing Declining	onal informati ur conclusion e of 600 - 1, f Noe Valley e months of period com e of inventor e of inventor overall Trei Stable Stable Stable	ion, such as IS. 950 sq.ft. Tr /, up to Clippe housing supp pared to the ry for this ma nd Declir Declir Increa Increa	er St. ply rket ning ning asing
Angelen Same	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and wit Analysis for subject's market area was for com subject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of inve Current-3 month period. The median compara segment. If the subject is a unit in a condominium or cooperat Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	ns was also obtained fro ur conclusions in the Neigh hdrawn listings, to formular petitive comparable s valley. The search par absorption rate are incre- ntory. The median comp ble sales DOM is less the ive project , complete the f Prior 7–12 Months	m San Francisco real horhood section of the te your conclusions, pro sales located within in rameters were expand easing. The total num parable sale price incr nan 35 days for reason following: Prior 4–6 Months	tor input. appraisal report form. If yo vide both an explanation a symediate market area, v ed to include all of Glen ber of comparable activ eased 9.23% from the p nably priced listings. Th Project Current – 3 Months	Name:	d any additi port for yo GLA range and part o ogs and the -12 month a shortage Increasing Increasing Declining	onal informati ur conclusion e of 600 - 1, f Noe Valley e months of period com e of inventor e of inventor overall Trei Stable Stable Stable	ion, such as IS. 950 sq.ft. Tr /, up to Clippe housing supp pared to the ry for this ma nd Declir Declir Increa Increa	er St. ply rket ning ning asing
Angelen Same	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and wit Analysis for subject's market area was for com subject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of inve Current-3 month period. The median compara segment. If the subject is a unit in a condominium or cooperat Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	ns was also obtained fro ur conclusions in the Neigh hdrawn listings, to formular petitive comparable s valley. The search par absorption rate are incre- ntory. The median comp ble sales DOM is less the ive project , complete the f Prior 7–12 Months	m San Francisco real horhood section of the te your conclusions, pro sales located within in rameters were expand easing. The total num parable sale price incr nan 35 days for reason following: Prior 4–6 Months	tor input. appraisal report form. If yo vide both an explanation a symediate market area, v ed to include all of Glen ber of comparable activ eased 9.23% from the p nably priced listings. Th Project Current – 3 Months	Name:	d any additi port for yo GLA range and part o ogs and the -12 month a shortage Increasing Increasing Declining	onal informati ur conclusion e of 600 - 1, f Noe Valley e months of period com e of inventor e of inventor overall Trei Stable Stable Stable	ion, such as IS. 950 sq.ft. Tr /, up to Clippe housing supp pared to the ry for this ma nd Declir Declir Increa Increa	er St. ply rket ning ning asing
Angelen Same	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and wit Analysis for subject's market area was for com subject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of inve Current-3 month period. The median compara segment. If the subject is a unit in a condominium or cooperat Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	Ins was also obtained fro ur conclusions in the Neigh hdrawn listings, to formular petitive comparable s low valley. The search para absorption rate are incre- ntory. The median comp ble sales DOM is less the ive project , complete the f Prior 7–12 Months ject? Yes No	m San Francisco real horhood section of the te your conclusions, pro sales located within in rameters were expand easing. The total num parable sale price incr han 35 days for reason following: Prior 4–6 Months	tor input. appraisal report form. If yo vide both an explanation a symediate market area, v ed to include all of Glen ber of comparable activ eased 9.23% from the p nably priced listings. Th Project Current – 3 Months	Name:	d any additi port for yo GLA range and part o ogs and the -12 month a shortage Increasing Increasing Declining	onal informati ur conclusion e of 600 - 1, f Noe Valley e months of period com e of inventor e of inventor overall Trei Stable Stable Stable	ion, such as IS. 950 sq.ft. Tr /, up to Clippe housing supp pared to the ry for this ma nd Declir Declir Increa Increa	er St. ply rket ning ning asing
And aller Same	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and wit Analysis for subject's market area was for com subject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of inve Current-3 month period. The median compara segment. If the subject is a unit in a condominium or cooperat Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	Ins was also obtained fro ur conclusions in the Neigh hdrawn listings, to formular petitive comparable s low valley. The search para absorption rate are incre- ntory. The median comp ble sales DOM is less the ive project , complete the f Prior 7–12 Months ject? Yes No	m San Francisco real horhood section of the te your conclusions, pro sales located within in rameters were expand easing. The total num parable sale price incr han 35 days for reason following: Prior 4–6 Months	tor input. appraisal report form. If yo vide both an explanation a symediate market area, v ed to include all of Glen ber of comparable activ eased 9.23% from the p nably priced listings. Th Project Current – 3 Months	Name:	d any additi port for yo GLA range and part o ogs and the -12 month a shortage Increasing Increasing Declining	onal informati ur conclusion e of 600 - 1, f Noe Valley e months of period com e of inventor e of inventor overall Trei Stable Stable Stable	ion, such as IS. 950 sq.ft. Tr /, up to Clippe housing supp pared to the ry for this ma nd Declir Declir Increa Increa	er St. ply rket ning ning asing
Andrew Samen	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and wit Analysis for subject's market area was for com subject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of inve Current-3 month period. The median compara segment. If the subject is a unit in a condominium or cooperat Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	Ins was also obtained fro ur conclusions in the Neigh hdrawn listings, to formular petitive comparable s low valley. The search para absorption rate are incre- ntory. The median comp ble sales DOM is less the ive project , complete the f Prior 7–12 Months ject? Yes No	m San Francisco real horhood section of the te your conclusions, pro sales located within in rameters were expand easing. The total num parable sale price incr han 35 days for reason following: Prior 4–6 Months	tor input. appraisal report form. If yo vide both an explanation a symediate market area, v ed to include all of Glen ber of comparable activ eased 9.23% from the p nably priced listings. Th Project Current – 3 Months	Name:	d any additi port for yo GLA range and part o ogs and the -12 month a shortage Increasing Increasing Declining	onal informati ur conclusion e of 600 - 1, f Noe Valley e months of period com e of inventor e of inventor overall Trei Stable Stable Stable	ion, such as IS. 950 sq.ft. Tr /, up to Clippe housing supp pared to the ry for this ma nd Declir Declir Increa Increa	er St. ply rket ning ning asing
Angelie Samen	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and wit Analysis for subject's market area was for com subject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of inve Current-3 month period. The median compara segment. If the subject is a unit in a condominium or cooperat Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	Ins was also obtained fro ur conclusions in the Neigh hdrawn listings, to formular petitive comparable s low valley. The search para absorption rate are incre- ntory. The median comp ble sales DOM is less the ive project , complete the f Prior 7–12 Months ject? Yes No	m San Francisco real horhood section of the te your conclusions, pro sales located within in rameters were expand easing. The total num parable sale price incr han 35 days for reason following: Prior 4–6 Months	tor input. appraisal report form. If yo vide both an explanation a symediate market area, v ed to include all of Glen ber of comparable activ eased 9.23% from the p nably priced listings. Th Project Current – 3 Months	Name:	d any additi port for yo GLA range and part o ogs and the -12 month a shortage Increasing Increasing Declining	onal informati ur conclusion e of 600 - 1, f Noe Valley e months of period com e of inventor e of inventor overall Trei Stable Stable Stable	ion, such as IS. 950 sq.ft. Tr /, up to Clippe housing supp pared to the ry for this ma nd Declir Declir Increa Increa	er St. ply rket ning ning asing
Angelie Samen	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and wit Analysis for subject's market area was for com subject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of inve Current-3 month period. The median compara segment. If the subject is a unit in a condominium or cooperat Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	Ins was also obtained fro ur conclusions in the Neigh hdrawn listings, to formular petitive comparable s low valley. The search para absorption rate are incre- ntory. The median comp ble sales DOM is less the ive project , complete the f Prior 7–12 Months ject? Yes No	m San Francisco real horhood section of the te your conclusions, pro sales located within in rameters were expand easing. The total num parable sale price incr han 35 days for reason following: Prior 4–6 Months	tor input. appraisal report form. If yo vide both an explanation a symediate market area, v ed to include all of Glen ber of comparable activ eased 9.23% from the p nably priced listings. Th Project Current – 3 Months	Name:	d any additi port for yo GLA range and part o ogs and the -12 month a shortage Increasing Increasing Declining	onal informati ur conclusion e of 600 - 1, f Noe Valley e months of period com e of inventor e of inventor overall Trei Stable Stable Stable	ion, such as IS. 950 sq.ft. Tr /, up to Clippe housing supp pared to the ry for this ma nd Declir Declir Increa Increa	er St. ply rket ning ning asing
(De la Sama	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and wit Analysis for subject's market area was for com subject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of inve Current-3 month period. The median compara segment. If the subject is a unit in a condominium or cooperat Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	Ins was also obtained fro ur conclusions in the Neigh hdrawn listings, to formular petitive comparable s low valley. The search para absorption rate are incre- ntory. The median comp ble sales DOM is less the ive project , complete the f Prior 7–12 Months ject? Yes No	m San Francisco real horhood section of the te your conclusions, pro sales located within in rameters were expand easing. The total num parable sale price incr han 35 days for reason following: Prior 4–6 Months	tor input. appraisal report form. If yo vide both an explanation a symediate market area, v ed to include all of Glen ber of comparable activ eased 9.23% from the p nably priced listings. Th Project Current – 3 Months	Name:	d any additi port for yo GLA range and part o ogs and the -12 month a shortage Increasing Increasing Declining	onal informati ur conclusion e of 600 - 1, f Noe Valley e months of period com e of inventor e of inventor overall Trei Stable Stable Stable	ion, such as IS. 950 sq.ft. Tr /, up to Clippe housing supp pared to the ry for this ma nd Declir Declir Increa Increa	er St. ply rket ning ning asing
	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and wit Analysis for subject's market area was for com subject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of inve Current-3 month period. The median compara segment. If the subject is a unit in a condominium or cooperat Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	Ins was also obtained fro ur conclusions in the Neigh hdrawn listings, to formular petitive comparable s low valley. The search para absorption rate are incre- ntory. The median comp ble sales DOM is less the ive project , complete the f Prior 7–12 Months ject? Yes No	m San Francisco real horhood section of the te your conclusions, pro sales located within in rameters were expand easing. The total num parable sale price incr han 35 days for reason following: Prior 4–6 Months	tor input. appraisal report form. If yo vide both an explanation a symediate market area, v ed to include all of Glen ber of comparable activ eased 9.23% from the p nably priced listings. Th Project Current – 3 Months	Name:	d any additi port for yo GLA range and part o ogs and the -12 month a shortage Increasing Increasing Declining	onal informati ur conclusion e of 600 - 1, f Noe Valley e months of period com e of inventor e of inventor overall Trei Stable Stable Stable	ion, such as IS. 950 sq.ft. Tr /, up to Clippe housing supp pared to the ry for this ma nd Declir Declir Increa Increa	er St. ply rket ning ning asing
Signature	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and wit Analysis for subject's market area was for com subject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of inve Current-3 month period. The median compara segment. If the subject is a unit in a condominium or cooperat Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	Ins was also obtained fro ur conclusions in the Neigh hdrawn listings, to formular petitive comparable s low valley. The search para absorption rate are incre- ntory. The median comp ble sales DOM is less the ive project , complete the f Prior 7–12 Months ject? Yes No	m San Francisco real horhood section of the te your conclusions, pro sales located within in rameters were expand easing. The total num parable sale price incr han 35 days for reason following: Prior 4–6 Months	tor input. appraisal report form. If yo vide both an explanation a symediate market area, v ed to include all of Glen ber of comparable activ eased 9.23% from the p nably priced listings. Th Project Current – 3 Months	Name:	d any additi port for yo GLA range and part o ogs and the -12 month a shortage Increasing Increasing Declining	onal informati ur conclusion e of 600 - 1, f Noe Valley e months of period com e of inventor e of inventor overall Trei Stable Stable Stable	ion, such as IS. 950 sq.ft. Tr /, up to Clippe housing supp pared to the ry for this ma nd Declir Declir Increa Increa	er St. ply rket ning ning asing
	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and with Analysis for subject's market area was for corresubject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of inve Current-3 month period. The median compara segment. If the subject is a unit in a condominium or cooperal Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the pro foreclosed properties. Summarize the above trends and address the impace	Ins was also obtained fro ur conclusions in the Neigh hdrawn listings, to formular petitive comparable s low valley. The search para absorption rate are incre- ntory. The median comp ble sales DOM is less the ive project , complete the f Prior 7–12 Months ject? Yes No	m San Francisco real horhood section of the te your conclusions, pro- sales located within in rameters were expand asaring. The total num parable sale price incr han 35 days for reason following: Prior 4–6 Months 0 If yes, indicate the r	tor input. appraisal report form. If yo vide both an explanation a symediate market area, v ed to include all of Glen ber of comparable activ eased 9.23% from the p nably priced listings. Th Project Current – 3 Months	Name:	d any additi port for yo GLA range and part o ogs and the -12 month a shortage Increasing Increasing Declining	onal informati ur conclusion e of 600 - 1, f Noe Valley e months of period com e of inventor e of inventor overall Trei Stable Stable Stable	ion, such as IS. 950 sq.ft. Tr /, up to Clippe housing supp pared to the ry for this ma nd Declir Declir Increa Increa	er St. ply rket ning ning asing
Company Name California Street Appraisals Company Name	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and with Analysis for subject's market area was for corresubject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of invec Current-3 month period. The median compara segment. If the subject is a unit in a condominium or cooperal Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the pro foreclosed properties. Summarize the above trends and address the impace Signature	Ins was also obtained fro ur conclusions in the Neigh hdrawn listings, to formular petitive comparable s low valley. The search para absorption rate are incre- ntory. The median comp ble sales DOM is less the ive project , complete the f Prior 7–12 Months ject? Yes No	m San Francisco real horhood section of the te your conclusions, pro- sales located within in arameters were expand assing. The total num parable sale price incr han 35 days for reason following: Prior 4–6 Months o If yes, indicate the i roject. Signature	tor input. appraisal report form. If yovide both an explanation a synchronic strain of the explanation of	Name:	d any additi port for yo GLA range and part o ogs and the -12 month a shortage Increasing Increasing Declining	onal informati ur conclusion e of 600 - 1, f Noe Valley e months of period com e of inventor e of inventor overall Trei Stable Stable Stable	ion, such as IS. 950 sq.ft. Tr /, up to Clippe housing supp pared to the ry for this ma nd Declir Declir Increa Increa	er St. ply rket ning ning asing
Company Address 3821 California Street, San Francisco, CA 94118 Company Address	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and with Analysis for subject's market area was for corresubject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of invec Current-3 month period. The median compara segment. If the subject is a unit in a condominium or cooperal Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the pro foreclosed properties. Summarize the above trends and address the impace Signature	Ins was also obtained fro ur conclusions in the Neigh hdrawn listings, to formular petitive comparable s low valley. The search para absorption rate are incre- ntory. The median comp ble sales DOM is less the ive project , complete the f Prior 7–12 Months ject? Yes No	m San Francisco real horhood section of the te your conclusions, pro- sales located within in arameters were expand assing. The total num parable sale price incr han 35 days for reason following: Prior 4–6 Months D If yes, indicate the in roject. Signature Supervisory	Appraiser Name	Name:	d any additi port for yo GLA range and part o ogs and the -12 month a shortage Increasing Increasing Declining	onal informati ur conclusion e of 600 - 1, f Noe Valley e months of period com e of inventor e of inventor overall Trei Stable Stable Stable	ion, such as IS. 950 sq.ft. Tr /, up to Clippe housing supp pared to the ry for this ma nd Declir Declir Increa Increa	er St. ply rket ning ning asing
	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and with Analysis for subject's market area was for corresubject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of invec Current-3 month period. The median compara segment. If the subject is a unit in a condominium or cooperal Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the pro foreclosed properties. Summarize the above trends and address the impace Signature	Ins was also obtained fro ur conclusions in the Neigh hdrawn listings, to formula opetitive comparable s valley. The search par absorption rate are incre absorption rate are incre absorption rate are incre ive project , complete the f Prior 7–12 Months perior 7–12 Months incre ive project , complete the f Prior 7–12 Months incre ive project , complete the f Prior 7–12 Months incre ive project , complete the f Prior 7–12 Months incre	m San Francisco real horhood section of the te your conclusions, pro- sales located within in rameters were expand assing. The total num parable sale price incr han 35 days for reason following: Prior 4–6 Months Diff yes, indicate the in increased by the sale roject. Signature Supervisory Company Na	Appraiser Name	Name:	d any additi port for yo GLA range and part o ogs and the -12 month a shortage Increasing Increasing Declining	onal informati ur conclusion e of 600 - 1, f Noe Valley e months of period com e of inventor e of inventor overall Trei Stable Stable Stable	ion, such as IS. 950 sq.ft. Tr /, up to Clippe housing supp pared to the ry for this ma nd Declir Declir Increa Increa	er St. ply rket ning ning asing
State License/Certification # AR026681 State CA State License/Certification # State	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and with Analysis for subject's market area was for corresubject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of invec Current-3 month period. The median compara segment. If the subject is a unit in a condominium or cooperal Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the pro foreclosed properties. Summarize the above trends and address the impace Signature	ns was also obtained fro ur conclusions in the Neigh hdrawn listings, to formula petitive comparable s valley. The search par absorption rate are incre absorption rate are incre ive project , complete the f Prior 7–12 Months petit? Yes No version of the subject unit and pu	m San Francisco real horhood section of the te your conclusions, pro- sales located within in rameters were expand easing. The total num parable sale price incr han 35 days for reason following: Prior 4–6 Months Prior 4–6 Months o If yes, indicate the r following: Prior 4–6 Months Signature Signature Supervisory Company Ak	tor input. appraisal report form. If your vide both an explanation a symediate market area, ve ed to include all of Glen ber of comparable active eased 9.23% from the project number of REO listings. The Project Current – 3 Months number of REO listings and Appraiser Name ame idress	Name:	d any additi port for yo GLA range and part o ogs and the -12 month a shortage Increasing Increasing Declining	onal informat ur conclusion a of 600 - 1, f Noe Valley e months of period com e of inventor Overall Tree Stable Stable Stable Stable Stable Stable	ion, such as IS. 950 sq.ft. Tr /, up to Clippe housing supp pared to the ry for this ma nd Declir Declir Increa Increa	er St. ply rket ning ning asing
	Concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and wit Analysis for subject's market area was for com subject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of inve Current-3 month period. The median compara segment. If the subject is a unit in a condominium or cooperat Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the pro foreclosed properties. Summarize the above trends and address the impace Signature Appraiser Name Andrea Tameron Company Name California Street Appraisals Company Address 3821 California Street, Sa State License/Certification # AR026681	In swas also obtained fro ur conclusions in the Neigh hdrawn listings, to formula petitive comparables so valley. The search para absorption rate are incre absorption rate are incre absorption rate are incre ive project, complete the f Prior 7–12 Months petitive complete the f Prior 7–12 Months incre in the subject unit and pu	m San Francisco real horhood section of the te your conclusions, pro- sales located within in rameters were expand assing. The total num parable sale price incr han 35 days for reason following: Prior 4–6 Months Diff yes, indicate the in increased by the sale roject. Signature Supervisory Company Na Company Na State Licens	Appraiser Name Appraiser Name	Name:	d any additi port for yo GLA range and part o ogs and the -12 month a shortage Increasing Increasing Declining	onal informat ur conclusion a of 600 - 1, f Noe Valley e months of period com e of inventor Overall Tree Stable Stable Stable Stable Stable Stable	ion, such as IS. 950 sq.ft. Tr /, up to Clippe housing supp pared to the ry for this ma nd Declir Declir Increa Increa	er St. ply rket ning ning asing
	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and with Analysis for subject's market area was for corresubject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of invec Current-3 month period. The median compara segment. If the subject is a unit in a condominium or cooperal Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the pro foreclosed properties. Summarize the above trends and address the impace Signature	ns was also obtained fro ur conclusions in the Neigh hdrawn listings, to formula petitive comparable s valley. The search par absorption rate are incre absorption rate are incre ive project , complete the f Prior 7–12 Months petit? Yes No version of the subject unit and pu	m San Francisco real horhood section of the te your conclusions, pro- sales located within in rameters were expand easing. The total num parable sale price incr han 35 days for reason following: Prior 4–6 Months Prior 4–6 Months o If yes, indicate the r following: Prior 4–6 Months Signature Signature Supervisory Company Ak	tor input. appraisal report form. If your vide both an explanation a symediate market area, ve ed to include all of Glen ber of comparable active eased 9.23% from the project number of REO listings. The Project Current – 3 Months number of REO listings and Appraiser Name ame idress	Name:	d any additi port for yo GLA range and part o ogs and the -12 month a shortage Increasing Increasing Declining	onal informat ur conclusion a of 600 - 1, f Noe Valley e months of period com e of inventor Overall Tree Stable Stable Stable Stable Stable Stable	ion, such as IS. 950 sq.ft. Tr /, up to Clippe housing supp pared to the ry for this ma nd Declir Declir Increa Increa	er St ply rrket
State License/Certification # AR026681 State CA State License/Certification # State	concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and with Analysis for subject's market area was for corresubject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of invec Current-3 month period. The median compara segment. If the subject is a unit in a condominium or cooperal Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the pro foreclosed properties. Summarize the above trends and address the impace Signature	Ins was also obtained fro ur conclusions in the Neigh hdrawn listings, to formula petitive comparable s is valley. The search par absorption rate are incre absorption rate are incre integration of the search par absorption rate are incre ive project, complete the f Prior 7–12 Months petit? Yes No to the subject unit and pu to the subject unit and pu to the subject unit and pu	m San Francisco real horhood section of the te your conclusions, pro- sales located within in rameters were expand easing. The total num parable sale price incr han 35 days for reason following: Prior 4–6 Months Prior 4–6 Months o If yes, indicate the r following: Prior 4–6 Months Signature Signature Supervisory Company Ak	tor input. appraisal report form. If your vide both an explanation a symediate market area, ve ed to include all of Glen ber of comparable active eased 9.23% from the project number of REO listings. The Project Current – 3 Months number of REO listings and Appraiser Name ame idress	Name:	d any additi port for yo GLA range and part o ogs and the -12 month a shortage Increasing Increasing Declining	onal informat ur conclusion a of 600 - 1, f Noe Valley e months of period com e of inventor Overall Tree Stable Stable Stable Stable Stable Stable	ion, such as IS. 950 sq.ft. Tr /, up to Clippe housing supp pared to the ry for this ma nd Declir Declir Increa Increa	er St. ply rket ning ning asing
State License/Certification # AR026681 State CA State License/Certification # State Email Address andrea.tameron@sbcglobal.net Email Address	Concessions as well as closing cost concession Summarize the above information as support for yo an analysis of pending sales and/or expired and wit Analysis for subject's market area was for com subject's is located on Noe St and borders Noe The total number of comparable sales and the are declining, which reflects a shortage of inve Current-3 month period. The median compara segment. If the subject is a unit in a condominium or cooperat Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the pro foreclosed properties. Summarize the above trends and address the impace Signature Appraiser Name Andrea Tameron Company Name California Street Appraisals Company Address 3821 California Street, Sa State License/Certification # AR026681	In swas also obtained fro ur conclusions in the Neigh hdrawn listings, to formula petitive comparables so valley. The search para absorption rate are incre absorption rate are incre absorption rate are incre ive project, complete the f Prior 7–12 Months petitive complete the f Prior 7–12 Months incre in the subject unit and pu	m San Francisco real horhood section of the te your conclusions, pro- sales located within in rameters were expand assing. The total num parable sale price incr han 35 days for reason following: Prior 4–6 Months Diff yes, indicate the in increased by the sale roject. Signature Supervisory Company Na Company Na State Licens	Appraiser Name Appraiser Name	Name:	d any additi port for yo GLA range and part o ogs and the -12 month a shortage Increasing Increasing Declining	onal informat ur conclusion a of 600 - 1, f Noe Valley e months of period com e of inventor Overall Tree Stable Stable Stable Stable Stable Stable	ion, such as IS. 950 sq.ft. Tr /, up to Clippe housing supp pared to the ry for this ma nd Declir Declir Increa Increa	er St. ply rket ning asing

	F .1	N.I.	CSA15-0515	D // 1
Iviain	FIIP	NO	CSA15-0515	Pade #11

22-523704-5 File No. CSA15-0515

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM (Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
В	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
С	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
ср	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
ClySu CV	Covered	Garage/Carport
		· · ·
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
	Other	Basement & Finished Rooms Below Grade
0	Other	
0		Design (Style)
ор	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
		Basement & Finished Rooms Below Grade
rr DT	Recreational (Rec) Room	
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
	Walk Out Basement	Basement & Finished Rooms Below Grade
	Woods View	View
WO		View
wo Woods		
wo Woods Wtr	Water View	
wo Woods Wtr WtrFr	Water View Water Frontage	Location
wo Woods Wtr WtrFr	Water View	
wo Woods Wtr WtrFr	Water View Water Frontage	Location
wo Woods Wtr WtrFr WU	Water View Water Frontage	Location
wo Woods Wtr WtrFr	Water View Water Frontage	Location
wo Woods Wtr WtrFr	Water View Water Frontage	Location
wo Woods Wtr WtrFr	Water View Water Frontage	Location

UAD Version 9/2011 (Updated 1/2014)

Form UADDEFINE1A — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE

SINGLE FAMILY COMPARABLE RENT SCHEDULE

This form is intended to provide the appraiser with a familiar format to estimate the market rent of the subject property. Adjustments should be made only for items of significant difference between the comparables and the subject property.

difference between the	comparables and the sub	ject property.						
ITEM	SUBJECT	COMPARABL	.E NO. 1	CC	MPARABL	.E NO. 2	COMPARA	BLE NO. 3
Address 1783 Noe St		Valley @ Church St		561 Clipper			1134 Castro St	
San Francisco	o, CA 94131	San Francisco, CA 94	1131	San Francis		1114	San Francisco, CA	94114
Proximity to Subject		0.34 miles NE		0.66 miles N	IW		0.82 miles N	
Date Lease Begins	Vacant	Available now		Available 06	/01/2014		Available 07/01/201	4
Date Lease Expires	N/A	Unknown		12 month			12 month	
Monthy Rental	If Currently Rented: \$ 3,500	\$ 4,000		\$	3,850		\$ 3,880)
Less: Utilities	\$ 0	\$ 0		\$	0		\$ C)
Furniture	0	0			0		C)
Adjusted								
Monthly Rent	\$ 3,500	\$ 4,000		\$	3,850		\$ 3,880)
Data Source	Inspection/SFMLS	RealQuest / SF MLS		RealQuest /	SF MLS		RealQuest / SF ML	S
	RealQuest	Craigslist #44845577	19	Craigslist #4	4803396		Craigslist #4476069	9134
RENT ADJUSTMENTS	DESCRIPTION	DESCRIPTION	<u>+(-)\$ Adjust.</u>	DESCRIP	TION	+(-)\$ Adjust.	DESCRIPTION	+ (-)\$ Adjust.
Rent		Conventional	 	Conventiona	I		Conventional	
Concessions		None	 	None		I I	None	
Location/View	B;Res;	B;Res;	1 1 1	B;Res;		1	B;Res;	
	B;CtySky;	B;Garden/greenbelt	+100	B;Garden/gro	enbelt	+100	B;Garden/greenbelt	+100
Design and Appeal	DT1;Victorian	Traditional		Contempora	ry	1	Victorian	
Design and Appear	Good	Good		Good			Good	
Age/Condition	110	Unknown		93			114	
	C4	C4	, 	C4			C3	-400
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms	Baths		Total Bdrms Baths	
Room Count	4 2 1.0	5 2 2	-150	5 2	1		4 1 1	+200
Gross Living Area	882 Sq. Ft.	1,200 Sq. Ft.	-250	1,16	64 Sq. Ft.	0	1,200 Sq. F	t. +250
Other (e.g., basement, etc.)	631sf303sfwo 0rr0br0.0ba2o	Osf	 	Osf			Osf	
Other:	1 Car Garage	2 Car Garage	-200	2 Car Garag	е	-200	1 Car Garage	
Net Adj. (total)		□+ ⊠-\$	-500	Π+ Σ	< − \\$	-100	⊠+ □-\$	150
Indicated Monthly								
Market Rent		\$	3,500		\$	3,750	\$	4,030
vacancy, and support for knowledge of rents for property leasing and Market trends were a The rental market is	or the above adjustments or the area as well as in executive relocation pr also obtained from loca strong for the subject's ilable in the subject's n	of rents for single family p . (Rent concessions shown formation from both the ovided additional inform I realtor input. market area. Monthly eighborhood and imme	uld be adjusted to ne San Francisco nation regarding rental pricing ha	the market, not o MLS and Cra market rents t as been increa	to the sub aigslist. F for the su	pject property.) Mo Property manage bject's neighborh the previous 6 to	onthly rents are base rs and brokers that s nood and immediate i o 9 months. There is	d on market pecialize in narket area. s a shortage of
Final Reconciliation of I	Market Rent: Inform	nation regarding the sul	bject property wa	as pulled from	RealQue	st, Craigslist, an	d the San Francisco	MLS.
	•	ough Craigslist and brol ect property is currently	•			• •		ed as a range of
I (WE) ESTIMATE THE	MONTHLY MARKET REN	T OF THE SUBJECT AS OF	F 05/22/2014			20	<u>14</u> TO BE \$ <u>3,50</u>	00
Appraiser(s) <u>SIGNATUF</u>	RE UMULL	our men	nt	view Appraiser applicable)	<u>Signatu</u>	RE		
NAME Ar	ndrea Tameron			7	NAME			

Freddie Mac Form 1000 (8/88) [Y2K]

California Street Appraisals

Fannie Mae Form 1007 (8/88)

Subject Photo Page

Client	FIRST REPUBLIC BANK					
Property Address	1783 Noe St					
City	San Francisco	County San Francisco	State	CA	Zip Code 9413	31
Owner	1783 Noe Street, LLC					



Subject Front

-	
1783 Noe St	
Sales Price	
Gross Living Area	882
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1.0
Location	B;Res;
View	B;CtySky;
Site	4000 sf
Quality	Q3
Age	110



Subject Rear

Subject Street

Additional Photos

Client	FIRST REPUBLIC BANK		
Property Address	1783 Noe St		
City	San Francisco	County San Francisco State CA Zip Cod	e 94131
Owner	1783 Noe Street, LLC		



Off Street Parking Space

1783 Noe St	
Sales Price	
Gross Living Area	882
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1.0
Location	B;Res;
View	B;CtySky;
Site	4000 sf
Quality	Q3
Age	110

Additional Front View





Backyard

Client	FIRST REPUBLIC BANK		
Property Address	1783 Noe St		
City	San Francisco	County San Francisco State CA Zip Code	94131
Owner	1783 Noe Street, LLC		



Dining Room

Living Room

1783 Noe St	
Sales Price	
Gross Living Area	882
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1.0
Location	B;Res;
View	B;CtySky;
Site	4000 sf
Quality	Q3
Age	110





Kitchen

Client	FIRST REPUBLIC BANK					
Property Address	1783 Noe St					
City	San Francisco	County San Francisco	State (CA	Zip Code	94131
Owner	1783 Noe Street, LLC					



	Kitchen
1783 Noe St	
	882
	4
	2
	1.0
	B;Res;
	B;CtySky;
	4000 sf
	Q3
	110



Carbon Monoxide Detector



Bathroom

Client	FIRST REPUBLIC BANK			
Property Address	1783 Noe St			
City	San Francisco	County San Francisco	State CA	Zip Code 94131
Owner	1783 Noe Street, LLC			



Bedroom

1783 Noe St	
Sales Price	
Gross Living Area	882
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1.0
Location	B;Res;
View	B;CtySky;
Site	4000 sf
Quality	Q3
Age	110





Bedroom

Bedroom

Client	FIRST REPUBLIC BANK				
Property Addres	88 1783 Noe St				
City	San Francisco	County San Francisco	State CA	Zip Code 94131	
Owner	1783 Noe Street, LLC				



Bedroom

1783 Noe St	
Sales Price	
Gross Living Area	882
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1.0
Location	B;Res;
View	B;CtySky;
Site	4000 sf
Quality	Q3
Age	110



Garage

Garage

Client	FIRST REPUBLIC BANK					
Property Address	1783 Noe St					
City	San Francisco	County San Francisco Si	tate	CA	Zip Code	94131
Owner	1783 Noe Street, LLC					



Laundry

1783 Noe St Sales Price Gross Living Area 882 Total Rooms 4 Total Bedrooms 2 Total Bathrooms 1.0 Location B;Res; View B;CtySky; Site 4000 sf Quality Q3 Age

110 WATER HEATER DOUBLE STRAPPED



Bonus Room

NOTE: PARTIAL BRICK

Bonus Room

NOTE: PARTIAL BRICK FOUNDATION.

Comparable Photos 1-3

Client	FIRST REPUBLIC BANK				
Property Address	1783 Noe St				
City	San Francisco	County San Francisco	State CA	Zip Code 94131	
Owner	1783 Noe Street, LLC				



Comparable 1

128 Laidley St	
Prox. to Subject	0.06 miles SE
Sales Price	1,790,000
Client	1,499
Owner	5
Total Bedrooms	2
Total Bathrooms	2.0
Location	B;Res;
View	B;CtySky;
Site	4477 sf
Quality	Q3
Age	107

PHOTO PULLED FROM MLS.





Comparable 2

278 Randall St	
Prox. to Subject	0.08 miles E
Sales Price	1,690,000
Gross Living Area	1,152
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1.0
Location	B;Res;
View	B;CtySky;
Site	2879 sf
Quality	Q3
Age	104

Comparable 3

1753 Noe St	
Prox. to Subject	0.04 miles N
Sales Price	1,650,000
Gross Living Area	1,300
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	3.0
Location	B;Res;
View	B;CtySky;
Site	3900 sf
Quality	Q3
Age	107

Comparable Photos 4-6

Client	FIRST REPUBLIC BANK				
Property Addre	ss 1783 Noe St				
City	San Francisco	County San Francisco	State CA	Zip Code 94131	
Owner	1783 Noe Street, LLC				



Comparable 4

4326 Cesar Chave	z St
Prox. to Subject	0.54 miles NW
Sales Price	1,530,000
Client	1,379
Owner	5
Total Bedrooms	2
Total Bathrooms	1.0
Location	B;Res;
View	B;CtySky;
Site	2850 sf
Quality	Q3
Age	114



Comparable 5

354 28th St	
Prox. to Subject	0.30 miles N
Sales Price	1,525,000
Gross Living Area	1,175
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1.0
Location	B;Res;
View	B;CtySky;
Site	3040 sf
Quality	Q3
Age	87

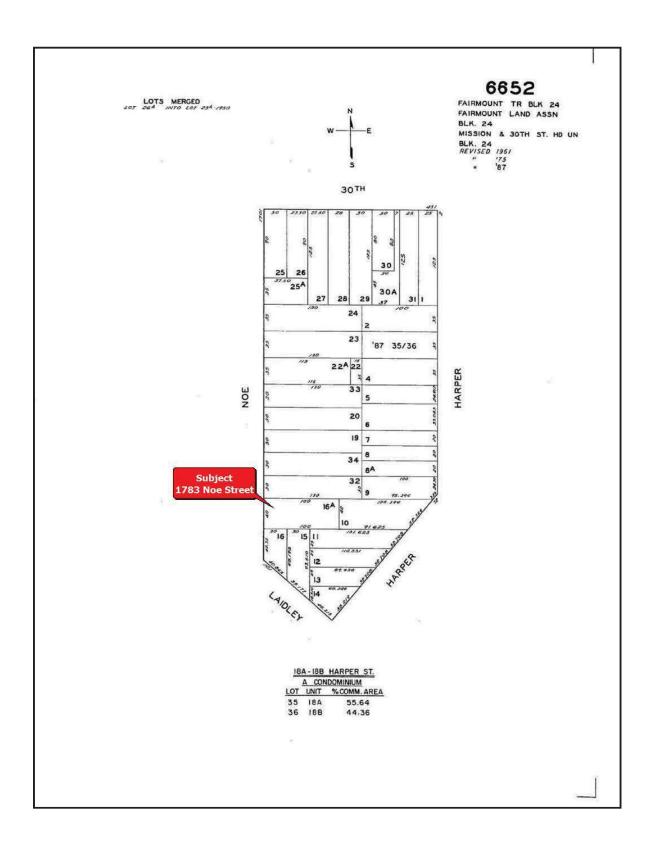
Comparable 6

Prox. to Subject Sales Price Gross Living Area Total Rooms Total Bedrooms Total Bathrooms Location View Site Quality Age

Location	Map
----------	-----

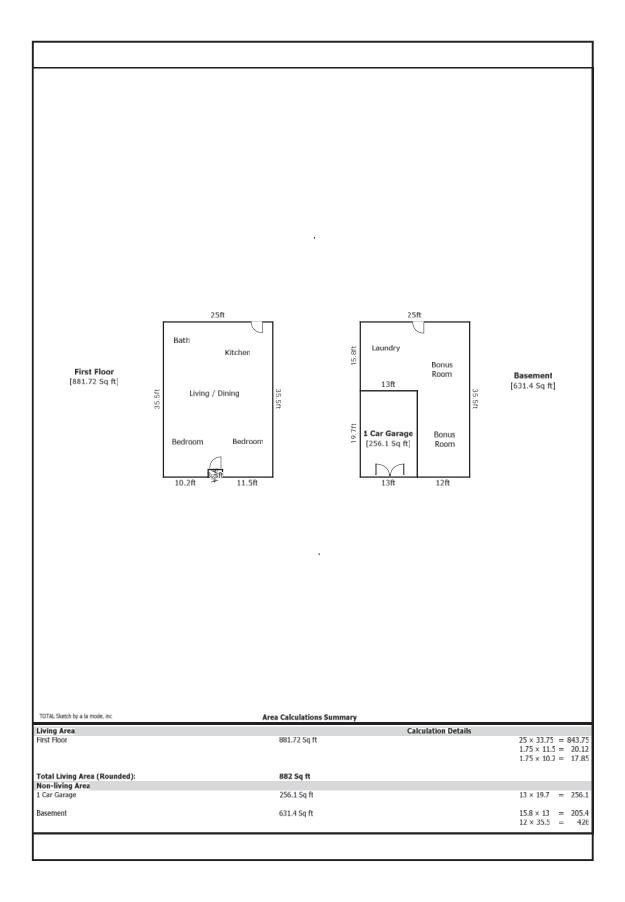
Client	FIRST REPUBLIC BANK				
Property Address	1783 Noe St				
City	San Francisco	County San Francisco	State CA	Zip Code 94131	
Owner	1783 Noe Street, LLC				





Building	Sketch
----------	--------

Client	FIRST REPUBLIC BANK				
Property Add	ress 1783 Noe St				
City	San Francisco	County San Francisco	State CA	Zip Code 94131	
Owner	1783 Noe Street, LLC				



Neighbor Code: 05A Munic/Tow Owner Transfer Information	19-9714 H001 6652-016A APN: on: FAIRMOUNT LAND ASSN arence: 14-B2 / 667-G5 istrict: SAN FRANCISCO istrict: wnship:
Legal Description: BLK 24 LOT 23 County: SAN FRANCISCO, CA APN: Census Tract / Block: 218.00 / 1 Alternate Township-Range-Sect: Subdivision Subdivision Legal Book/Page: Map Refe Legal Book: Map Refe Legal Block: 6652 School Di Market Areat: School Di Neighbor Code: 05A Munic/Tow Owmer Transfer Information Recording/Sale Date: 03/12/2014 / 03/08/2014 Deed Typ Sale Price: 1st Mtg D Document #: L102-637 Last Market Sale Information Recording/Sale Date: / 1st Mtg A Recording/Sale Date: / 1st Mtg A Sale Price:	APN: on: FAIRMOUNT LAND ASSN arence: 14-B2 / 667-G5 istrict: SAN FRANCISCO istrict Name: wnship: be: AFFIDAVIT
Legal Block: 6652 School Di Market Area: Neighbor Code: 05A Munic/Tov Owner Transfer Information Recording/Sale Date: 03/12/2014 / 03/08/2014 Deed Typ Sale Price: Document #: L102-637 Last Market Sale Information Recording/Sale Date: / 1st Mtg D Recording/Sale Date: / 1st Mtg A	istrict Name: wnship: be: AFFIDAVIT
Recording/Sale Date: 03/12/2014 / 03/08/2014 Deed Typ Sale Price: 1st Mtg D Document #: L102-637 Last Market Sale Information Recording/Sale Date: Recording/Sale Date: / Sale Price: 1st Mtg A	
Recording/Sale Date: / 1st Mtg A Sale Price: 1st Mtg In	
Document #: 2nd Mtg A	
Prior Sale Information Prior Rec/Sale Date: / Prior Lenc Prior Sale Price: Prior 1st I Prior 1st I Prior Doc Number: Prior 1st I Prior 1st I	lder: Mtg Amt/Type: / Mtg Rate/Type: /
Prior Deed Type: Property Characteristics Gross Area: 875 Parking Type: Living Area: 875 Garage Area: Tot Adj Area: Garage Capacity: Above Grade: Parking Spaces: Total Rooms: 4 Basement Area: Bedrooms: Finish Bsmit Area: Bath(F/H): 1 / Basement Type: Year Built / Eff: 1904 / Roof Type: Fireplace: / Foundation: # of Stories: 1.00 Roof Material: Other Improvements:	Construction: WOOD Heat Type: Exterior wall: Porch Type: Patio Type: Pool: Air Cond: Style: Quality: Condition:
Site Information Zoning: RH-1 Acres: 0.09 Lot Area: 3,998 Lot Width/Depth: x Land Use: SFR Res/Comm Units: 1 / Site Influence: Tax Information 1	County Use: 1 DWELLING UNIT (D) State Use: Water Type: Sewer Type:
Total Value: \$34,669 Assessed Year: 2013 Land Value: \$21,555 Improved %: 38% Improvement Value: \$13,114 Tax Year: 2013 Total Taxable Value: \$27,669 \$213 38%	Property Tax: \$661.30 Tax Area: 1000 Tax Exemption:

License

Client	FIRST REPUBLIC BANK			
Property Address	1783 Noe St			
City	San Francisco	County San Francisco	State CA	Zip Code 94131
Owner	1783 Noe Street, LLC			

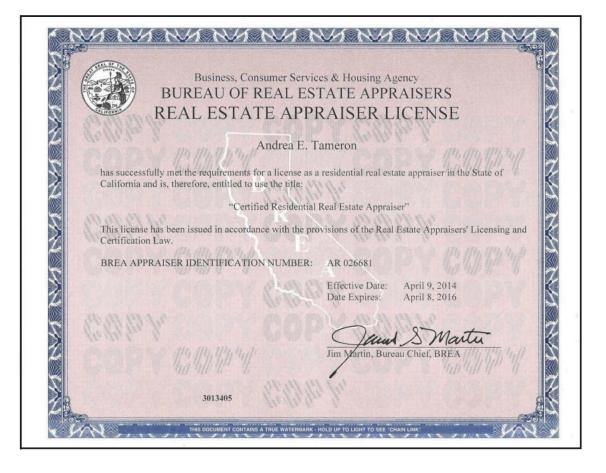


EXHIBIT D

1783 Noe St, San Francisco, CA 94131 is Recently Sold



1783 Noe St, San Francisco, CA 94131

2 beds \cdot 1 bath \cdot 875 sqft

Edit home facts for a more accurate Zestimate.

Fairmount Hts/Noe Valley remodeled 875 sq ft Victorian house on extra large 40' x 100' lot zoned RH-1. Downtown, Bay and Hills views! On quiet one-way block between 30th St and Laidley St. Full basement with garage and laundry area. Remnants of developed living area in basement. Trust Sale with limited disclosures. Roof is 16 years old, Wellington Pest Report from 4/3/2014 of \$24,360. Current home is single-story, views shown are from a potential horizontal addition. Large, level garden with mature landscaping. Great location! Walk to Church St restaurants & shops. Near J-Church, several bus lines and easy freeway access. Upper Noe Rec Center & Playground, Billy Goat Hill are nearby. Walk score 82, transit 85, bike 66. Great opportunity!

•••

FACTS

- Lot: 3,920 sqft
- Single Family

CONSTRUCTION

Room count: 4

OTHER

Floor size: 875 sqft

- Built in 1904
- Views: 1,315 all time views
 - Last sale price/sqft: \$1,949
 - Unit count: 1
 - Zillow Home ID: 15183630

Zestimate Details

SOLD: \$1,705,000 Sold on 05/19/14 Zestimate[®]: \$1,559,787

Est. Mortgage \$6,309/mo

Stories: 1

Parcel #: 6652 016A

----- P...-- P...

\$1,705,000

Last sold: May 2014 for

GENERAL NOTES

THE CONTRACTOR SHALL VISIT THE SITE AND REFULLY COGNIZANT OF ALL EXISTING CONDITIONS. PRIOR TO SUBMITTING ANY PROPOSITIONS OR BIDS.

IF ANY ASBESTOS. KNOWN MATERIALS CONTAINING ASBESTOS OR ANY MATERIALS CLASSIFIED BY THE EPA AS HAZARDOUS MATERIALS ARE DISCOVERED, THEN THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, AS REQUIRED, FOR THE REMOVAL OF THESE CONDITIONS, PRIOR TO THE REGINNING OF THIS PROJECT. IF THE CONTRACTOR PARTICIPATES IN ANY PORTION OF THE REMOVAL PROCESS IN HIS COORDINATION WITH THE OWNER, THEN THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN STATEMENT BELEASING THE OWNER OF ANY FUTURE LIABILITY FROM THE CONTRACTOR, HIS EMPLOYEES AND ANY SUBCONTRACTORS HIRED BY THE CONTRACTOR RELATED TO THIS WORK

THESE DRAWINGS AND SPECIFICATIONS DO NOT REPRESENT AN ASSESSMENT OF THE PRESENCE OR AN ASSESSMENT OF THE ABSENCE OF ANY TOXIC OR HAZARDOUS MATERIALS ON THIS PROJECT SITE. THE OWNERS ARE SOLELY RESPONSIBLE FOR SUCH AN ASSESSMENT AND SHOULD BE CONSULTED FOR ANY OUESTIONS THEREIN. IF THE CONTRACTOR DISCOVERS ANY TOXIC OR HAZARDOUS MATERIALS. AS DEFINED BY THE APPROPRIATE GOVERNING AUTHORITIES, IN THE COURSE OF HIS WORK, HE MUST NOTIFY THE OWNERS IN WRITING AS PER THE GUIDEUNES BY ALL GOVERNING AUTHORITIES. THE CONTRACTOR SHALL RESOLVE THE APPLICABLE REGULATIONS AND PROCEDURES WITH THE OWNER AT THE TIME OF DISCOVERY

2. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES. LAWS ORDINANCES AND LOCAL MUNICIPAL REGULATIONS AND AMENDMENTS RELATED TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO: STATE OF CALIFORNIA ADMINISTRATIVE CODE TITLE 24: THE 2013 CALIFORNIA BUILDING CODE (CBC) INCLUDING THE HISTORICAL BUILDING CODE; THE LATEST EDITION OF THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS INCLUDING THE FEDERAL FAIR HOUSING ACT: THE 2013 CALIFORNIA FIRE CODE, THE 2013 CALIFORNIA ENERGY CODE, THE 2013 CALIFORNIA ELECTRICAL CODE, THE 2013 CALIFORNIA MECHANICAL CODE, THE 2013 CALIFORNIA PLUMBING CODE, INCLUDING ALL AMENDMENTS AS ADOPTED IN ORDINANCE 1856-2013. THE 2013 NEPA 72 (FIRE ALARMS) AND THE 2013 NFPA 13/13R (SPRINKLERS). THIS PROJECT WILL COMPLY WITH THE 2013 CALIFORNIA ENERGY EFFICIENCY STANDARDS.

NOTE: IF THE PLANNING COMMISSION HAS NOT APPROVED THE PROJECT PRIOR TO 5:00 PM ON DECEMBER 31, 2013 THEN THIS PROJECT MUST COMPLY WITH THE 2013CALIFORNIA BUILDING CODES

T IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AT ONCE UPON DISCOVERY OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE AFOREMENTIONED AND THE WORK CONTRACTED FOR THIS PROJECT OR A CHANGE OF AN APPLICABLE CODE OR STATUE BY LOCAL AUTHORITIES.

3. THE CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR ALL WORK BY HIS SUBCONTRACTORS AND THEIR COMPLIANCE WITH ALL THESE GENERAL NOTES. THE CONTRACTOR SHALL IDENTIFY ANY CONFLICTS BETWEEN THE WORKS OF THE SUBCONTRACTORS. AS DIRECTED BY THESE DRAWINGS, DURING THE LAYOUT OF THE AFFECTED TRADES. THE CONTRACTOR SHALL REVIEW THESE CONDITIONS WITH THE ARCHITECT FOR DESIGN CONFORMANCE BEFORE BEGINNING ANY INSTALLATION

4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED DIMENSIONS AND CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AT ONCE UPON THE DISCOVERY OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE AFOREMENTIONED AND THE DRAWINGS AND SPECIFICATIONS OF THIS PROJECT. THE CONTRACTOR SHOULD FOLLOW DIMENSIONS AND SHOULD NOT SCALE THESE DRAWINGS. IF DIMENSIONS ARE REQUIRED BUT NOT SHOWN, THEN THE CONTRACTOR SHALL REQUEST THE DIMENSIONS FROM THE ARCHITECT BEFORE BUILDING ANY PART OF THE PROJECT. WHICH REQUIRES THE MISSING DIMENSIONS.

5. ANY CHANGES, AI TERNATIVES OR MODIFICATIONS TO THESE DRAWINGS AND SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE ARCHITECT AND OWNER. AND ONLY WHEN SUCH WRITTEN APPROVAL CLEARLY STATES THE AGREED COST OR CREDIT OF THE CHANGE, ALTERNATIVE OR MODIFICATION TO THIS PROJECT. FOR INFORMATION, DRAWINGS OR OTHER DOCUMENTS, NOT SHOWN OR INCLUDED IN THE PERMIT OR CONSTRUCTION DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL REQUEST THE MISSING INFORMATION, DRAWINGS OR DOCUMENTS FROM THE ABCHITECT REFORE STARTING OR PROCEEDING WITH THE CONSTRUCTION AFFECTED BY THE MISSING INFORMATION, DRAWINGS OR DOCUMENTS

6. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE THE DESIGN GUIDANCE FOR THE CONTRACTOR TO REASONABLY PLAN FOR ALL ITEMS NECESSARY FOR A COMPLETE JOB. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL MATERIALS, LAROR AND EXPERTISE NECESSARY TO ACHIEVE A COMPLETE JOB AS INTENDED IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, FINAL DIMENSIONS AND PROCEDURES FOR THE WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENACT THE AFOREMENTIONED IN COMPLIANCE WITH GENERALLY ACCEPTED STANDARDS OF PRACTICE FOR THE CONSTRUCTION INDUSTRY FOR THE TYPE OF WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT RESERVES THE RIGHT OF REVIEW FOR ALL MATERIALS AND PRODUCTS FOR WHICH NO SPECIFIC BRAND NAME OR MANUFACTURER IS IDENTIFIED IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY WITH THE ARCHITECT THE NEED FOR SHOP DRAWINGS OR SAMPLES OF MATERIALS OR PRODUCTS, WHICH WERE NOT IDENTIFIED IN THESE DRAWINGS OR SPECIFICATIONS, AS WELLAS ANY MATERIAL PRODUCT OR FOLLIPMENT SUBSTITUTIONS PROPOSED IN PLACE OF THOSE TEMS IDENTIFIED IN THESE DRAWINGS AND SPECIFICATIONS.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIEY AND COORDINATE ALL LITULITY CONNECTIONS. UTILITY COMPANIES' REQUIREMENTS AND INCLUDE ANY RELATED COSTS ASSOCIATED WITH THIS RESPONSIBILITY IN THE PROPOSAL OR BID. THE CONTRACTOR IS ALSO RESPONSIBLE FOR WRITING ETTERS OF CONFORMATION REGARDING OPERATIVE AGREEMENTS FOR THIS PROJECT BETWEEN THE CONTRACTOR AND THE LOCAL FIRE DEPARTMENT; THE LOCAL WATER AGENCY; THE LOCAL NATURAL OR PROPANE GAS PROVIDER: THE LOCAL ELECTRICITY PROVIDER: THE LOCAL TELEPHONE SERVICE PROVIDERS; THE LOCAL CABLE TV PROVIDER; THE OWNER'S SECURITY SERVICE PROVIDER AND ANY UNNAMED UTILITY TYPE SERVICE PROVIDER. THE CONTRACTOR SHALL PROVIDE COPIES OF ANY SUCH AGREEMENTS TO THE ARCHITECT AND OWNER. IE REQUIRED OR REQUESTED.

8 THE CONTRACTOR IS FULLY RESPONSIBLE TO ENACT THE APPROPRIATE SAFETY PRECALITIONS REQUIRED TO MAINTAIN A SAFE WORKING ENVIRONMENT. THE CONTRACTOR SHALL ALSO INDEMNIEY AND HOLD HARMLESS THE OWNER, THE ARCHITECT, THEIR CONSULTANTS AND EMPLOYEES FROM ANY PROBLEMS, WHICH RESULT FROM THE CONTRACTOR'S PERFORMANCE OF THE WORK RELATED TO THE SAFETY OF THE CONSTRUCTION SITE.

THE CONTRACTOR SHALL CARRY THE APPROPRIATE WORKMAN'S COMPENSATION AND LIABILITY INSUBANCE, AS REQUIRED BY THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION FOR THIS ISSUE. AS WELL AS COMPLY WITH THE GENERALLY ACCEPTED INDUSTRY STANDARDS OF PRACTICE FOR A PROJECT OF THIS SCOPE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH THE OWNER. IF HE WILL BE REQUIRED TO CARRY FIBE INSURANCE OR OTHER TYPES OF INSURANCE, AS WELL AS, MAKING THE OWNER AND/OR THE ARCHITECT ADDITIONALLY INSURED OH THEIR POLICIES FOR THE DURATION OF THE PROJECT. HE SHOULD ALSO ASSIST THE OWNER IN DENTIFYING THE AMOUNT OF COVERAGE REQUIRED FOR THEIR CO-INSURANCE NEEDS.

9. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY JOR SITE ON A DAILY BASIS. THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH MATERIALS OR EQUIPMENT THE CONTRACTOR SHALL NOT ENDANGER EXISTING STRUCTURES AND ANY NEWLY CONSTRUCTED

STRUCTURE BY OVERLOADING THE AFOREMENTIONED WITH MATERIALS OR FOUIPMENT. THE CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION TO REMAIN AND NEW CONSTRUCTION AFTER IT IS INSTALLED. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORAR ENCLOSUBES OR PROTECTION AS NEEDED TO PROTECT THE EXISTING STRUCTURE AND ANY NEWLY CONSTRUCTED STRUCTURES FROM THE ILL EFFECTS OF WEATHER FOR THE DURATION OF THE ENTIRE CONSTRUCTION PROCESS.

IO. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGE INCURRED BY HIM OR HIS SUBCONTRACTORS TO ANY EXISTING STRUCTURE OR WORK, ANY STRUCTURE OR WORK IN PROGRESS: UNUSED MATERIAL INTENDED FOR USE IN THE PROJECT: OR ANY EXISTING SITE CONDITION WITHIN THE SCOPE OF WORK INTENDED BY THESE DRAWINGS AND SPECIFICATIONS. THIS RESPONSIBILITY WILL INCLUDE ANY MATERIALS AND LABOR REQUIRED TO CORRECT SUCH DAMAGE TO THE OWNER'S SATISFACTION AT NO COST TO THE OWNER UNLESS AGREED TO BY THE OWNER IN WRITING

1. THE CONTRACTOR SHALL WARRANTY ACCORDING TO STATE CONSTRUCTION LAW ALL WORK DONE BY HIM, HIS EMPLOYEES AND HIS SUBCONTRACTORS AGAINST ALL VISIBLE DEFECTS OR ERRORS THAT BECOME APPARENT WITHIN THE FIRST YEAR AFTER THE COMPLETION OF THE PROJECT. AS ACCEPTED BY THE OWNER. THE CONTRACTOR SHALL, ADDITIONALLY, WARRANTY ALL DEFECTS AND ERBORS NOT VISIBLE, BUT CONTAINED WITHIN CONSTRUCTED WORK, FOR A PERIOD OF TEN YEARS FROM THE COMPLETION OF THE PROJECT, ALSO ACCORDING TO STATE CONSTRUCTION LAW. ANY AND ALL DEFECTS AND ERRORS THAT DO BECOME APPARENT SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR TO THE OWNER'S SATISFACTION AT NO COST TO THE OWNER FOR MATERIALS OR LABOR. ALTERATIONS OR CHANGES TO THIS WARRANTY MUST BE MUTUALLY AGREED TO IN WRITING BY BOTH THE CONTRACTOR AND THE OWNER.

12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE APPROPRIATENESS OF THE APPLICATION OF ALL THE PRODUCT SELECTIONS SHOWN OR INTENDED IN THESE DRAWINGS AND SPECIFICATIONS. THE INTENDED MEANING OF "APPROPRIATENESS" IS THE PROPER SYSTEM, MODEL AND SPECIFIC SELECTION REQUIRED FOR THE INTENDED USE AS SHOWN ON THESE DRAWINGS AND SPECIFICATIONS THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE MOST CURRENT MODEL NAME OR NUMBER FROM THE SELECTED MANUFACTURER. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT ANY INSTALLERS, WHICH HE SELECTS FOR THE VARIOUS PRODUCTS WILL FOLLOW ALL THAT PRODUCT MANUFACTUBER'S BEQUIRED AND RECOMMENDED METHODS AND PROCEDUBES TO ACHIEVE THE DESIRED RESULTS CLAIMED BY SUCH MANUFACTURERS FOR THEIR PRODUCTS. IN ADDITION. THESE DRAWINGS AND SPECIFICATIONS IDENTIFY SOME REQUIRED SYSTEMS AND PRODUCTS IN GENERIC TERMS. THE CONTRACTOR IS RESPONSIBLE TO MAKE SPECIFIC SELECTIONS FOR THESE SYSTEMS AND PRODUCTS THAT SATISFY THE SAME CONDITIONS OUTLINED ABOUT THE IDENTIFIED MANUFACTURED ITEMS

13. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO IDENTIFY THE SCOPE OF WORK FOR A DESIGN AND BUILD TYPE OF ELECTRICAL INSTALLATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE: THE NECESSARY LABOR FAMILIAR WITH THIS TYPE OF INSTALLATION: ALL NECESSARY MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, TEMPORARY CONSTRUCTION: AND ANY SPECIAL OR OCCASIONAL SERVICES BEOLURED TO INSTALL A COMPLETE WORKING ELECTRICAL SYSTEM AS DIAGRAMMATICALLY DESCRIBED AND SHOWN IN THESE DRAWINGS AND SPECIFICATIONS THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO VERIFY ANY INFORMATION THAT IS NOT INDICATED IN THESE DRAWINGS AND SPECIFICATIONS BUT IS REQUIRED FOR THE PERFORMANCE OF THE INSTALLATION.

14. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO IDENTIFY THE SCOPE OF WORK FOR A DESIGN AND BUILD TYPE OF MECHANICAL AND PLUMBING INSTALLATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE: THE NECESSARY LABOR FAMILIAR WITH THIS TYPE OF INSTALLATION; ALL NECESSARY MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, TEMPORARY CONSTRUCTION: AND ANY SPECIAL OR OCCASIONAL SERVICES REQUIRED TO INSTALL COMPLETE WORKING MECHANICAL AND PLUMBING SYSTEMS, AS DIAGRAMMATICALLY DESCRIBED AND SHOWN IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO VERIEV ANY INFORMATION THAT IS NOT INDICATED IN THESE DRAWINGS AND SPECIFICATIONS BUT IS REQUIRED FOR THE PERFORMANCE OF THE INSTALLATION.

15. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO IDENTIFY THE SCOPE OF WORK FOR A DESIGN AND BUILD TYPE OF FIRE SPRINKLER INSTALLATION THROUGHOUT THE ENTIRE STRUCTURE. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE: THE NECESSARY LABOR FAMILIAR WITH THIS TYPE OF INSTALLATION; ALL NECESSARY MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, TEMPORARY CONSTRUCTION; AND ANY SPECIAL OR OCCASIONAL SERVICES, INCLUDING THE PROCUREMENT OF ALL PERMITS REQUIRED TO INSTALL A COMPLETE. WORKING SYSTEM. THE CONTRACTOR WILL ALSO BE RESPONSIBLE TO VERIFY ANY INFORMATION THAT IS NOT INDICATED IN THESE DRAWINGS AND SPECIFICATIONS BUT IS REQUIRED FOR THE PERFORMANCE OF THE INSTALLATION

16. JE THE CONTRACTOR FINDS FAULT WITH, DISAGREES WITH, OR JECTS TO, OR WOULD LIKE TO CHANGE THE SCOPE OF THESE GENERAL NOTES OR HIS STATED RESPONSIBILITIES, AS OUTLINED IN THESE GENERAL NOTES. THEN THE CONTRACTOR MUST RESOLVE SUCH CHANGES WITH THE OWNER IN WBITING BEFORE SIGNING A CONTRACT. FAILURE TO DO SO SHALL CONSTITUTE AN UNDERSTANDING OF THESE GENERAL NOTES AND THEIR ACCEPTANCE BY THE CONTRACTOR 7. THE CONTRACTOR SHALL IDENTIFY IN HIS PROPOSAL OR BID, WHICH PERMITS HE EXPECTS TO OBTAIN AND WHICH PERMITS. AND APPLICATION FEES HE EXPECTS THE OWNER TO PROVIDE.

18. THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY ANY CONFLICTS BETWEEN HIS CONTRACT WITH THE OWNER AND THESE DRAWINGS. THE ARCHITECT, THE CONTRACTOR AND THE OWNER SHALL REVIEW THESE CONFLICTS IN ORDER TO AMEND ONE OF THESE DOCUMENTS BEFORE THE START OF THE CONSTRUCTION. IF A CONFLICT IS DISCOVERED WITHOUT THIS PRIOR RESOLUTION. THEN THESE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY OTHER DOCUMENTS IN RESOLVING A CONFLICT.

19. THE CONTRACTOR SHALL ASSUME THAT SITE MEETINGS WITH THE OWNER. THE ABCHITECT AND THE CONTRACTOR PRESENT SHALL BE HELD ONCE EVERY WEEK, UNLESS THEY ARE MUTUALLY CHANGED OR CANCELLED. THE CONTRACTOR SHALL KEEP WRITTEN NOTES OF ALL RELEVANT INFORMATION DISCUSSED AT THESE MEETINGS AND PROVIDE COPIES TO THE OWNER AND THE ARCHITECT, UNLESS DIFFERING ARRANGEMENTS ARE RESOLVED WITH THE ARCHITECT AND THE OWNER. THE ARCHITECT SHALL PROVIDE ANY REQUESTED SKETCHES OR ANY REQUESTED. INFORMATION THAT IS REQUIRED AND REQUESTED DURING THESE MEETINGS. THE OWNER AND THE CONTRACTOR SHALL ALSO PROVIDE ANY REQUESTED INFORMATION THAT IS REQUIRED DURING THESE MEETINGS.

20. THE ARCHITECT OR THE OWNER CAN WRITE AND ISSUE FIELD ORDERS FOR CHANGES TO THE DRAWINGS AND SPECIFICATIONS, AS REQUESTED BY OWNER OR THE CONTRACTOR. IF ADDITIONAL (OR DELETION OF) COST TO THE PROJECT IS REQUIRED, THEN THESE FIELD ORDERS SHALL BECOME THE BASIS OF A CHANGE ORDER

1. THE CONTRACTOR SHALL WRITE AND ISSUE ALL CHANGE ORDERS, WHICH SHALL INCLUDE A COST BREAKDOWN FOR ALL THE WORK DESCRIBED IN SUCH A CHANGE ORDER. ANY CHANGE ORDER WILL NOT BE BINDING TO THE OWNER UNTIL BOTH THE CONTRACTOR AND THE OWNER HAVE SIGNED IT

22. UPON SUBSTANTIAL COMPLETION THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, WHO SHALL COORDINATE A WALK-THROUGH OF THE PROJECT WITH THE OWNER AND THE CONTRACTOR AND THEN PROVIDE A PUNCH LIST OF ITEMS TO COMPLETE. ARRANGEMENTS FOR FINAL PAYMENT WILL BE MADE AT THAT TIME

A.F.F.	BREVIATIO	IAM	LAMINATE
ALUM.	ALUMINUM	Louin.	ESMINATE
ALOM.	ALOMINOM	MAX.	MAXIMUM
BD.	BOARD	MECH.	MECHANICAL
BLDG.	BUILDING	MIN.	MINIMUM
BLKG.	BLOCKING	MTL.	METAL
BM.	BEAM		
B.O.	BOTTOM OF	(N)	NEW
		N.I.C.	NOT IN CONTRACT
CLG.	CEILING.	-	
CLR.	CLEAR	0.C.	ON CENTER
CONC.	CONCRETE		
		PL.	PLASTIC
DTL.	DETAIL	PLY.	PLYWOOD
DWG.	DRAWING		
		REQ'D.	REQUIRED
(E)	EXISTING		
ELEC.	ELECTRICAL	SIM.	SIMILAR
ELEV.	ELEVATION	SHTG.	SHEATHING
EQ.	EQUAL	S.S.D.	SEE STRUCTURAL DRAWINGS
EXT.	EXTERIOR	STL.	STEEL
E.E.	FINISH FLOOR	T.B.D.	TO BE DETERMINED
		T.O.	TOP OF
GA.	GAUGE	TYP.	TYPICAL
GSM.	GALVANIZED SHEET METAL		
<u>GYP.</u>	GYPSUM	<u>U.O.N.</u>	UNLESS OTHERWISE NOTED
HDR.	HEADER	V.I.F.	VERIFY IN FIELD
HVAC	HEATING, VENTILATING, AND		
	AIR CONDITIONING	<u>W/</u>	WITH
H/W	HOT WATER HEATER	W/C	WATER CLOSET
		WD.	WOOD
INT.	INTERIOR	WP.	WATERPROOF

DRAWING INDEX

- A0.0 COVER SHEET A0.1 NOTES AND GREENPOINTS CHECKLIST
- A1.0 EXISTING SITE PLAN
- A2.0 PROPOSED SITE
- Δ21 PROPOSED FIRST PLAN
- A2.2 PROPOSED SECOND FLOOR PLAN
- A2 3 PROPOSED THIRD FLOOR PLAN ΡΒΟΡΟΣΕΊ ΒΟΟΕ ΤΕΒΒΔΟΕ ΡΙΔΝ Δ24
- 12.0 PROPOSED LANDSCAPE PLAN
- A3 0 PROPOSED ELEVATIONS
- PROPOSED FLEVATIONS A3.1
- A3.2 PROPOSED ELEVATIONS
- PROPOSED ELEVATIONS A3 3
- PROPOSED SECTION A3.4
- A3.5 PROPOSED SECTION PROPOSED SECTION A3.6
- A3 7 PROPOSED SECTION
- A3.8 PROPOSED SECTION
- SURVEY

Haas Playaround

Billy Goat Hill Par

Diggy St Diamond View San Francisco Fire Apartments Department: Station 26

PROJECT DESCRIPTION

DEMOLITION OF TWO STORY EXISTING HOUSE. CONSTRUCTION OF NEW HOUSE WITH THREE STORIES AND ROOF TERRACE DESIGN/BUILD SPRINKLER SYSTEM UNDER SEPARATE PERMIT PER NFPA 13R

PROJECT DIRECTORY

ARCHITECT	CLIENT
Winder Gibson Architects 351 Ninth Street, Suite 301 San Francisco, CA, 94103	1783 Noe LLC 1783 Noe Street San Francisco, CA 94131
CONTACT:	CONTACT:
Geoff Gibson T: 415. 318. 8634 x 4003 C: 415. 577.5310 Email: gibson@archsf.com	Geoff Gibson T: 415. 318. 8634 x 4003 C: 415. 577.5310 Email: gibson@archsf.com

1783 NOE STREET

Mission Education Center

VICINITY MAP





DRAWN

DK CW GG

DEMOLITION NOTES

1. THE DEMOLITION WORK SHOWN ON THESE DRAWINGS MAY NOT BE THE COMPLETE DEMOLITION REQUIRED TO ACCOMMODATE THE NEW WORK, WHICH IS SHOWN ELSEWHERE. THE INTENT OF THESE DRAWINGS IS TO GENERALLY SHOW THE DEMOLITION SCOPE OF WORK EXPECTED OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE TO COORDINATE ANY ADDITIONAL DEMOLITION WORK AND VERIFY THE EXTENT OF DEMOLITION REQUIRED IN ORDER TO ACCOMMODATE ANY NEW WORK

2. ALL THE DIMENSIONS SHOWN, OR NOT SHOWN BUT REQUIRED, MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE INFORMATION SHOWN ON THESE DRAWINGS WAS DERIVED BY THE ARCHITECT WITHOUT ANY SURVEYING OR ENGINEERING EQUIPMENT AND IS INTENDED TO BE HELPFUL, BUT NOT NECESSARILY ACCURATE.

3. ALL BIDS OR PROPOSALS MUST CLEARLY IDENTIFY WHAT WORK WILL BE PERFORMED AND WHAT WORK WILL NOT BE PERFORMED. THE CONTRACTOR WILL ALSO IDENTIFY ANY ALLOWANCES FOR WORK TOO LINCERTAIN TO BID FROM THE INFORMATION SHOWN ON THESE DRAWINGS.

4 THE CONTRACTOR WILL COORDINATE THE CAPPING AND PATCHING OF ALL EXISTING PLUMBING FIXTURES, SPRINKLER SYSTEMS AND RELATED EQUIPMENT SHOWN TO BE REMOVED WITH THE EXISTING ROUGH-IN SYSTEM TO REMAIN. THE CONTRACTOR WILL VERIFY THE WORK REQUIRED FOR INSTALLING AND CONNECTING NEW PLUMBING FIXTURES AND RELATED FOLIPMENT, AS SHOWN ON THE NEW WORK PLANS, TO THE REMAINING EXISTING SYSTEM. THE CONTRACTOR WILL REVIEW WITH THE ARCHITECT IN THE FIELD ANY CONDITIONS THAT WILL CONFLICT WITH THIS INTENT.

5. THE CONTRACTOR WILL COORDINATE THE CAPPING AND PATCHING OF THE MECHANICAL SYSTEM AND RELATED DEVICES SHOWN TO BE REMOVED WITH THE EXISTING SYSTEM TO REMAIN. THE CONTRACTOR WILL VERIFY THE WORK REQUIRED FOR INSTALLING ANY NEW MECHANICAL SYSTEM AND RELATED EQUIPMENT, AS SHOWN ON THE NEW WORK PLANS, TO THE REMAINING EXISTING SYSTEM OR FOLIPMENT. THE CONTRACTOR WILL REVIEW WITH THE ARCHITECT IN THE FIELD ANY CONDITIONS THAT WILL CONFLICT WITH THIS INTENT.

6. THE CONTRACTOR WILL COORDINATE THE CAPPING AND PATCHING OF ALL EXISTING ELECTRICAL FIXTURES AND RELATED EQUIPMENT SHOWN TO BE REMOVED WITH THE EXISTING SYSTEM TO REMAIN. THE CONTRACTOR WILL VERIEY THE WORK REQUIRED FOR INSTALLING AND CONNECTING NEW ELECTRICAL FIXTURES AND RELATED EQUIPMENT, AS SHOWN ON THE NEW WORK PLANS, TO THE REMAINING EXISTING SYSTEM. THE CONTRACTOR WILL REVIEW WITH THE ARCHITECT IN THE FIELD ANY CONDITIONS THAT WILL CONFLICT WITH THIS INTENT.

THE CONTRACTOR WILL PROTECT EXISTING MATERIALS TO REMAIN AS REQUIRED. DAMAGE TO EXISTING MATERIALS TO REMAIN. BECAUSE OF INADEQUATE PROTECTION SHALL BE FIXED. REPAIRED OR REPLACED, AS REQUIRED BY THE ARCHITECT, AT THE SOLE EXPENSE OF THE CONTRACTOR INCLUDING BUT NOT NECESSABILY LIMITED TO LABOR AND MATERIALS

8. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING ANY ADDITIONAL PERMITS, ENGINEERING, SHORING AND ANY CONSTRUCTION DOCUMENTS BY OTHERS RELATED TO THIS WORK. WHETHER OR NOT THEY ARE REQUIRED, FROM THE LOCAL AUTHORITIES.

9. THE CONTRACTOR IS RESPONSIBLE TO PROPERLY STORE AND PROTECT ANY MATERIAL DESIGNATED ON THE DRAWINGS TO BE SALVAGED AND RE-INSTALLED AS PART OF THE NEW WORK INTENT.

CONSTRUCTION NOTES

THE CONTRACTOR WILL BE RESPONSIBLE TO MAINTAIN THE SECURITY OF THE JOB SITE DURING THE CONSTRUCTION PROCESS UNTIL FINAL ACCEPTANCE BY THE OWNER OR UNTIL AN ALTERNATE DATE, AS MUTUALLY AGREED BETWEEN THE OWNER AND THE CONTRACTOR.

THE CONTRACTOR WILL VERIFY THE ROUGH-IN DIMENSIONS AND REQUIREMENTS FROM THE APPROPRIATE MANUFACTURER OR FARRICATOR FOR DOORS, WINDOWS, FOUIPMENT, CABINETRY, PLUMBING FIXTURES, ELECTRICAL FIXTURES, APPLIANCES AND ANY OTHER DEVICES BEFORE PROCEEDING TO LAY OUT AREAS WHERE SUCH ITEMS ARE LOCATED.

3. ALL CONNECTIONS AND FASTENERS ARE INTENDED TO BE CONCEALED, UNLESS OTHERWISE NOTED. WHERE SUCH DEVICES CAN NOT BE CONCEALED AS INTENDED NOTIFY THE ARCHITECT FOR REVIEW OF DESIGN CONFORMANCE.

4 FIRERI OCKING SHALL RE PROVIDED IN ALL LOCATIONS IDENTIFIED IN SECTION 717.2 OF THE CALIFORNIA BUILDING CODE (CBC) AND IN ANY ADDITIONAL LOCATIONS IDENTIFIED BY THE LOCAL AUTHORITIES OR LOCAL ORDINANCES

THE CONTRACTOR WILL VERIFY ALL ROOF AND FRAMING SPACES REQUIRED TO BE VENTILATED WITH THE LOCAL FIELD INSPECTOR OR BY THE CBC AND PROVIDE THE APPROPRIATE NET FEE VENTILATION AREA, BUT IN NO CASE SHALL IT BE LESS THAN 1/50TH OF THE AREA OF THE SPACE TO BE VENTILATED. WHEN THE MEANS OF THE VENTILATION IS VISIBLE FROM A COMMONLY USED SPACE, PASSAGEWAY, YARD OR PUBLIC RIGHT OF WAY, THE CONTRACTOR SHALL REVIEW THIS SITUATION WITH THE ARCHITECT FOR DESIGN CONFORMANCE BEFORE INSTALLING SUCH DEVICES, EQUIPMENT OR MATERIALS.

6. THE CONTRACTOR WILL VERIFY AND PROVIDE THE REQUIRED BLOCKING AND BACKING FOR ALL CABINETRY, WALL-MOUNTED ACCESSORIES, BUILT-IN EQUIPMENT, LIGHT FIXTURES OR OTHER DEVICES REQUIRING BLOCKING OR BACKING.

7 THE CONTRACTOR WILL VERIEY AND PROVIDE ALL CODE REQUIRED EIREPRODEING AT ALL PENETRATIONS INTO AND THROUGH A FIRE RATED FLOOR, WALL, CEILING OR ROOF ASSEMBLY.

8 ALL CHANGES OR DEESETS IN FLOOR FINISH MATERIAL WILL OCCUR LINDER A THRESHOLD. WHEN PROVIDED, OR AT THE CENTERLINE OF A DOOR TRANSITION UNLESS OTHERWISE INDICATED ON THE DRAWINGS. OTHER LOCATIONS OF THESE CONDITIONS SHALL BE VERIFIED WITH THE ARCHITECT IN THE FIELD FOR DESIGN CONFORMANCE BEFORE INSTALLING ANY MATERIAL

THE SEALANT, CALLKING AND FLASHING LOCATIONS SHOWN ON THESE DRAWINGS ARE NOT INTENDED TO COVER ALL CONDITIONS REQUIRING THESE PRODUCTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ALL CONDITIONS REQUIRING THESE PRODUCTS, SIMILAR PRODUCTS AND REVIEW THESE CONDITIONS NOT IDENTIFIED IN THE DRAWINGS WITH THE ARCHITECT FOR DESIGN CONFORMANCE.

10. COMPLETE ALL WORK REQUIRED TO MEET THE STATE OF CALIFORNIA ENERGY CONSERVATION REQUIREMENTS IDENTIFIED IN THE TITLE 24 REPORT SUBMITTED FOR THIS PROJECT INCLUDING BUT NOT LIMITED TO ALL MANDATORY AND SPECIAL FEATURES. AS WELL AS ANY LOCAL ORDINANCES (CECO AND RECO) AND ANY NEW REQUIREMENTS IDENTIFIED BY THE LOCAL BUILDING FIELD INSPECTOR. IF A TITLE 24 REPORT WAS NOT REQUIRED FOR THIS PROJECT, THEN THE CONTRACTOR SHALL PROVIDE ALL MEASURES REQUIRED BY THE STATE APPROVED MANDATORY FEATURES REGULATIONS IDENTIFIED IN TITLE 24

11. THE CONTRACTOR SHALL IDENTIFY IN HIS PROPOSAL WHICH UTILITY TYPE (WATER, ELECTRICITY, TELEPHONE, INTERNET, ETC.) CONNECTIONS, LISE AND RELATED COSTS WILL BE INCLUDED IN HIS OVERHEAD AND WHICH COSTS HE EXPECTS THE OWNER TO PROVIDE. ANY UTILITY TYPE COST WHICH IS NOT IDENTIFIED, AS AN OWNER PROVIDED ITEM, WILL BE ASSUMED TO BE INCLUDED IN THE CONTRACTOR'S OVERHEAD COST

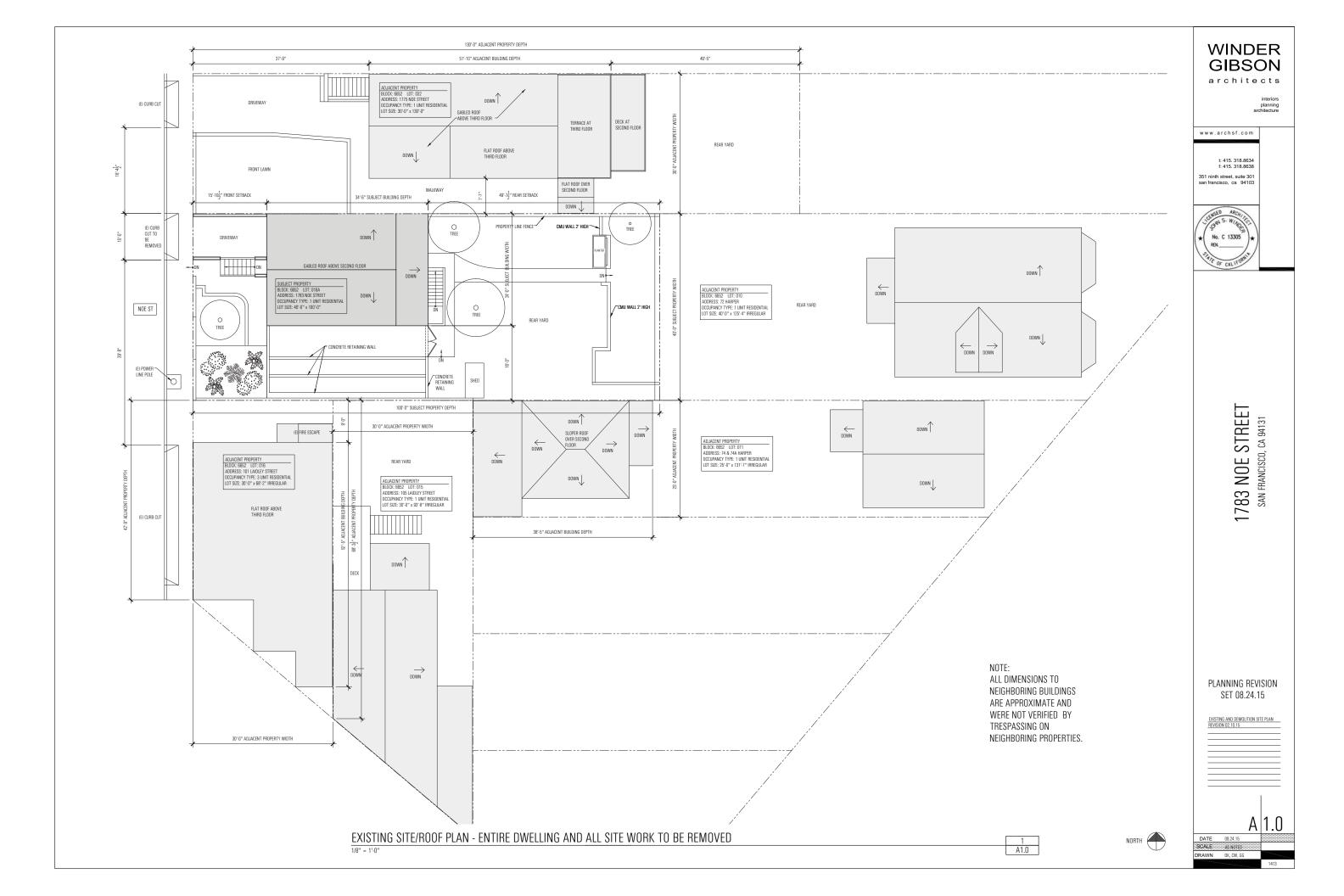
12. THE CONTRACTOR SHALL IDENTIFY AND PROVIDE THE REQUIRED SIDEWALK AND PUBLIC PASSAGE ENCLOSURE PROTECTION AT ANY AFFECTED RIGHT-OF-WAY AREAS OR PUBLIC ACCESS LOCATIONS. THE CONTRACTOR WILL REVIEW ALL INTENDED SIGNAGE WITH THE ARCHITECT FOR DESIGN CONFORMANCE

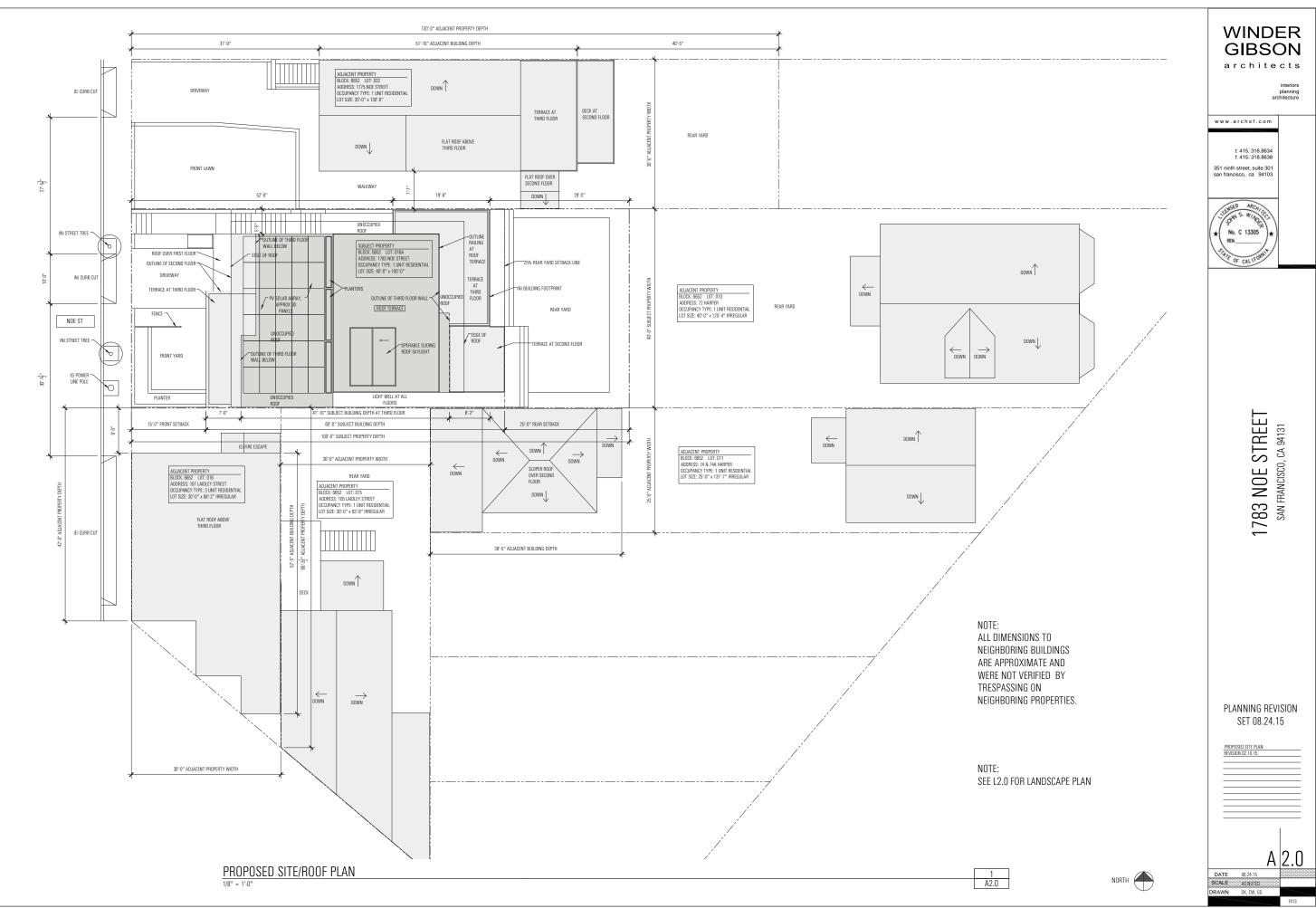
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION AND ANY DIRECTION FROM THE OWNER OR THE ARCHITECT SHALL NOT BE CONSTRUED TO OVER RIDE THIS RESPONSIBILITY UNLESS MUTUALLY AGREED TO IN A WRITTEN DOCUMENT IDENTIFYING A SPECIFIC AREA OF WORK FOR WHICH THE CONTRACTOR WILL NOT BE RESPONSIBLE

reenPointRATED	NEW HOME RATING SYSTEM, VERSION 6.	0				Blue	print
783 Noe 5	Street	Points	Community	mergy	-	tesources	Water
gle Family New Ho	me v. 6.0.1		-	Pr	ssibe Pol	nts	
LGreen	CALGreen Res (REQUIRED)	4	-	1.1	1.1	1	1
SITE			8 - 5			11 11	1
Yes	A2. Job Site Construction Waste Diversion A2.1 65% C&D Waste Diversion (Including Alternative Daily Cover)			-	-		
Yes	A3. Recycled Content Base Material	1	-	-	-	1	-
Yes	A4. Heat Island Effect Reduction (Non-Roof)	1		1			
54. · ·	A6. Stormwater Control: Prescriptive Path				-		
Ves Yes	A6.1 Permeable Paving Material A6.2 Fitzation and/or Bio-Retention Features	1		-	-	-	1
Yes	A5.3 Non-Leaching Roofing Materials	3	-	-	-		1
FOUNDATION						10 11	
Yes	B1. Fly Ash and/or Slag in Concrete	1	_	-		1 2	
LANDSCAPE	B3. Foundation Drainage System	1	_	-	-	2	
24.95%	Enter the landscape area percentage	-	_	-			_
Yes	C1. Plants Grouped by Water Needs (Hydrozoning)						1
Yes	C2. Three Inches of Mulch in Planting Beds C3. Resource Efficient Landscapes	1	-			L	1
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1		-	-	1	
Yes	C3.2 Planta Chosen and Located to Grow to Natural Size	1			-	1	
Yes	C3.3 Drought Tolerant, California Native, Mediterrinean Species, or Other	3					100
	C4. Minimal Turf in Landscape		-	-	-	-	3
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in				-		1.0
<10%	Areas Less Than Eight Feet Wide	2		-	-		2
≤10% Yes	C4.2 Turl on a Small Peromitige or Canolicapeo Hea C5. High-Efficiency Irrigation System	2		-	(-	2
Yes	C10. Submeter or Dedicated Meter for Landscape Irrigation	2	-	-	<u> </u>	<u> </u>	2
Yes	C13. Reduced Light Pollution	1	1				
STRUCTURAL FRAM	AE AND BUILDING ENVELOPE						1
	D1. Optimal Value Engineering						
Yes Yes	D1.1 Joists, Raffers, and Suds at 24 Inches on Center D1.2 Non-Load Bearing Dor and Window Heeders Sized for Load	3	-	,	-	2	
1.000	D3. Engineered Lumber			_	-	<u> </u>	
Yes	D3.2 Wood I-Joists or Wet Trusses for Floors	3	-			1	
Yes	D3.3 Engineered Lumber fr Roof Rafters D3.5 OSB for Subfloor	1 0.5	_			1 0.5	
Yes	D3.5 OSB for Subfloor D4. Insulated Headers	0.5	_	1	-	0.5	
	D9. Reduced Pollution Entering the Home from the Garage		_				
Yes	D9.2 Mitigation Strategies or Attached Garage	1			1		
Yes	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basenents)	2				1	1 1
EXTERIOR	out hours, and destroying		8 0				100
Yes	E2. Flashing Installation Third-Party Verified	2				2	
Yes	E5. Durable Roofing Materials E5.1 Durable and Fire Resstant Roofing Materials or Assembly		_	_	-		-
INSULATION	ED.1 Duracie and Fire Ressant Roomy Materials of Assembly	-	10				121 - 221
	F2. Insulation that Meets the COPH Standard Method—Residential for		-				
Yes	Low Emissions F2.1 Walls and Floors		_	_		<u> </u>	_
Yes	F2.1 wais and roors F2.2 Calings	3	-		1	-	
	F3. Insulation That Does No Contain Fire Retardants				0.00	<u></u>	
Yes PLUMBING	F3.1 Cavity Walls and Flors	1	-		1		
PLUMBING	G1. Efficient Distribution of Jomestic Hot Water	_	-				
Yes	G1.1 Insulated Hot Water Rpes	1	_	1	1		
Yes	G2. Install Water-Efficient Fictures		1	_			
Yes	G2.1 WaterSense Showerleads with Matching Compensation Valve G2.2 WaterSense Battroom Faulate	2	-	-	<u> </u>	<u> </u>	2
Yes	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No		-	-	<u> </u>	-	
	Less Than 500 Grams	1					1
HEATING, VENTILAT	TION, AND AIR CONDITIONING	100	<u>n - 1</u>	C		84	275
Yes	H1. Sealed Combustion Units H1.1 Sealed Combustion furnace	1	-	<u> </u>		· · · ·	-
Yes	H1.2 Sealed Combustion Water Heater	2	-	<u> </u>	2	<u> </u>	
Yes	H2. High Performing Zoned Hydronic Radiant Heating System	2		1	1		
Yes	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified H6. Whole House Mechanic: Ventilation Practices to Improve Indoor Air Quality	1	_		1		
Yes	H0.1 Meet ASHRAE 62.2-2010 Ventilation Practices to Improve Indoor Air Quality H0.1 Meet ASHRAE 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R
	H6.2 Advanced VentilationStandards	1			1		
Yes							
	H5.3 Outdoor Air Ducted tr Bedroom and Living Areas	2			2	1	
Yes Yes	H7. Effective Range Hood Disign and Installation	2	_		2	<u> </u>	
Yes		2	_		1		

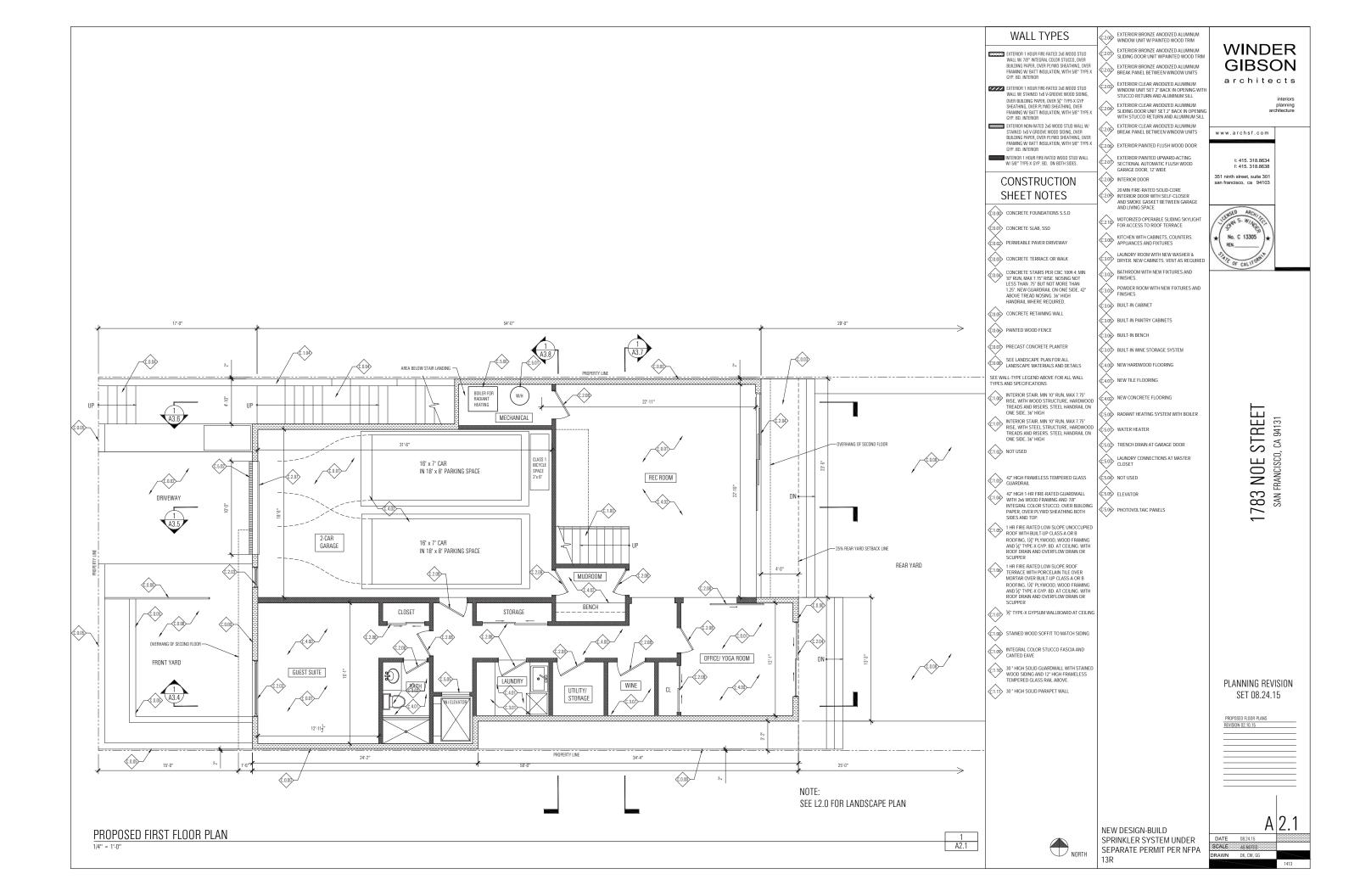
Yes	H11. High Efficiency HVAC Filter (MERV8+)	1					
ENEWABLE ENERGY	 A second s second second s second second se	LUSA COL	100	Standard	1.000		
20.00%	13. Onsite Renewable Generation (Solar PV, Solar Thermat, and Wind)	5		25			
UILDING PERFORMA			199		-		
Yes	J1, Third-Party Verification of Quality of Insulation Installation	1		-	1.1.1	-	_
Yes	23. Mechanical Ventilation Testing and .ow Leakage	1	-			-	_
Yes	J3. Mechanical Ventilation Testing and Jow Leakage	1	-	-	-	-	
Tes		-1	-	_			_
20.00%	J5. Building Performance Exceeds Title 24 Part 6				_		
	J5.1 Home Outperforms Title 24 Part 6	35		60	-	-	_
Yes	J6. Title 24 Prepared and Bigned by a CABEC Certified Energy Analyst	1.00		.1		-	
Yes	J7. Participation in Utility Program with Third-Party Plan Review	1		1			
Yes	J8. ENERGY STAR for Homes	1		1			
2.5 bel/1.5 unbal	J10. Blower Door Testing	2	1.1		1		
FINISHES				· · · · ·			
	K1. Entryways Designed to Reduce Tracked-In Contaminants						
Yes	K1.1 Individual Entryways	1		,	1.1	1	
Yes	K2. Zero-VOC Interior Wall and Ceiling Paints	2			2		
Yes	K3. Low-VOC Caulks and Achesives	1		<u> </u>	1	-	
	K4. Environmentally Preferable Materials for Interior Finish			-			_
250%	K4.2 Interior Trim	4		-		1 2	_
250%	K4.3 Shelving			<u> </u>		2	-
260%	K4.4 Doors	2		-	-	2	-
100718		- A.	_		-	1 2	
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB	-		_		-	_
Yes	K5.1 Doors				1		
Yes	K5.3 Interior Trim and Shelving	2	-		2		
FLOORING		The second second	10				
≥75%	L2. Low-Emitting Flooring Neets CDPH 2010 Standard Method—Residential	3			3	1	0
Yes	L3. Durable Flooring	1.1				1	-
APPLIANCES AND LIC	INTING	-	6 3	10 - 11 - 11 - 11 - 11 - 11 - 11 - 11 -	1	19	2
Yes	MI ENERGY STARE Dishwisher		-	-	-	-	1
CEE Twr 2	M2. CEE-Rated Clothes Washer	2	-	<u> </u>	<u> </u>	+	2
GEE (INT 2			_				
	M4. Permanent Centers for Waste Reduction Strategies	_	_				_
Yes	M4.1 Built-In Recycling Center	1	-			1	_
	M5. Lighting Efficiency						-
Yes	M5.1 High-Efficacy Lighting	2	-1	2			
COMMUNITY		1					
	N1. Smart Development	1					
Yes	N1.1 Infili Site	2	1			1	
	N1.5 Home Size Efficiency	0				9	
4998	Enter the area of the home, in square feet		-		-		
6	Enter the number of bedrooms						
Yes	N2. Home(s)/Development Located Within 1/2 Mile of a Major Transit Stop	2	2	<u> </u>		-	
	NJ. Pedestrian and Bicycle Access			-	-	-	_
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services		-		·		<u> </u>
10	Enter the number of Tier 1 services			-	-	-	_
0	Enter the number of Tier 2 services						
Yes	Enter the number of the 2 services N3.2 Connection to Pedeshian Pathways			<u> </u>		-	<u> </u>
109			1	-	-		_
	N5. Social Interaction	-	_				
Yes	N5.1 Residence Entries with Views to Callers	1	1		_	-	
Yes	N5.2 Entrances Visible from Street and/or Other Front Doors	1	1				
Yes	N5.3 Porches Oriented to Street and Public Space	1	1				
OTHER		the second					
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y.	R	R	R	R	
Yes	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	2		0.5		1	0.4
Yes	O3. Orientation and Training to Occupants-Conduct Educational Walkthroughs	2		0.5	0.5	0.5	0.1
	O6. Green Building Education	-	-				
Yes	O6.1 Marketing Green Building		2	-	-	-	-
Yes	O6.1 Markeng Green bulong O6.2 Green Building Signage		4	0.5		-	0.4
			-		-	-	
Yes	07. Green Appraisal Addentum	Y.	R	R	R	R	R
Yes	OB. Detailed Durability Plan and Third-Party Verification of Plan Implementation	1				1	
CONTRACTOR OF T	Total Available Points in Specific Categories	342	26	131	54	83	48
	Minimum Points Required in Specific Categories		20	25	6	6	40
		151.5	12.0	120	0	0	0
	Total Points Targeted						

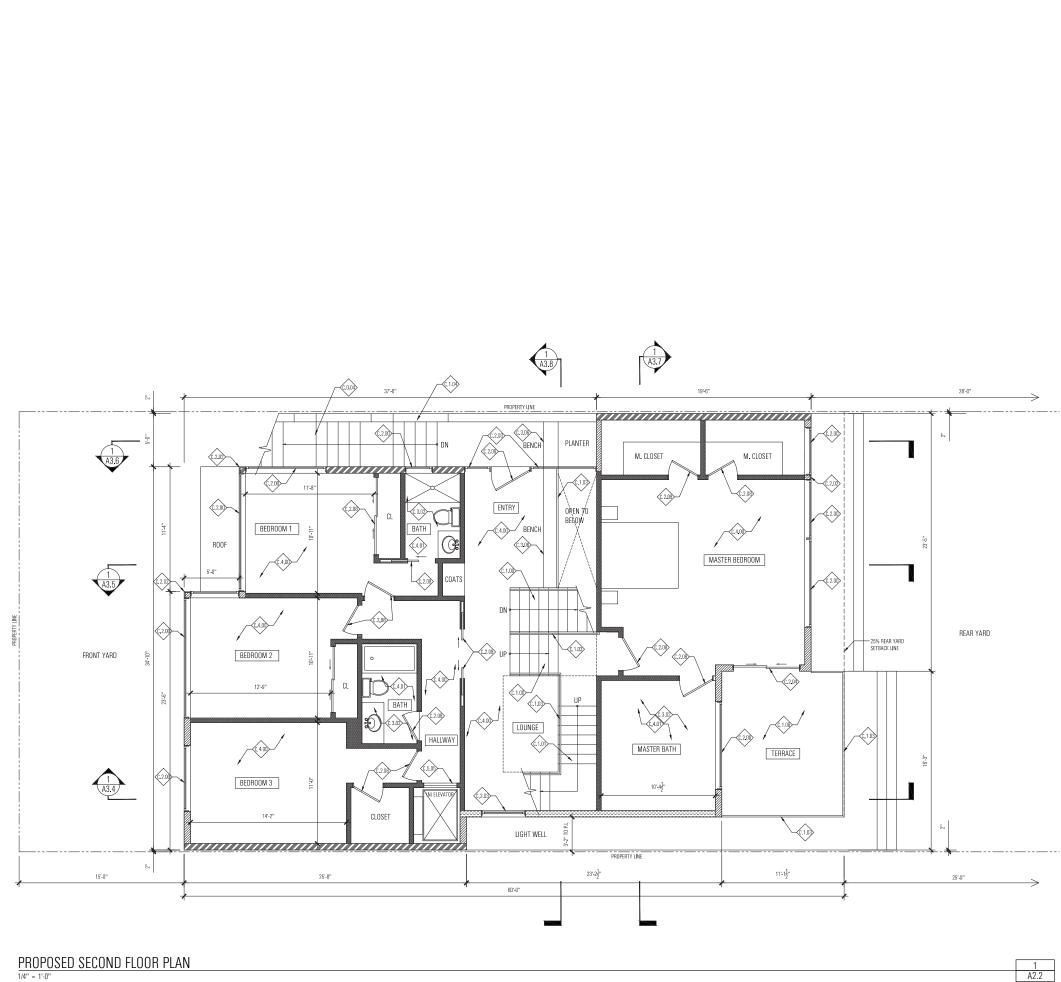


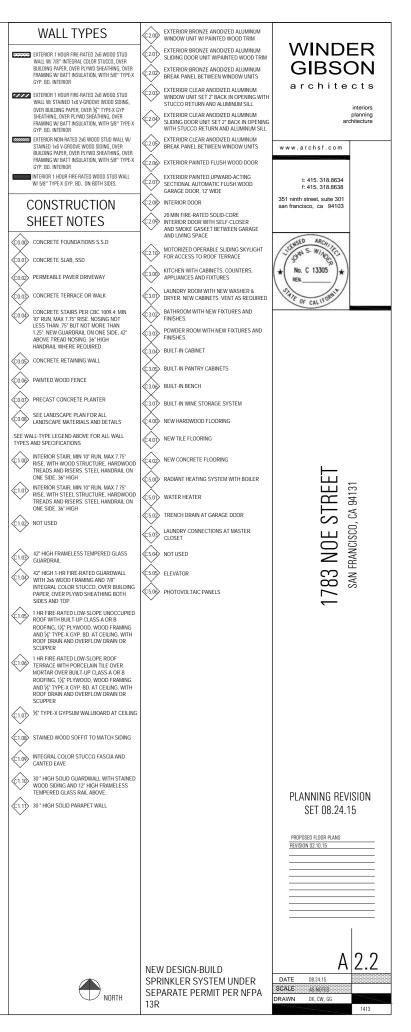


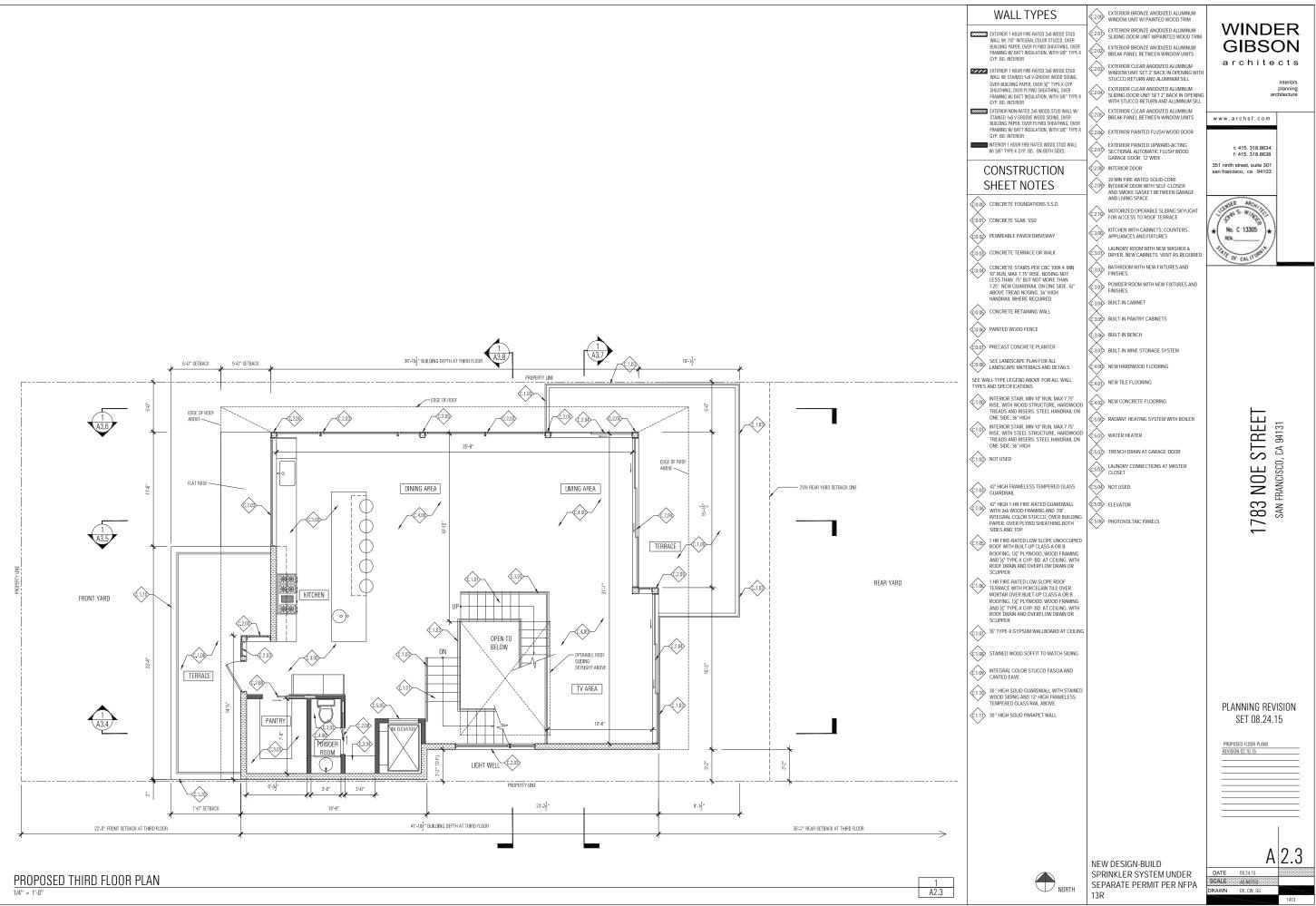


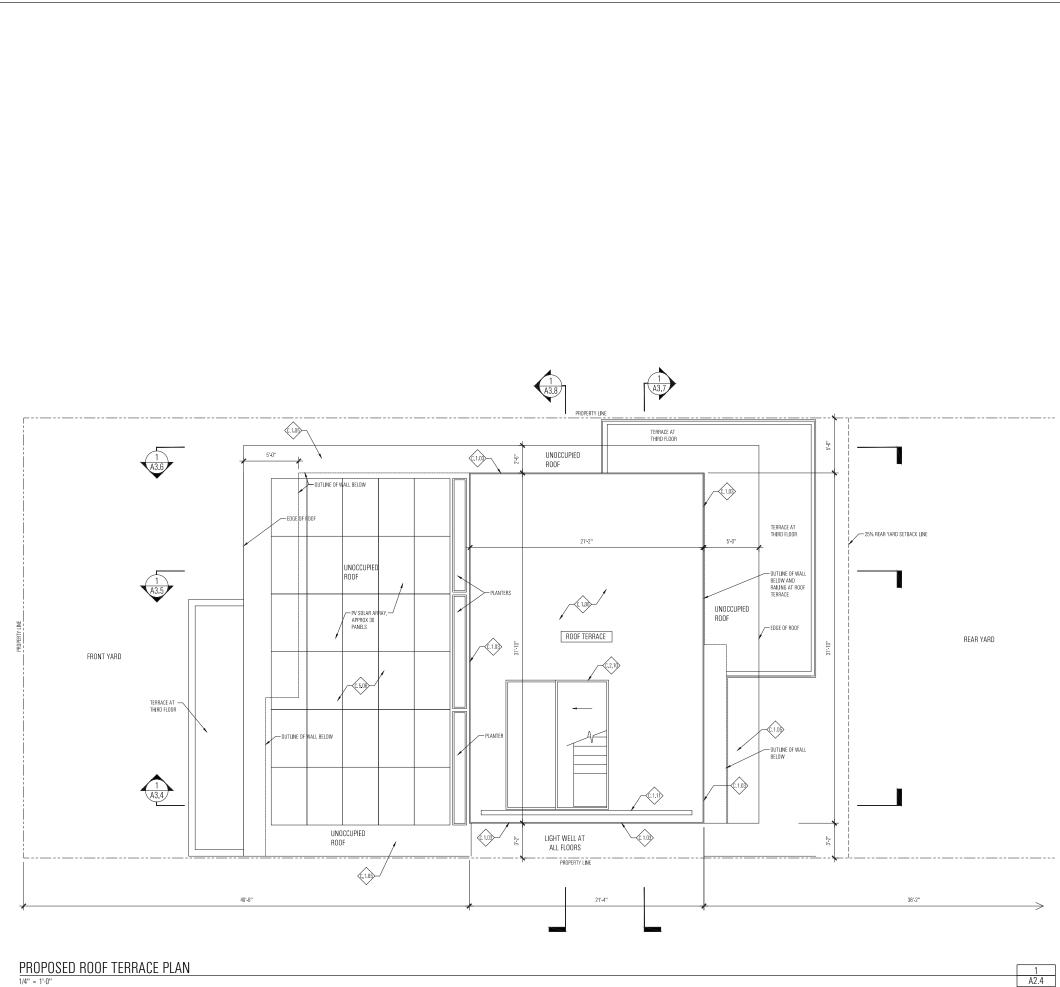
DRAWN		

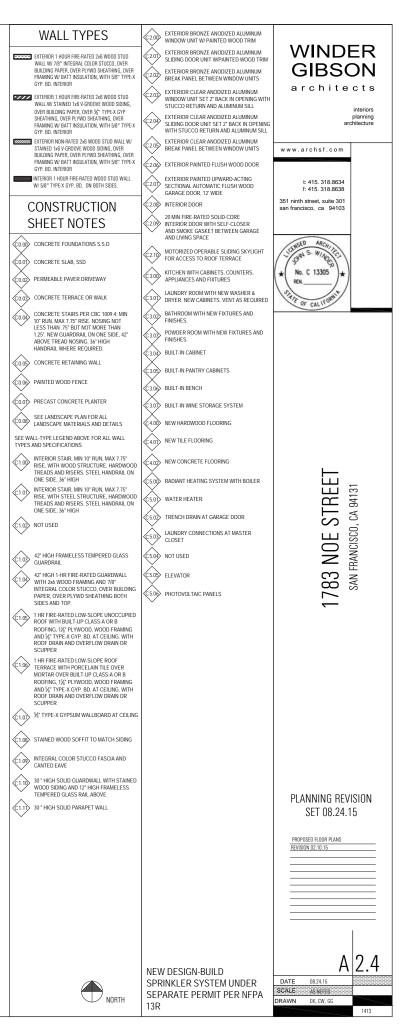




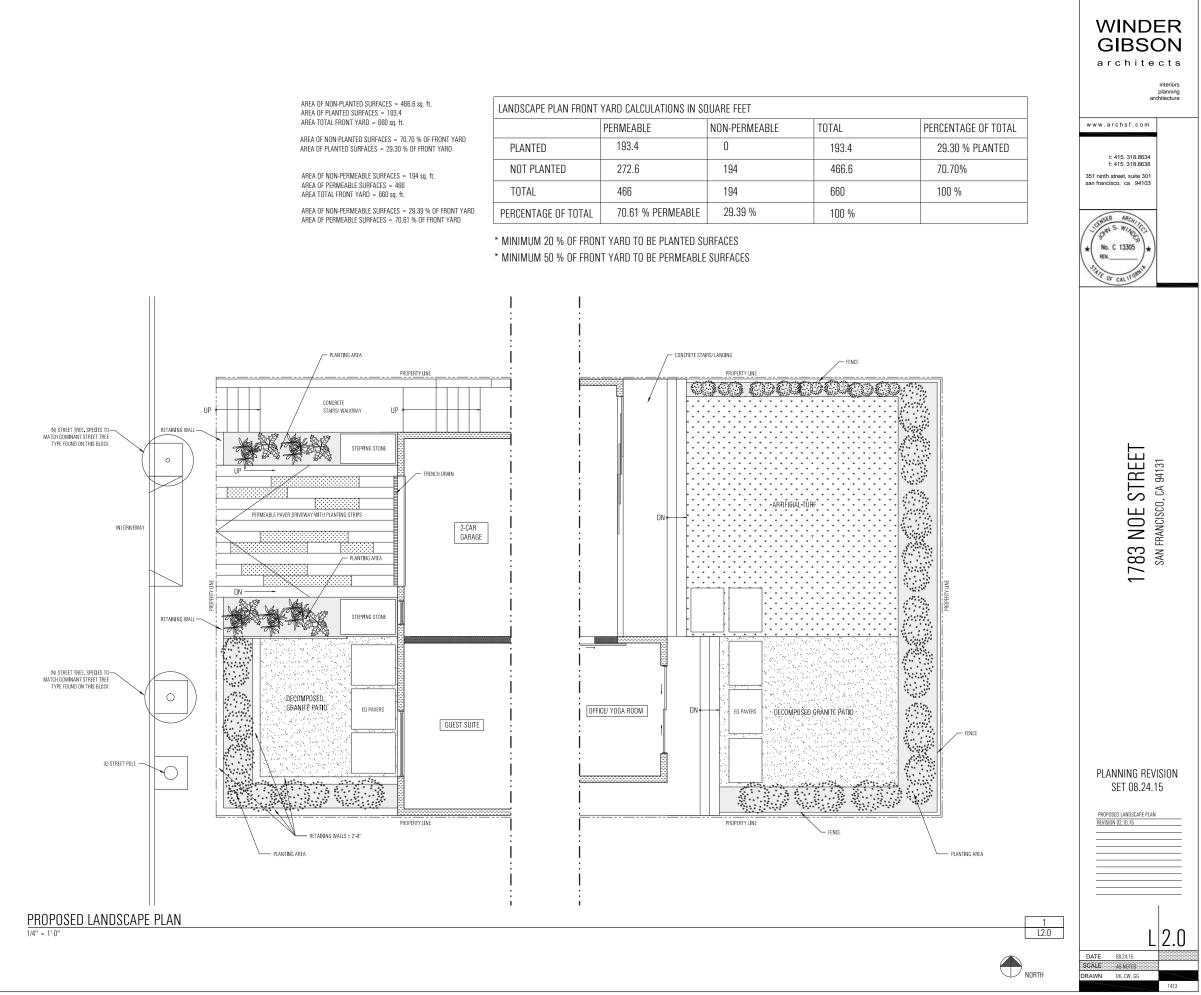


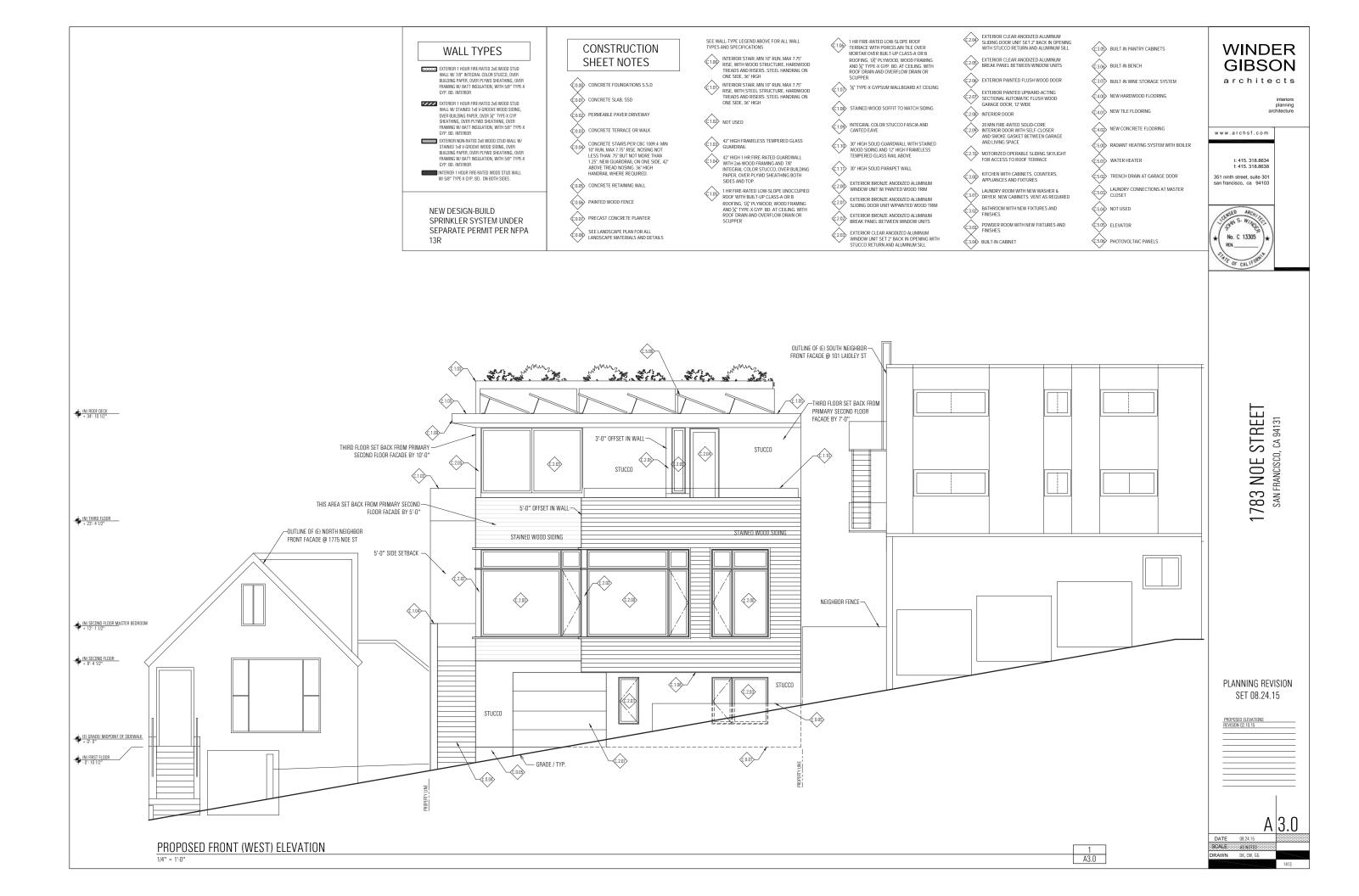


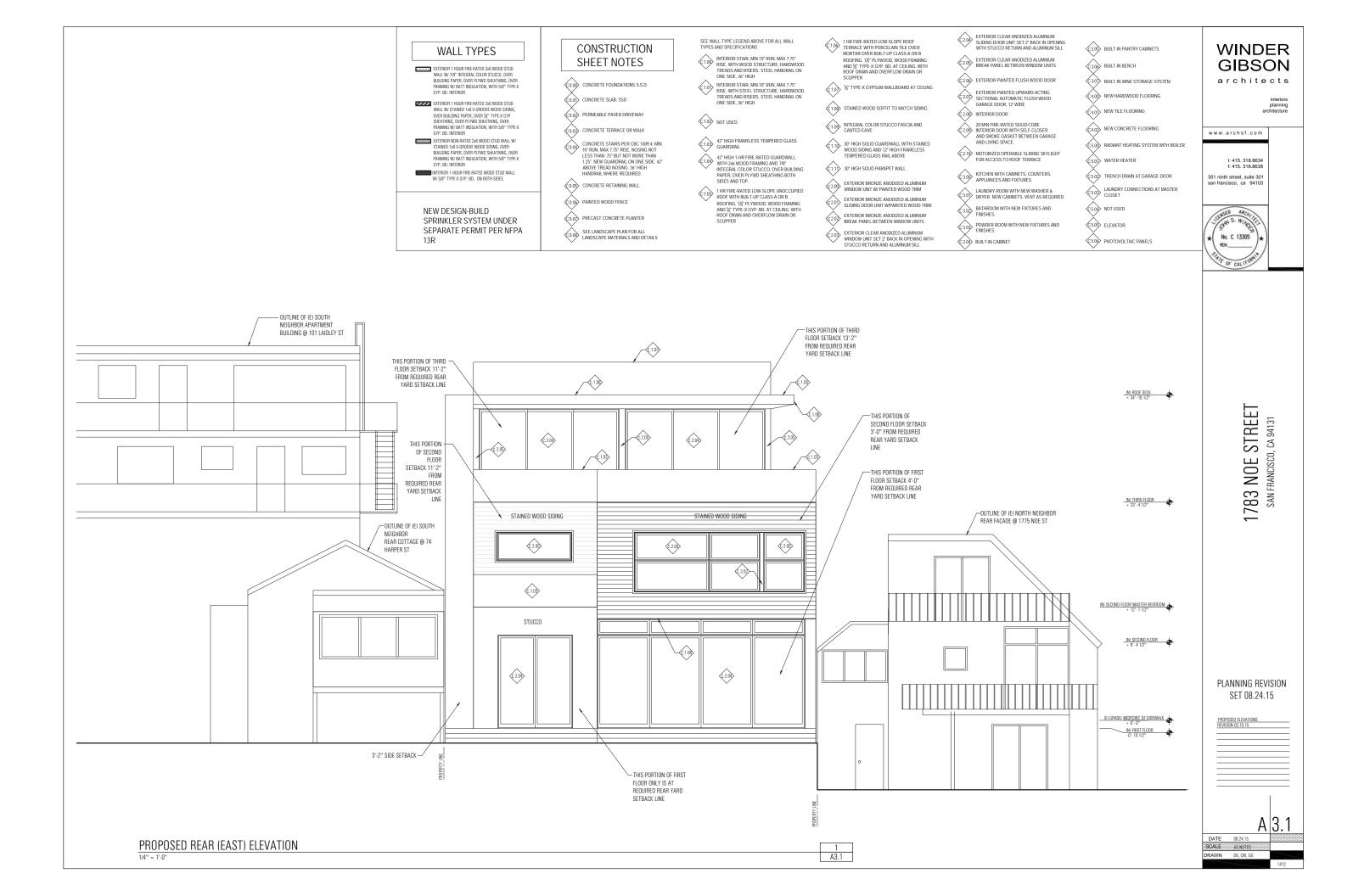


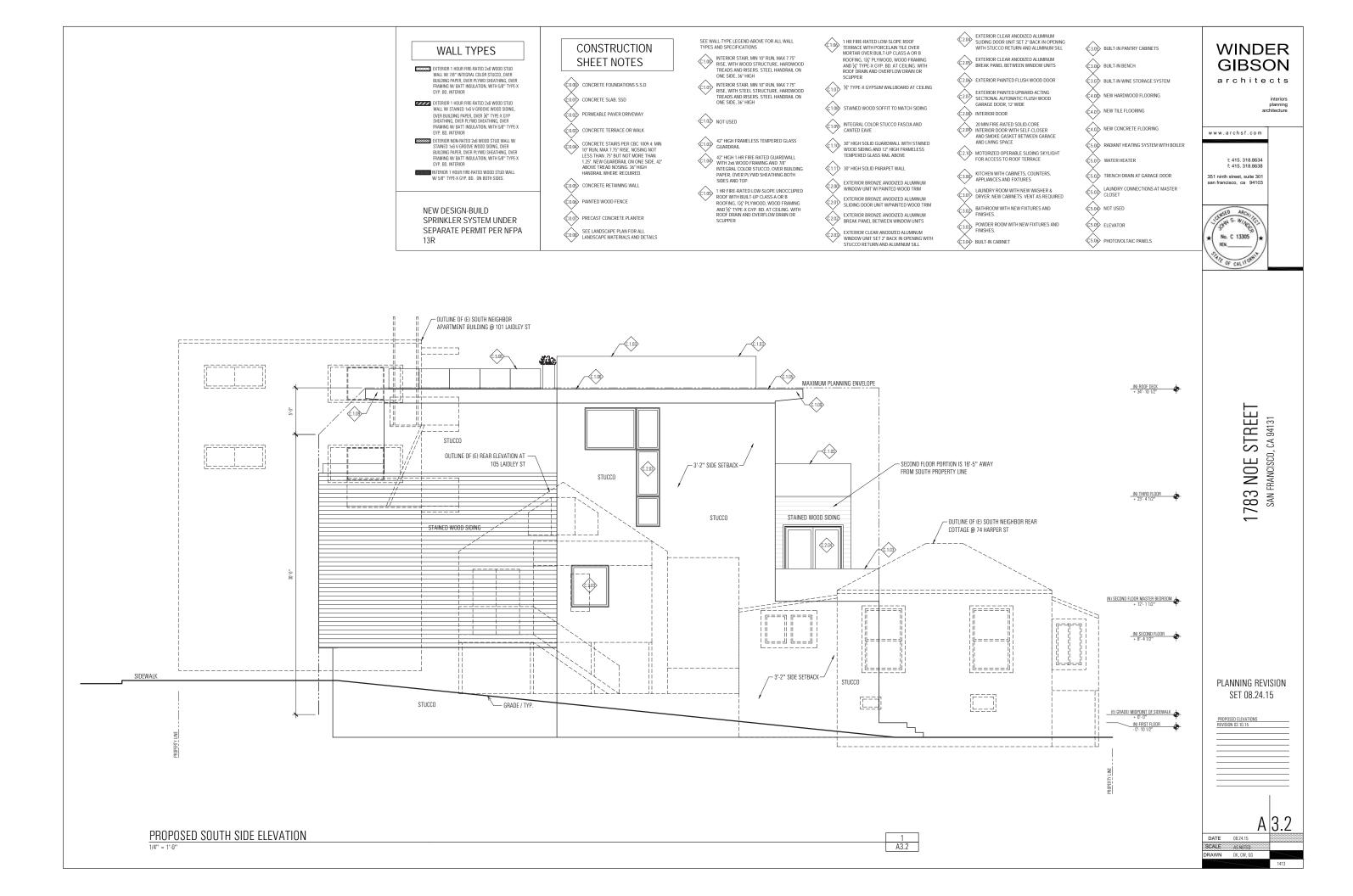


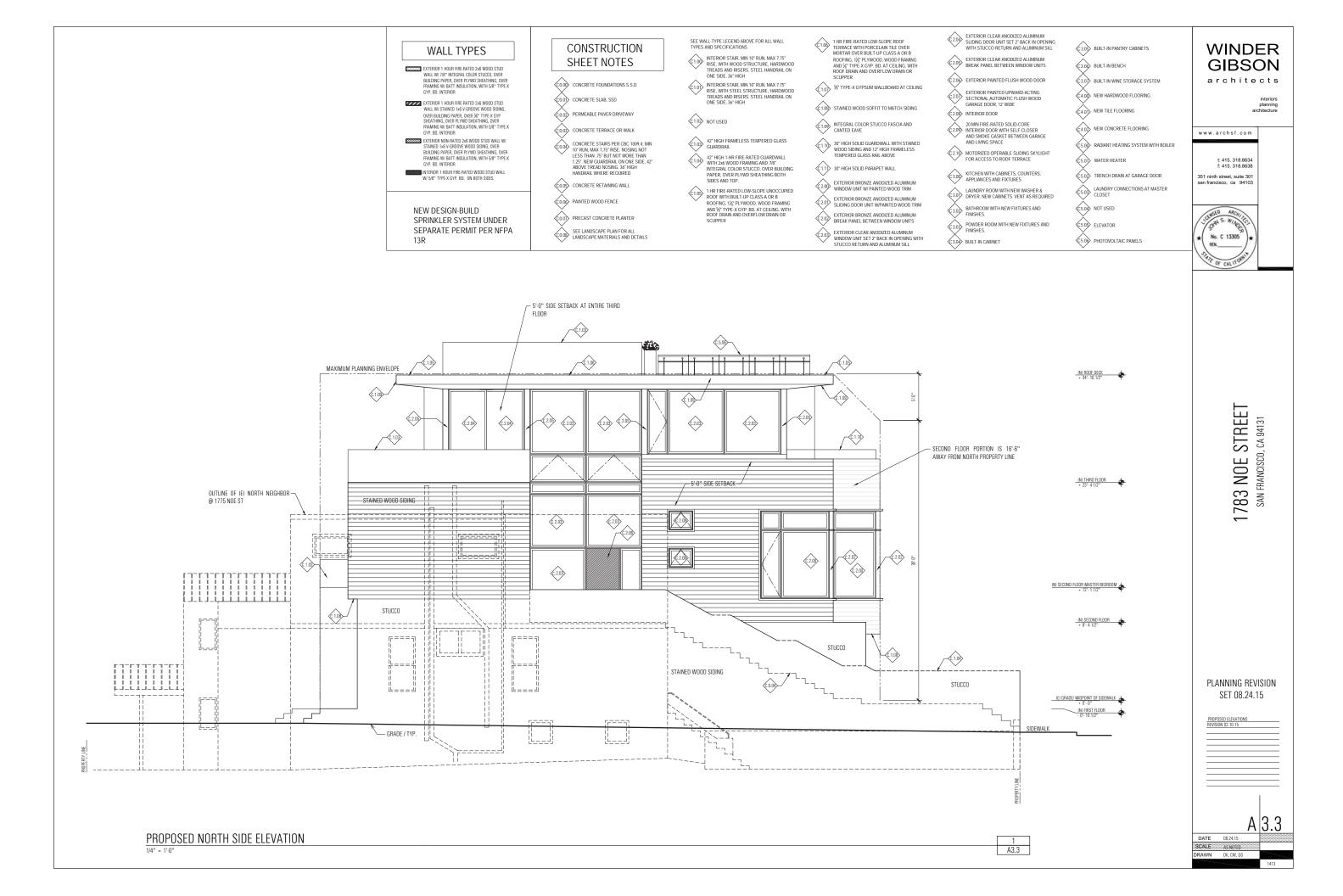
LANDSCAPE PLAN FRONT YARD CALCULATIONS IN SQUARE FEET						
	PERMEABLE	NON-PERMEABLE	TOTAL	PERCENTAGE OF TOTAL		
PLANTED	193.4	0	193.4	29.30 % PLANTED		
NOT PLANTED	272.6	194	466.6	70.70%		
TOTAL	466	194	660	100 %		
PERCENTAGE OF TOTAL	70.61 % PERMEABLE	29.39 %	100 %			

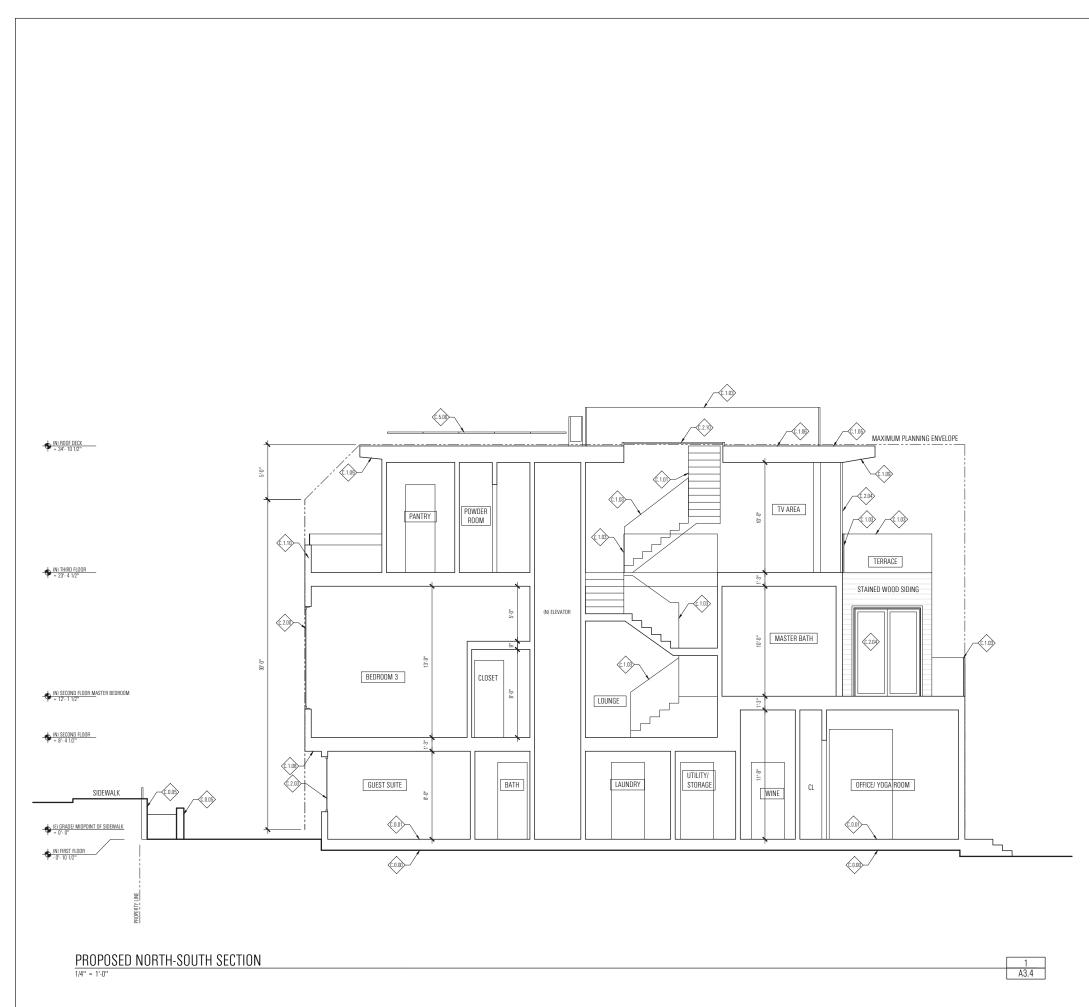


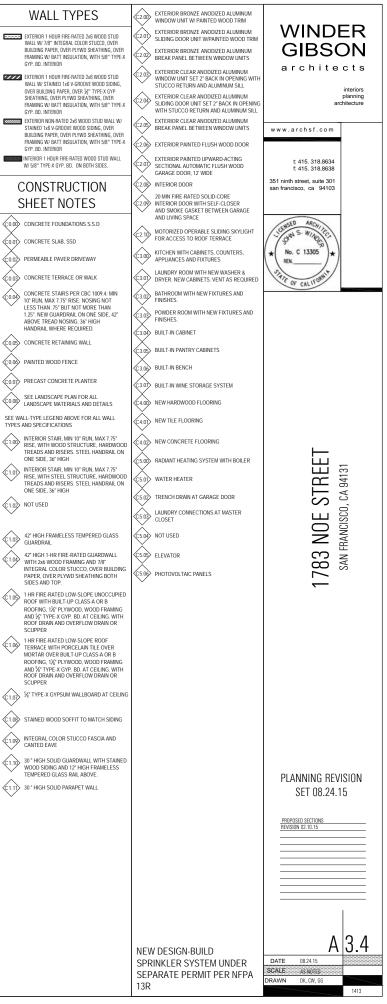


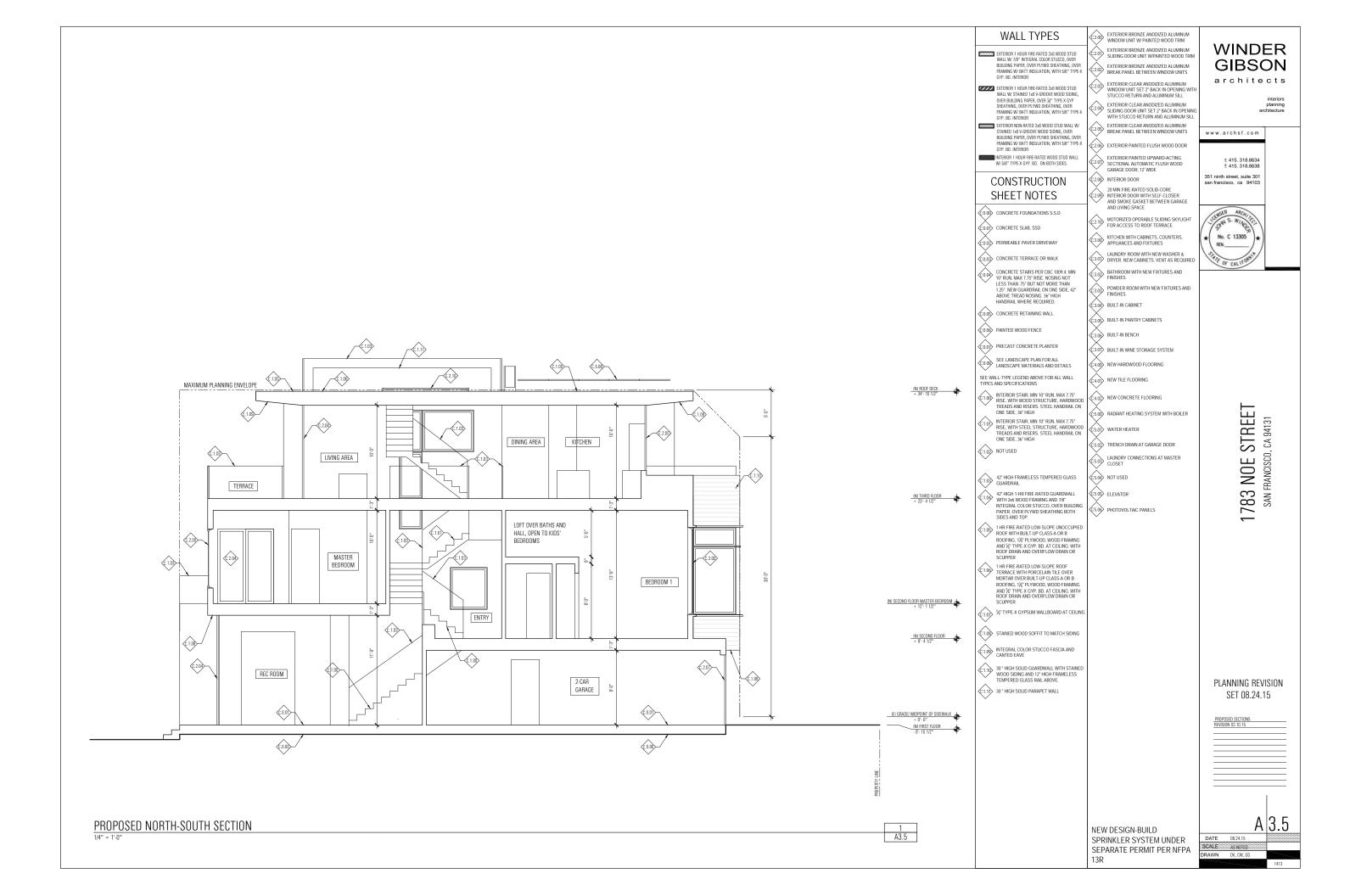


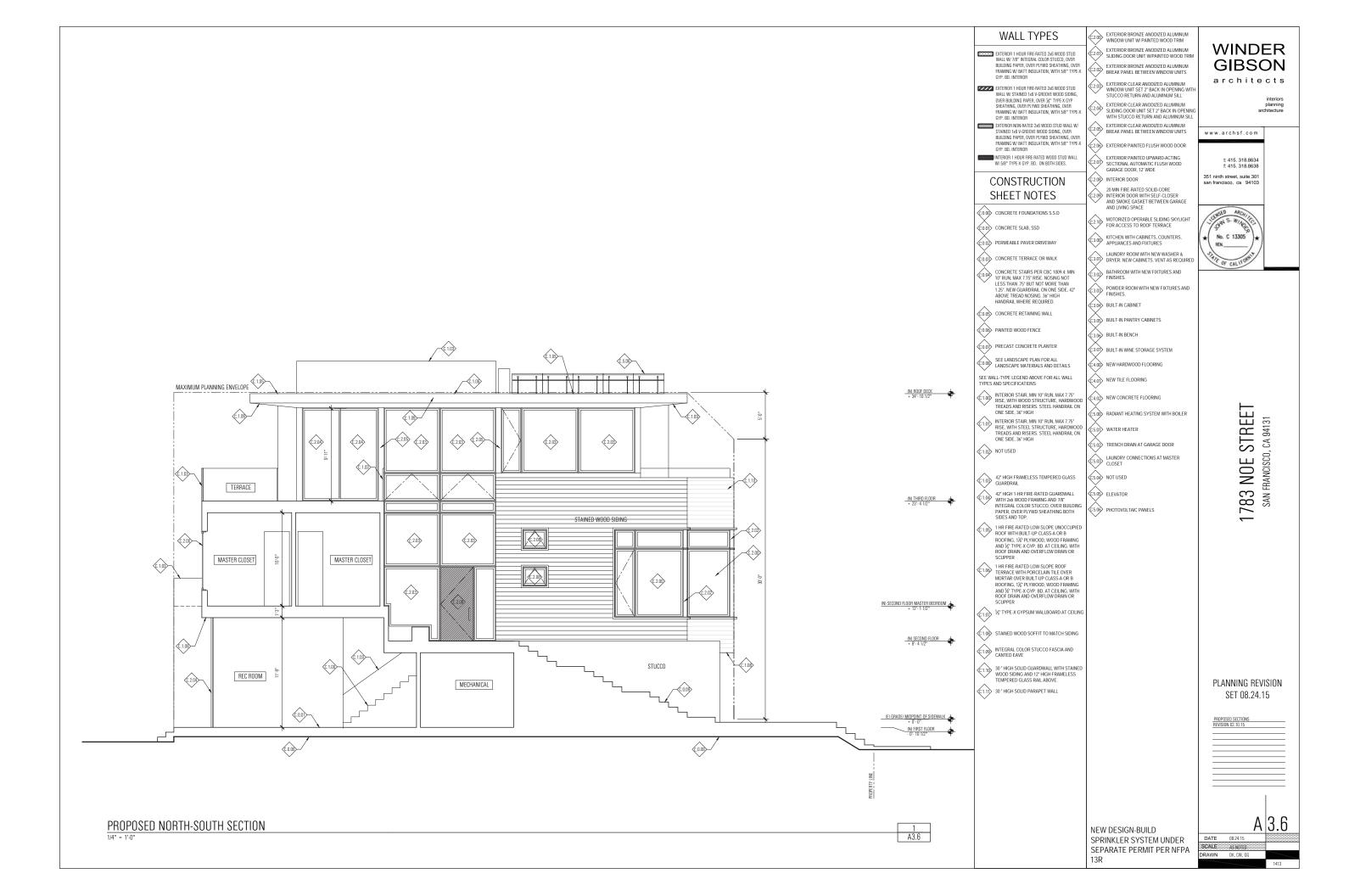


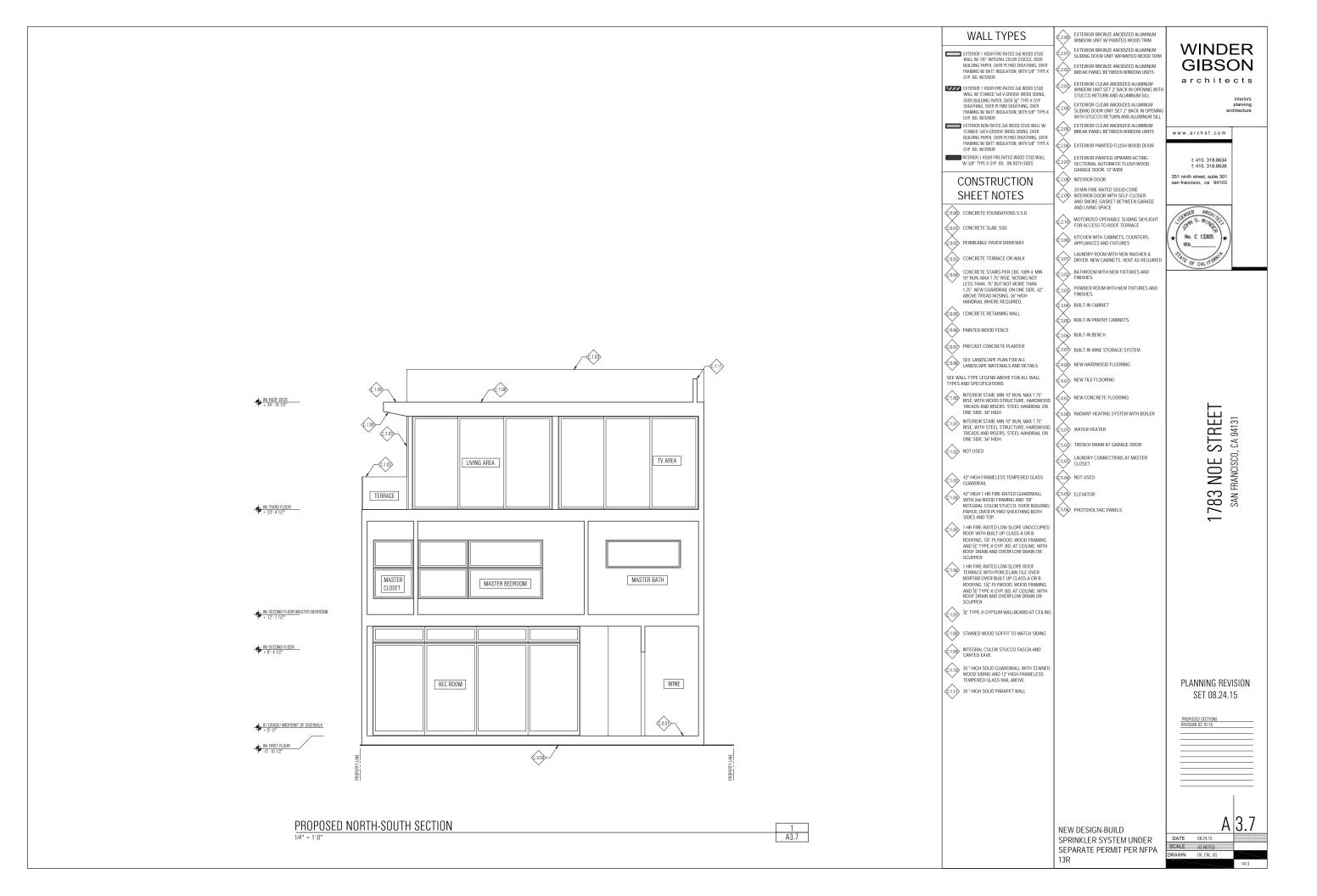


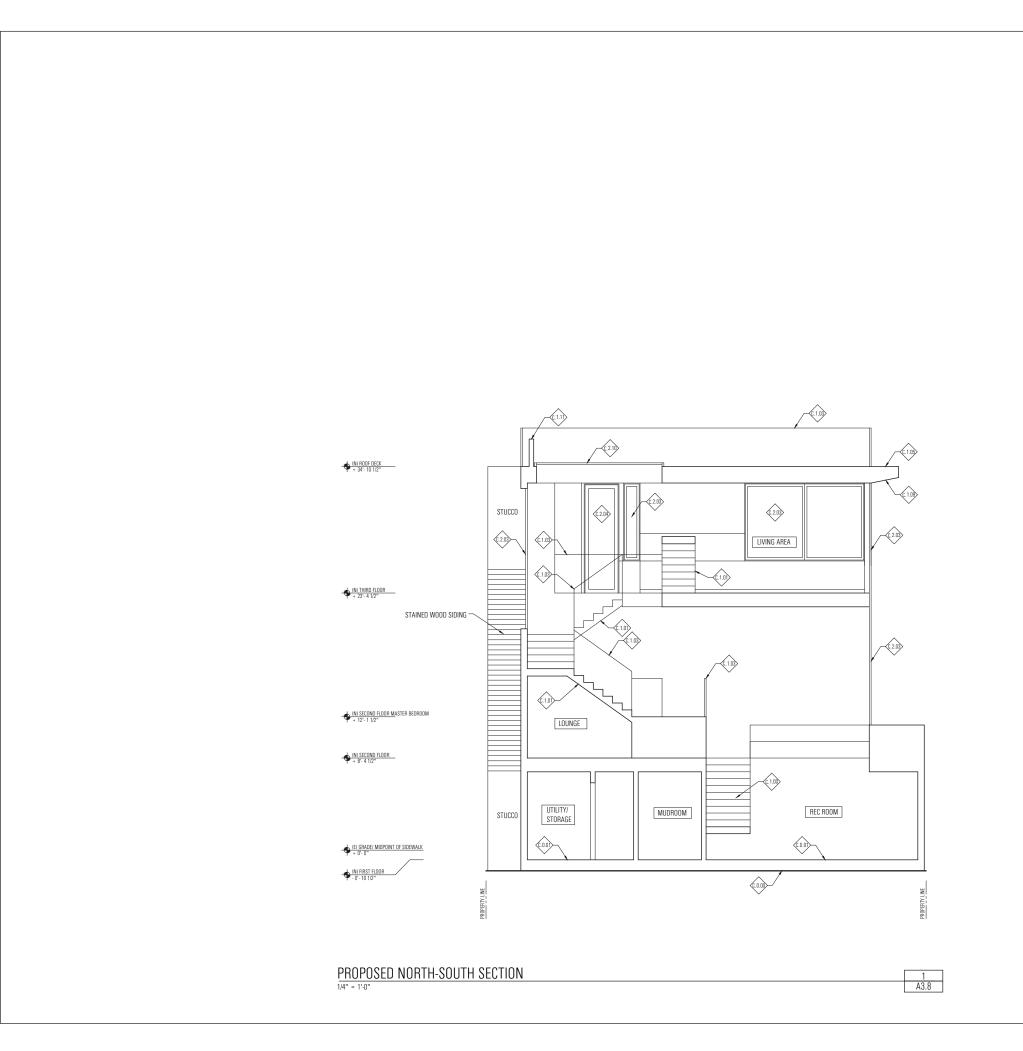


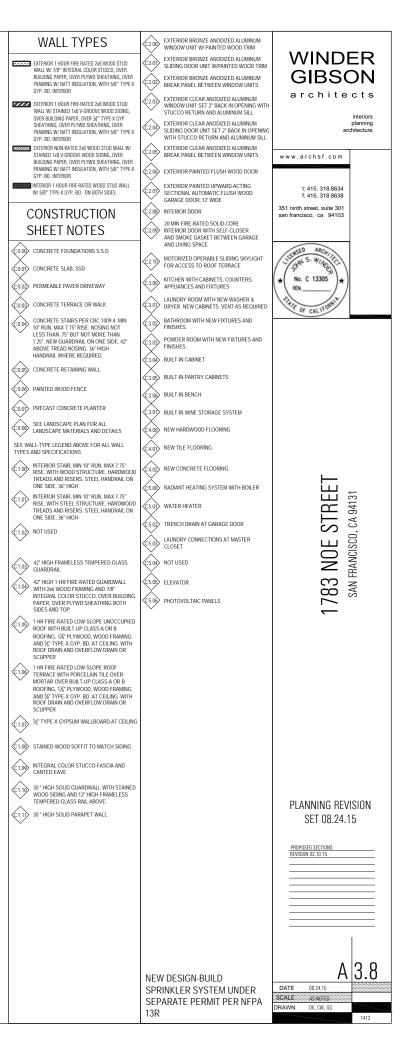


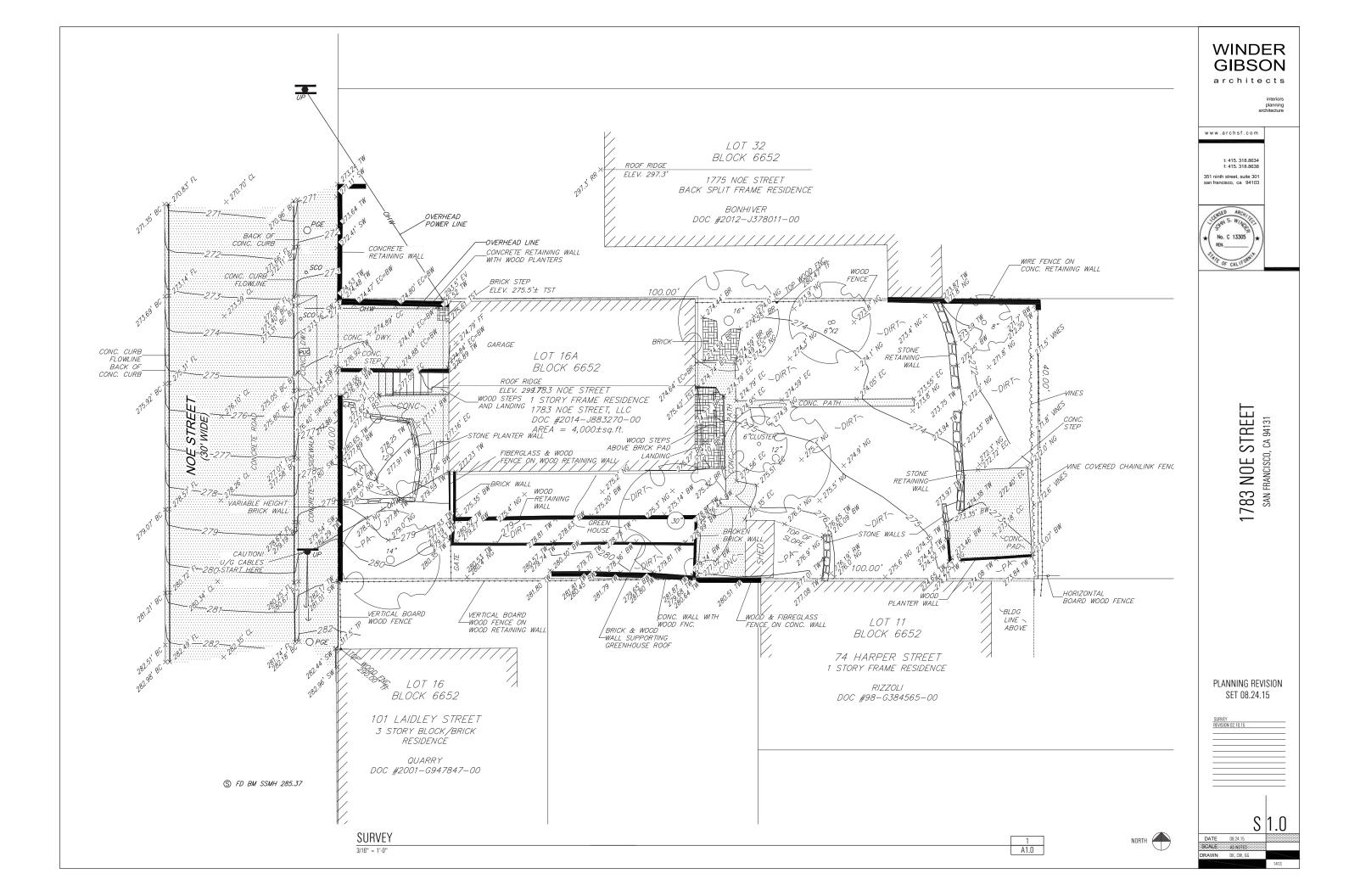














1783 NOE STREET/ REVISED DESIGN 08.24.15

32

af dal ante

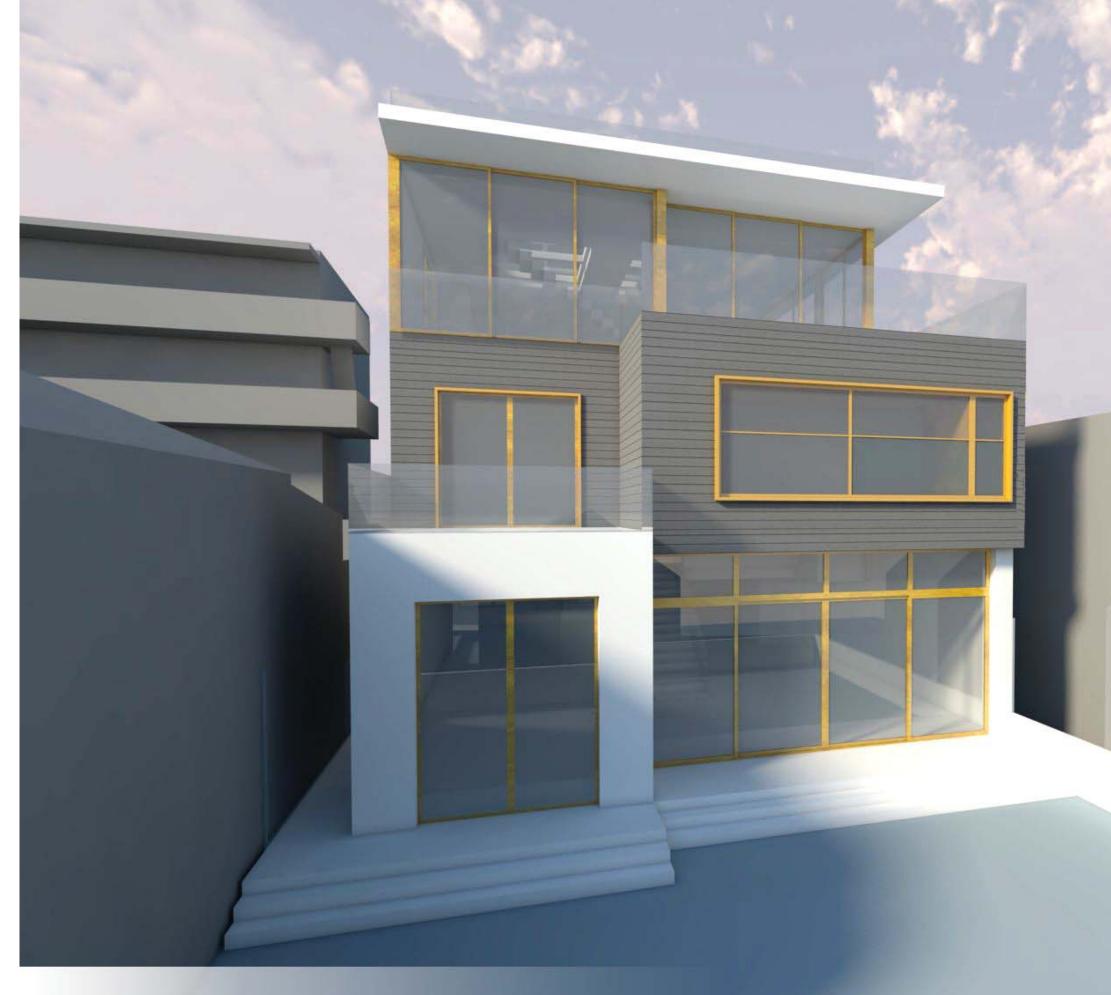




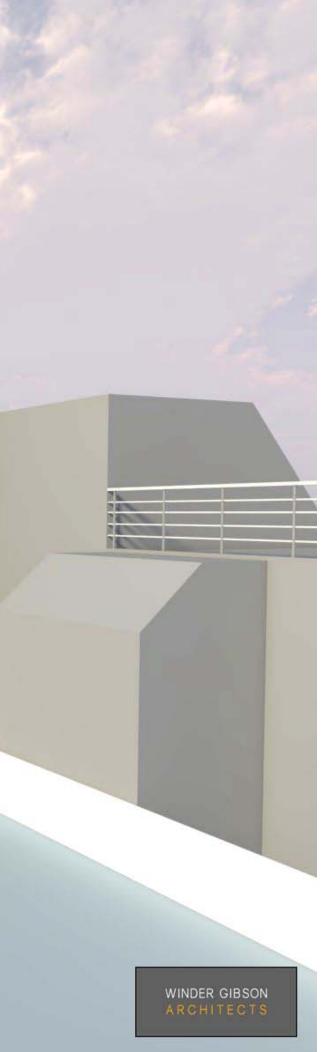
1783 NOE STREET/ REVISED DESIGN 08.24.15

WINDER GIBSON ARCHITECTS





1783 NOE STREET/ REVISED DESIGN 08.24.15







1783 NOE STREET/ REVISED DESIGN 08.24.15 WITHIN NEIGHBORHOOD CONTEXT

