



SAN FRANCISCO PLANNING DEPARTMENT

Letter of Determination

June 30, 2016

Allen Gee
Allen Gee Architects
790 Thirty Seventh Avenue
San Francisco, CA 94121

Site Address:	150 7 th Street
Assessor's Block/Lot	3727 / 004
Zoning District:	WMUG (Western SoMa Mixed Use - General)
Staff Contact:	Ming Yeung, (415) 575-9183 or ming.yeung@sfgov.org
Record No.:	2016-007080ZAD

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Dear Mr. Gee:

This letter is in response to your request for a Letter of Determination regarding the property at 150 7th Street. The subject property is located in the WMUG (Western SoMa Mixed Use – General) Zoning District and 55-X Height and Bulk District. The request seeks a determination as to whether Office Use¹ on the second floor of the building at 150 7th Street is an existing legal non-conforming use, and whether potential new owners of the building can continue to use this space as office and renovate it in the future for office.

Background

You have provided copies of documents to support that office use has existed at this location. This includes: a building permit application (Permit #2001.0621.2111, dated June 21, 2001) that describes the work as "remodeling (E) office space at 2nd floor as per plan"; a real estate listing describing the building with offices on the second floor; and a Phase 1 environmental assessment report, dated May 4, 2006, documenting the use of the property at that time as offices upstairs.

¹ Per Planning Code Section 890.70:

(a) "Office use" shall mean space within a structure or portion thereof intended or primarily suitable for occupancy by persons or entities which perform, provide for their own benefit, or provide to others at that location services including, but not limited to, the following: Professional; banking; insurance; management; consulting; technical; sales; and design; and the non-accessory office functions of manufacturing and warehousing businesses; all uses encompassed within the definition of "office" in Section 219 of this Code; multimedia, software development, web design, electronic commerce, and information technology; all uses encompassed within the definition of "administrative services" in Section 890.106 of this Code; and all "professional services" as proscribed in Section 890.108 of this Code excepting only those uses which are limited to the Chinatown Mixed Use District.

(b) "Office use" shall exclude: retail uses; repair; any business characterized by the physical transfer of tangible goods to customers on the premises; wholesale shipping, receiving and storage; and design showrooms or any other space intended and primarily suitable for display of goods.

Although the various documents you provided make reference to office use, these documents do not constitute an approved change in use and cannot be used to establish office use at the site. The permit lists both the existing and proposed uses as office and does not legally establish an office use on the subject property. We have conducted additional research into the building's permit history and have found a variety of uses (including printing shop, dwelling, workshop and retail sales); however, we are unable to locate any permits that establish an office use on the second floor.

In addition, our records show that prior to the site being rezoned to WMUG in April 2013 to implement the Western South of Market Area Plan, the site was previously zoned SLR (Service/Light Industrial/Residential District). Per Planning Code Section 816, which outlines the uses permitted in the SLR zoning district, all other office uses other than office uses in landmark buildings or contributory buildings in historic districts and work space of design professionals, are not permitted under the SLR zoning district. Based on this restriction, office use, other than those stated above, would not have been permitted at the site under the previous zoning district. It is therefore unlikely that the existing office use was legally established at the site.

Office Use in the WMUG (Western SoMa Mixed Use – General) Zoning District

Per Planning Code Section 844, within the WMUG zoning district, office uses in historic buildings are permitted as-of-right subject to the provisions of Planning Code Section 803.9(b), and Professional Services, Financial Services, and Medical Services are permitted as-of-right on the ground floor only if primarily open to the general public on a client-oriented basis; conditional use authorization is required if above 50,000 square feet. All other office uses are not permitted in the WMUG zoning district.

Determination

Based on the absence of records showing an approved change in use to office use at this site, and the information provided above, I have determined that the second floor of the subject building does not contain legal non-conforming office use on the second story. Under the existing zoning, continuation of office use on the second floor of the building may only be permitted if the building is determined to be a historic building, per Planning Code Section 844. Therefore, the existing office use must be removed and replaced with a use that is permitted under the existing WMUG zoning district.

Please note that a Letter of Determination is a determination regarding the classification of uses and interpretation and applicability of the provisions of the Planning Code. This Letter of Determination is not a permit to commence any work or change occupancy. Permits from appropriate Departments must be secured before work is started or occupancy is changed.

Allen Gee
Allen Gee Architects
790 Thirty Seventh Avenue
San Francisco, CA 94121

June 30, 2016
Letter of Determination
150 7th Street

APPEAL: If you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator, an appeal may be filed with the Board of Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

Sincerely,



Scott F. Sanchez
Zoning Administrator

cc: Property Owner
Neighborhood Groups
Ming Yeung, Planner



R # 2016 - 007080 ZAD
 CK # 1055 \$ 645. -
 R. SUCRE (SE)

790 Thirty Seventh Avenue San Francisco California 94121
 Tel: 415-386-1753

Date: May 24, 2016
To: Mr. Scott Sanchez, Zoning Administrator
Company: San Francisco Planning Department
 1650 Mission Street, Suite 400
 San Francisco, CA 94103
Re: Request for Letter of Determination (3727/004)
 150 7th Street
Remarks: Dear Mr. Sanchez,

We are requesting a Letter of Determination to confirm if an existing non-conforming use (office) can still be used on the second floor of an existing building located at 150 7th Street. It is our understanding that this space was previously used as an office, "B" occupancy prior to the purchase of the building by the new Owners. It is the intent of the new Ownership to continue to use this space as an office and to renovate it in the future as an office.

We have found the following documents which support that an office was at this location for some time. Attached please find:

- Permit #2001.0621.2111 dated 6/21/2001 notes its present use as retail/restaurant/office and describes the work as "remodeling existing office space at the 2nd floor as per plan". The building inspection record is also attached for your review.
- A real estate listings which describe the building as three retail spaces on the ground floor and offices on the second floor.
- A phase 1 environmental assessment report by Orswell and Kasman, Inc. dated May 4, 2006 which documents the current use of the property as offices upstairs in article 3.3.

It appears that the second floor office space has been a part of the building for over 15 years and has been a part to this community. We respectfully request that your letter of determination allows for the continued use this space as an existing non-conforming office space.

If you have any questions please do not hesitate to call.

Sincerely,

Allen Gee

Principal

encl: Check for Zoning Administrator written determination fee (\$645)
 Owner letter of authorization

cc: File



APPROVED DEPARTMENT OF BUILDING INSPECTION

JUN 21 2001

FRANK Y. CHIU, DIRECTOR

APPROVED FOR ISSUANCE JUN 21 2001

BLDG. FORM 318

200106/01/4111

OSHA APPROVAL REC'D APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 [] OTHER AGENCIES REVIEW REQUIRED

FORM 8 [X] OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DATE FILED: 6/21/01, FILING FEE RECEIPT NO., (11) STREET ADDRESS OF JOB: 150-7TH ST., PERMIT NO: 942393, ISSUED: 6/21/01, (12A) ESTIMATED COST OF JOB: \$20,000.00, (12B) REVISED COST: BY, DATE.

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING: (1A) TYPE OF CONSTR: IIN, (1B) NO OF STORES OF OCCUPANCY: 2, (1C) NO OF BASEMENTS AND CELLARS: 0, (17A) PRESENT USE: RETAIL/RESTAURANT/OFFICE, (18A) OCCUP. CLASS: B-10, (18B) NO OF DWELLING UNITS: 0. DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION: (1A) TYPE OF CONSTR: IIN, (1B) NO OF STORES OF OCCUPANCY: 2, (1C) NO OF BASEMENTS AND CELLARS: 0, (17) PROPOSED USE (LEGAL USE): SAME, (18) OCCUP. CLASS: B, (18B) NO OF DWELLING UNITS: 0. (10) IS AUTO DRIVEWAY TO BE CONSTRUCTED OR ALTERED? YES [], NO [X]. (11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES [], NO [X]. (12) ELECTRICAL WORK TO BE PERFORMED? YES [X], NO []. (13) PLUMBING WORK TO BE PERFORMED? YES [X], NO []. (14) GENERAL CONTRACTOR: UNKNOWN, ADDRESS: 150-7TH AVE, SF CA 94103. (15) OWNER (LESSEE) (CROSS OUT ONE): NANCY CHU, 150-7TH AVE, SF CA 94103. (16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT): REMODELING (R) OFFICE SPACE ON 2ND FLOOR AS PER PLAN. ADDITIONAL INFORMATION: (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES [], NO [X]. (18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT. (19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES [], NO [X]. (20) IF (19) IS YES, STATE NEW GROUPED FLOOR AREA SQ. FT. (21) WILL SIDEWALK OVER SUB SIDEWALK SPACE BE REPAIRED OR ALTERED? YES [], NO [X]. (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES [], NO [X]. (23) ANY OTHER EXISTING BLDG ON LOT? IF YES, SHOW ON PLAN. (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES [], NO [X]. (25) ARCHITECT OR ENGINEER (DESIGN) CONSTRUCTION: MAYRAH INTERNATIONAL CO INC, 1605 CALIFORNIA ST, SF CA 94114, (415) 475-34. (26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO LENDER, CONSTRUCTION LENDER, ENTER UNKNOWN).

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 5'0" to any wire containing more than 750 volts. See Sec. 355, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS 'YES' TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (23).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In drawings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

[X] OWNER [] ARCHITECT [] LESSEE [] AGENT [] CONTRACTOR [X] ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT I A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION AND THE PERMITS AND LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (i), or (ii) designated below, or shall indicate item (iii), or (iv), or (v), whichever is applicable. If however item (v) is checked item (iv) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

() I. I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

() II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier:

Policy Number:

() III. The cost of the work to be done is \$100 or less.

[X] IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therewith, as in the provisions of Section 3500 of the Labor Code, that the permit holder applicant shall be deemed liable.

[X] V. I certify as the contractor or agent for the carrier that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, has filed a complete and correct form with the Central Permit Bureau.

Signature: [Signature], Date: 6-14-01

CONDITIONS AND STIPULATIONS

REFER TO APPROVED: Contact the district building inspector at the start of work call 558-6030. For plumbing inspection scheduling call 558-6030. For electrical inspection scheduling call 558-6030. This application is approved without site inspection, detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

MAINTAIN EXITING PER CHAPTER 10, SFBC
MAINTAIN FIRE PROTECTION SYSTEMS PER CHAPTER 9, SFBC
INTERIOR WALL AND CEILING FINISH PER CHAPTER 8, SFBC
FIRE-RESISTIVE RELATIONSHIP, AND REQUIREMENTS PER CHAPTER 6 AND TABLE NO. 6A, SFBC.

Edward Lang 6/21/01
BUILDING INSPECTOR DEPT OF BLDG INSP.

DATE: _____

REASON: _____

NOTIFIED MR. _____

APPROVED:

N/A

DEPARTMENT OF CITY PLANNING

DATE: _____

REASON: _____

NOTIFIED MR. _____

APPROVED:

N/A

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE: _____

REASON: _____

NOTIFIED MR. _____

APPROVED:

N/A

CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

DATE: _____

REASON: _____

NOTIFIED MR. _____

APPROVED:

BUREAU OF ENGINEERING

DATE: _____

REASON: _____

NOTIFIED MR. _____

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

DATE: _____

REASON: _____

NOTIFIED MR. _____

REDEVELOPMENT AGENCY

DATE: _____

REASON: _____

NOTIFIED MR. _____

APPROVED:

N/A

HOUSING INSPECTOR DIVISION

DATE: _____

REASON: _____

NOTIFIED MR. _____

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with the conditions and stipulations of this permit and permit conditions. I understand that the issuance of this permit does not constitute an approval of the building or the statements of conditions or stipulations, which are based on the information submitted.

Number of this permit:

OWNER'S AUTHORIZED AGENT

OFFICIAL COPY



DATE	BUILDING INSPECTORS JOB RECORD
1/24/02	PID Final on 1/28/02
1/2	EID Final on 1/18/02
1/2	work done: Fixture
1/2	set work data
8/26/01	(20) Rough framing etc by Insp. Swearing
7/31/01	(20) Rough framing etc by Insp. Fan
8/17/01	Reinsp. Regularly Insp. Fan
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WORK COMPLETED. FINAL CERTIFICATE POSTED.

APP. NO. 200106212111

Edmund Fan
BUILDING INSPECTOR



DATE	BUILDING INSPECTORS JOB RECORD
7/31/01	walls & roof/ceiling
1+	framing & insul. ok \checkmark
1+	Need Lores Handwome \checkmark
1+	Door self-closer. \checkmark
8/17/01	elec final 8/28/01
1+	Plumbing final on 7/27/01
1+	door set, Lores Handwome
1+	& set glass ok \checkmark
1+	Rear section office tenant
1+	has not moved. more
1+	work to be done later \checkmark
10/12/01	O.K. to Lores \checkmark
1/1	
1/1	
1/1	
1/1	FINAL
1/1	<input checked="" type="checkbox"/> EXPIRE
1/1	By \checkmark
1/1	Edward Fang, DBI
1/1	
1/1	

~~THIS FORM AND FINAL CERTIFICATE POSTED.~~

APP. NO.
20010621211

Edward Fang
BUILDING INSPECTOR

SIGN UP or SIGN IN ENGLISH

415.921.6000

Contact Us



NEIGHBORHOODS

ABOUT

INTERNATIONAL

Hi There! Is this Your First Time?

Did you know if you Register you have access to free search tools including the ability to save listings and property searches? Did you know that you can bypass the search altogether and have listings sent directly to your email address? Check out our [how-to page](#) for more info.

Property Details

Map & Directions

Bird's Eye View

Streetview

← Back to Results

PRICE

\$1,950,000

SQ. FT.

7,250

BUILT

1920

150-154 7th Street, San Francisco

Great for owner use or investment. Excellent location next to Best Western Hotel and New Federal Building. Street level consists of 3 retail stores. 2nd level has 2 offices. 4 electric meters, 4 water meters and 1 gas meter. Please call listing agent for showing.

ALL PHOTOS



INQUIRE!

ADD TO FAVO...



Next Steps:

INQUIRE

REQUEST SHOWING

SHARE THIS LISTING

PRINT THIS LISTING

Essential Information

Community Information

MLS® # 333000
 Price \$1,950,000
 Square Footage 7,250
 Year Built 1920
 Type Commercial
 Status Sold

Address 150-154 7th
 Area Street
 City South of Market
 County San Francisco
 San Francisco
 State CA
 Zip Code 94103-2833

Interior

Stories 2 Stories

Additional Information

Date Listed October 24th,
2007
 Days on Market 76

Listing Details

Listing Agent David T. Chan
 Listing Office Prudential
 California Realty

Ask About this Property Request a Showing

First Name

Last Name

Email

Phone (optional)

Please provide a valid email address.

I was searching for a Property and found this listing (MLS® #333000). Please send me more information regarding 150-154 7th Street, San Francisco, CA, 94103-2833. Thank you!



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

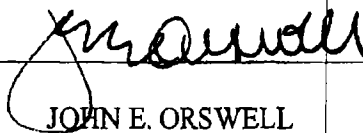
SUBJECT RETAIL/COMMERCIAL PROPERTY
PROPERTY: 150-154 7TH STREET
SAN FRANCISCO, CALIFORNIA 94103

REPORT DATE: MAY 4, 2006

CLIENT: MR. JAMES WONG
FAR EAST NATIONAL BANK
500 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA 94111

PREPARED FOR: MR. JAMES WONG
FAR EAST NATIONAL BANK

WRITTEN AND REVIEWED BY:



JOHN E. ORSWELL
REGISTERED ENVIRONMENTAL ASSESSOR

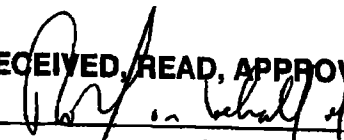


P06128

This report was prepared in conformance to meet or exceed the scope and limitations as set forth by the American Society for Testing & Materials (ASTM) Standard Practice E 1527-00. It is for the express use of the client, and its contents are considered to be privileged and confidential. Acceptance of this report constitutes an agreement by the client to assume full liability for information contained herein. This report is for the sole use and interpretation of the client, and it is not to be reproduced or distributed to outside parties. The information in this report is furnished in good faith and was obtained from sources and databases considered to be reliable; however, the accuracy of the information cannot be guaranteed. Our liability is limited to the fee charged.

Prepared by
ORSWELL & KASMAN, INC.
316 West Foothill Boulevard ■ Monrovia, CA 91016
(626) 932-1800 ■ FAX (626) 932-1807
www.orswell-kasman.com

RECEIVED, READ, APPROVED


Albion International, Inc. or Assignee

DATE: 1/15/08

Phase I Environmental Site Assessment
150-154 7th Street
May 4, 2006
Page Two

and the surrounding area. The report includes a visual inspection of the property and adjacent sites, and a review of regulatory agency records, aerial photographs, and other historic record sources. Also included in this report are maps, diagrams, and photographs pertaining to this site.

2.3 Significant Assumptions

The information in this report is furnished in good faith and was obtained from sources and databases considered to be reliable; however, nothing in this report should be construed as a promise or guarantee that the subject property is free of environmental hazards. In many instances, this report relies on regulatory database information provided by federal, state and local governmental agencies. Although the database information used in this report consists of the most recently released records, it may not reflect the actual current status of the case.

2.4 Limitations and Exceptions

This report was prepared in conformance to meet or exceed the scope and practice as set forth by the American Society for Testing & Materials (ASTM) Standard Practice E 1527-00, "Standard Practice of Environmental Site Assessments: Phase I Environmental Site Assessment Process." No tests were conducted, and no samples of air, water, soil or building materials were taken.

2.5 Special Terms and Conditions

No special terms or conditions have been incorporated into the preparation of this report. There were also no limiting physical conditions such as rain or lack of electrical power, that had a limiting effect on the site inspection.

2.6 User Reliance

This report is prepared for the express use of the client, and its contents are considered to be privileged and confidential. Acceptance of this report constitutes an agreement by the client to assume full liability for information contained herein. This report is for the sole use and interpretation of the client, and it is not to be reproduced or distributed to outside parties.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The subject property, 150-154 7th Street, San Francisco, California, is located on the west side of 7th Street, north of Natoma Street. The property is described as San Francisco County Tax Assessor's Parcel Number (APN) 3727-004.

Phase I Environmental Site Assessment
150-154 7th Street
May 4, 2006
Page Three

3.2 Site and Vicinity General Characteristics

The site consists of a two-story commercial building with a basement area. The subject property is located in a mixed commercial and residential area of San Francisco, California (see site plan). The site and surrounding area are fairly level, and the subject property is currently connected to the municipal water and sewage systems.

3.3 Current Use of Property

The subject property is currently occupied by restaurant, a cleaners, a vacant retail unit, and upstairs offices.

3.4 Descriptions of Structures, Roads, Other Improvements On Site

The two-story commercial building occupies the entire site. A basement is located underneath the building.

3.5 Current Uses of the Adjoining Properties

North of the subject property is a four-story Best Western Motel, and further north is Minna Street. To the east is 7th Street, and further east is a four-story Best Western Motel and Peppers Bar & Grill. South of the subject property is a vacant commercial building, and further south is Natoma Street. To the west is a continuation of the vacant commercial building south of the subject property. Further west is a residential neighborhood.

4.0 USER PROVIDED INFORMATION

4.1 Title Records

No recorded land title records were provided by the client for review.

4.2 Environmental Liens or Activity and Use Limitations

The client has not provided any information concerning environmental liens or activity and use limitations.

4.3 Specialized Knowledge

Specialized knowledge of *recognized environmental conditions* or *historical recognized environmental conditions* in connection with the subject property has been provided by the client.

150-7TH STREET PROPERTY, LLC

25 KEARNY STREET, SUITE 302
SAN FRANCISCO, CALIFORNIA 94108
TEL. (415) 989-5300 ◊ FAX (415) 788-4315

Writer's E-mail: hnhchung@cclg.net
Writer's Direct Dial: (415) 788-1280

May 20, 2016

TO WHOM IT MAY CONCERN:

RE: Authorization for Architect Allen Gee for 150-154 7th Street, San Francisco

Dear Sir or Madam:

The undersigned is the authorized representative of 150 7th Street Property, LLC, a California limited liability company, which is the owner of record of the subject property commonly known as 150-154 7th Street, San Francisco, California 94103, APN3727-004 (the "Property").

This letter expressly authorizes Allen Gee to act as the architect for the Property.
Mr. Gee's contact information:

Allen Gee
Principal
AG Architects
Ph: 415-386-1753
allen.agarchitects@gmail.com

Do not hesitate to contact me regarding this matter.

Yours very truly,



Howard N. Chung

Enclosures