

Address of Building 1443 25TH AV

Block 1828

Lot 003C

Other Addresses

THIS REPORT IS VALID FOR ONE YEAR ONLY.

The law requires that, prior to the consummation of the sale or exchange of this property, the seller must deliver this report to the buyer and the buyer must sign it.

(For Explanation of terminology, see attached)

Seller
Alan S. Lucas
8/20/21

Buyer

EXPLANATION OF TERMS USED IN REPORT OF RESIDENTIAL RECORDS (3R REPORT)

Residential Building: A residential building is a building or a portion thereof containing one or more dwelling units but not including hotels containing 30 or more guest rooms, or motels.

1A. Present Authorized Occupancy or Use: Number of units presently found to be legal based on the building permits on file. If the Department is unable to establish the authorized occupancy of the building based on permits on file "UNKNOWN" will be indicated.

1B. Condominiums: Refers to the type of ownership of the building.

1C. Residential Hotel Guest Rooms: Certain hotels are regulated as to use and occupancy if they contain Residential Guest Rooms. Call **Housing Inspection Services** at (628) 652-3700 for information.

2. Zoning District: The main uses of property permitted by the Planning Code in each zoning district are as follows:

P	(Public Use) district
RH-1(D)	(House, One-Family, Detached Dwellings) district
RH-1	(House, One-Family) district
RH-1(S)	(House, One-Family with Minor Second Unit) district
RH-2	(House, Two-Family) district
RH-3	(House, Three-Family) district
RM-1	(Mixed Residential, Low Density) district
RM-2	(Mixed Residential, Moderate Density) district
RM-3	(Mixed Residential, Medium Density) district
RM-4	(Mixed Residential, High Density) district
RC-1	(Residential-Commercial Combined, Low Density) district
RC-2	(Residential-Commercial Combined, Moderate Density) district
RC-3	(Residential-Commercial Combined, Medium Density) district
RC-4	(Residential-Commercial Combined, High Density) district
C-1	(Neighborhood Shopping) district
C-2	(Community Business) district
C-3-0	(Downtown Office) district
C-3-R	(Downtown Retail) district
C-3-G	(Downtown General Commercial) district
C-3-S	(Downtown Support) district
C-M	(Heavy-Commercial) district
M-1	(Light Industrial) district
M-2	(Heavy Industrial) district
NC-1	(Neighborhood Commercial Cluster) district
NC-2	(Small-Scale Neighborhood Commercial) district
NC-3	(Moderate-Scale Neighborhood Commercial) district
NC-5	(Neighborhood Commercial Shopping Center) district

Chinatown Mixed Used Districts

CCB	(Chinatown Community Business) district
(CR/NC	(Chinatown Residential/Neighborhood Commercial) district
CRV	(Chinatown Visitor Retail) district

South of Market Mixed Use Districts

MUR	Mixed Use Residential district
RED	(Residential Enclave) district
SPD	(South Park) district
RSD	(Residential Service) district
SLR	(Service/Light Industrial/Residential) district
SLI	(Service/Light Industrial) district
SSO	(Service/Secondary Office) district

Mission Bay Districts

MB-R-1	(Mission Bay Lower Density Residential) district
MB-R-2	(Mission Bay moderate Density Residential) district
MB-R-3	(Mission Bay High Density Residential) district
MB-NC-2	(Mission Bay Small Scale Neighborhood Commercial) district
MB-NC-3	(Mission Bay Moderate Scale Neighborhood Commercial) district
MB-NC-S	(Mission Bay Neighborhood Commercial Shopping Center) district
MB-O	(Mission Bay Office) district
MB-CI	(Mission Bay Commercial-Industrial) district
MB-H	(Mission Bay Hotel) district
MB-CF	(Mission Bay Community Facilities) district
MB-OS	(Mission Bay Open Space) district

All buildings are subject to certain standards concerning dwelling unit density, lot coverage, off street parking, building height and bulk, etc., which vary according to zoning district. Call the **Planning Department** at (415) 558-6377 or go to their website at <http://www.sf-planning.org/> for additional information.

- 3. Building Code Occupancy Classification:** Present classification of building in accordance with Building Code reference.
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| Class I | Institutional |
| Class B | Business |
| Class R-1 | Residential – Transient Hotels & Motels |
| Class R-2 | Residential – Apartments and Condominiums with 3 or more units, Residential Hotels |
| Class R-3 | 1 or 2 family dwellings, including housekeeping rooms |
- 4. Non-conforming Use:** When a use is located in a district preceding the one for which the use is first listed above, this may indicate illegal status or legal non-conforming status. Any date at which legal non-conforming status is scheduled to expire will be stated on the face of this report. You are advised to inquire in these cases and in any other questionable cases at the Zoning Division of the **Planning Department** at (415) 558-6377.
- 5. Building Construction Date:** The year the building was constructed.
- 6. Original Occupancy or Use:** The number of residential unit(s) when the building was constructed.

- 7. Permit Application:** Shows all issued building permit applications for this property, the date issued and the description of work.
- Status:** It indicates the status of the permit application:
- | | |
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| C = COMPLETED | The work has been completed |
| X = EXPIRED | The permit has expired (work not started or not completed) |
| I = ISSUED | Permit has been issued |
| N = NO INFO | No information available at DBI |
| R = REINSTATED | The permit has been reinstated |
| S = SUSPENDED | The permit has been suspended |
| CFC | Certificate of Final Completion |
| FD | Family Dwelling |
| LIV/WK | Live-Work |
| HK | Housekeeping |

- 8A. Franchise Tax Board Referral:** The City will advise the State Franchise Tax Board to deny all deductions being claimed on income property by an owner, when that owner fails to comply in a timely manner with a notice(s) of violation issued by the Department of Building Inspection. For additional information please call **Housing Inspection Services** at (628) 652-3700
- 8B. Abatement Proceedings:** The legal action taken to have a property brought into code compliance. This includes holding hearings, recording orders of abatement against the property, and City Attorney action. The City may also perform the work and place a lien against the property. Call **Housing Inspection Services** at (628) 652-3700 or Code Enforcement at (628) 652-3730 for additional information.
- 9. Number of residential structures on property:** The number of legal residential structures on one lot.
- 10. Energy Conservation Ordinance:** Compliance with this ordinance is required before an owner sells a property. Questions should be directed to **Housing Inspection Services** at (628) 652-3700.

Additional Terms

BBI	Bureau of Building Inspection
BFP	Bureau of Fire Prevention
DAHI	Division of Apartment and Hotel Inspections
DCP	Department of City Planning
EWO	Emergency Work Only
FACE	Federal Assisted Code Enforcement
PCD	Property Conservation Division
RAP	Rapid Assistance Program
SFFD	San Francisco Fire Department
UR	Urban Renewal