

**RECORDING REQUESTED BY:**

First American Title Insurance Company National  
Commercial Services

**WHEN RECORDED MAIL TO:**

First American Title Insurance Company  
9255 Towne Centre Drive, Suite 200  
San Diego, CA 92121

**City and County of San Francisco**  
**Joaquin Torres, Assessor-Recorder**

Doc #	<b>2025077760</b>	Fees	\$46.00
9/18/2025	2:42:07 PM	Taxes	\$0.00
ES	Electronic	Other	\$0.00
Pages	9	Title	007
Customer	2420	SB2 Fees	\$0.00
		Paid	\$46.00

**APN/Situs: SEE EXHIBITS FOR LIST OF ADDRESSES AND APNS**

File No.: NCS-1267235-SD

**NOTICE OF DEFAULT AND ELECTION TO SELL**  
**UNDER DEED OF TRUST**

(Please fill in Document Title(s) above this line)

This document is exempt from the \$75 Building Homes and Jobs Act Fee (per Government Code §27388.1) because:

- ☐ Document is a transfer of real property subject to the imposition of transfer tax
- ☐ Document is a transfer of real property that is a residential dwelling to an owner-occupier
- ☐ Document is recorded in connection with an exempt transfer of real property (i.e., subject to transfer tax or owner-occupied). If not recorded concurrently, provide recording date and document number of related transfer document:  
Recording date \_\_\_\_\_ Document Number \_\_\_\_\_
- ☒ The \$225 per transaction cap is reached
- ☐ Document is not related to real property

**This page added to provide adequate space for recording information  
(additional recording fee applies)**

**RECORDING REQUESTED BY**

**First American Title Insurance Company**

**AND WHEN RECORDED MAIL TO**

**First American Title Insurance Company  
9255 Town Center Drive  
Suite 200  
San Diego, CA 92121**

**SEE EXHIBITS FOR LIST OF APNS AND  
PROPERTY ADDRESSES**

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Space above this line for recorder's use only

**Trustee Sale No. 1267235 APN: See Exhibit 2 attached hereto**

**IMPORTANT NOTICE  
NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST**

**IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this notice of default may be recorded (which date of recordation appears on this notice).**

**This amount is \$652,060,710.18 as of 09/12/2025 and will increase until your account becomes current.**

**While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.**

**Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than three months after this notice of default is recorded) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).**

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

RBC Real Estate Capital Corp.  
200 Crescent Court, Suite 1525  
Dallas, TX 75201  
Attention: Asset Management  
[RECPVeritasSFMR@rbccm.com](mailto:RECPVeritasSFMR@rbccm.com); (214) 989-1660

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

**REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION. NOTICE IS HEREBY GIVEN THAT:** First American Title Insurance Company is the duly appointed Trustee under a Deed of Trust dated 03/04/2022, executed by Trustors set forth on Exhibit 1 attached hereto, to secure obligations in favor of RBC Real Estate Capital Corp., as administrative agent for lenders, as Beneficiary recorded on March 4, 2022 as Document Number 2022022969 of official records in the Office of the Recorder of San Francisco County, California, as more fully described on said Deed of Trust, including the note(s) for the sum of \$570,000,000.00; The beneficial interest under said Deed of Trust and the obligations secured thereby are presently held by the beneficiary; that a breach of, and default in, the obligations for which said Deed of Trust is security has occurred in that the payment has not been made of: THE UNPAID PRINCIPAL BALANCE OF \$551,085,933.08 WHICH BECAME DUE ON 03/09/2024 PLUS ACCRUED INTEREST AND LATE CHARGES. FAILURE TO PAY DELINQUENT PROPERTY TAXES IN THE APPROXIMATE AMOUNT OF \$1,105,456.22 (advanced by lenders) AS OF THE DATE OF THIS NOTICE. PROOF OF PAYMENT OF ALL DUE PROPERTY TAXES IS A CONDITION OF REINSTATEMENT.

That by reason thereof, the present beneficiary under such Deed of Trust, has executed and delivered to said Trustee, a written Declaration and Demand for Sale, and has deposited with said duly appointed Trustee, such Deed of Trust and all documents evidencing the obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

DATE: 9/15/25

First American Title Insurance Company

  
\_\_\_\_\_  
David Z. Bark, Foreclosure Trustee

## **EXHIBIT "1"**

1. 1035 SUTTER I3, LP, a Delaware limited partnership
2. 11 DOLORES I3, LP, a Delaware limited partnership
3. 1240 BUSH I3, LP, a Delaware limited partnership
4. 1405 FRANKLIN I3, LP, a Delaware limited partnership
5. 1501-1509 HAIGHT I3, LP, a Delaware limited partnership
6. 1750 GOLDEN GATE I3, LP, a Delaware limited partnership
7. 1760 GOLDEN GATE I3, LLC, a Delaware limited partnership
8. 210-218 CHURCH I3, LP, a Delaware limited partnership
9. 300 BUCHANAN I3, LP, a Delaware limited partnership
10. 345 FULTON I3, LP, a Delaware limited partnership
11. 336-350 JUDAH I3; LP, a Delaware limited partnership
12. 455 HYDE I3, LP, a Delaware limited partnership
13. 600-610 LEAVENWORTH I3, LP, a Delaware limited partnership
14. 828 JONES I3, LP, a Delaware limited partnership
15. 969 BUSH I3, LP, a Delaware limited partnership
16. 990 Geary I3, LP, a Delaware limited partnership
17. 3560 DIVISADERO I4, LP, a Delaware limited partnership
18. 65 BUENA VISTA I4, LP, a Delaware limited partnership
19. 2730 SACRAMENTO I4, LP, a Delaware limited partnership
20. 520 SCOTT I4, LP, a Delaware limited partnership
21. 312 BAKER I4, LP, a Delaware limited partnership
22. 655 POWELL I5, LP, a Delaware limited partnership
23. 1 SAN ANTONIO I5, LP, a Delaware limited partnership
24. 55 GENOA I5, LP, a Delaware limited partnership
25. 310 6TH I5, LP, a Delaware limited partnership
26. 337 10TH I5, LP, a Delaware limited partnership
27. 430 BAKER I5, LP, a Delaware limited partnership
28. 634 POWELL I5, LP, a Delaware limited partnership
29. 721 GEARY I5, LP, a Delaware limited partnership
30. 1025 SUTTER I5, LP, a Delaware limited partnership
31. 1060 PINE I5, LP, a Delaware limited partnership
32. 2620 LAGUNA I5, LP, a Delaware limited partnership
33. 686 POST I5, LP, a Delaware limited partnership
34. 816 GEARY I5, LP, a Delaware limited partnership
35. 916 PACIFIC I5, LP, a Delaware limited partnership
36. 322-332 STANYAN I6, LP, a Delaware limited partnership

37. 920 LEAVENWORTH I5, LP, a Delaware limited partnership
38. 324 LARKIN I5, LP, a Delaware limited partnership
39. 35-41 LAFAYETTE I6, LP, a Delaware limited partnership
40. 1424 VALENCIA I6, LP, a Delaware limited partnership
41. 390 29TH I6, LP, a Delaware limited partnership
42. 784-786 GEARY I6, LP, a Delaware limited partnership
43. 20 SAN ANTONIO I6, LP, a Delaware limited partnership
44. 3201 23RD I7, LP, a Delaware limited partnership
45. 977 PINE I7, LP, a Delaware limited partnership
46. 665 PINE I7, LP, a Delaware limited partnership
47. 642 ALVARADO I7, LP, a Delaware limited partnership
48. 20 ROMOLO I7, LP, a Delaware limited partnership
49. 3744 16TH I7, LP, a Delaware limited partnership
50. 3875 18TH I7, LP, a Delaware limited partnership
51. 318 TURK I7, LP, a Delaware limited partnership
52. 516 ELLIS I7, LP, a Delaware limited partnership
53. 635 ELLIS I7, LP, a Delaware limited partnership
54. 650 ELLIS I7, LP, a Delaware limited partnership
55. 747 ELLIS I7, LP, a Delaware limited partnership
56. 1030 LARKIN I7, LP, a Delaware limited partnership
57. 2339 MARKET I7, LP, a Delaware limited partnership
58. 735 O'FARRELL I7, LP, a Delaware limited partnership
59. 57 TAYLOR I7, LP, a Delaware limited partnership
60. 781 O'FARRELL I7, LP, a Delaware limited partnership
61. 99 LUPINE I7, LP, a Delaware limited partnership
62. 800 LYON I7, LP, a Delaware limited partnership
63. 1725 TURK I7, LP, a Delaware limited partnership
64. 1395 UNION I7, LP, a Delaware limited partnership
65. 1125 BROADWAY I7, LP, a Delaware limited partnership
66. 1025 POST 20 CEDAR I7, LP, a Delaware limited partnership

## Exhibit 2

030	0921
009B	1241
002A	0632
005A	0824
021	1205
018	0567
013B	1200
012	0272
045	1437
008	1442
012	0253
017	0276
009	0347
008A	0302
008	0159
013	0298
020A	1170
035	1170
066	3511
001	3642
018	0274
006	6531
028	1405
009	0303
021	0271
044	2771
011	2614
023	0145
001	0343
029	3563
088	3585
015	0301
030	0321
037	0321
022	0740
022	0355
016	0321
003	0322
007A	0337
009	1057
019	1151
047	0132
031	1154

019	0548
055	0156
026	0693
027	0319
021	0301
020	0301
031A	3534
004	0278
002A	0672
001	1245
008	1153
008A	1153
001	3543
013	0851
007A	0792
022	1763
003	0321
011	0304
009	0282
013	0282
014	0693
001	0273
048	0132
069	0104

## EXHIBIT 3

		<u>Street Address</u>		
1.	1035 Sutter I3, LP	1035 Sutter	San Francisco	CA
2.	11 Dolores I3, LP	11 Dolores	San Francisco	CA
3.	1240 Bush I3, LP	1240 Bush	San Francisco	CA
4.	1405 Franklin I3, LP	1405 Franklin	San Francisco	CA
5.	1501-1509 Haight I3, LP	1501-1509 Haight	San Francisco	CA
6.	1750 Golden Gate I3, LP	1750 Golden Gate	San Francisco	CA
7.	1760 Golden Gate I3, LP	1760 Golden Gate	San Francisco	CA
8.	210-218 Church I3, LP	210-218 Church	San Francisco	CA
9.	300 Buchanan I3, LP	300 Buchanan	San Francisco	CA
10.	345 Fulton I3, LP	345 Fulton	San Francisco	CA
11.	336-350 Judah I3, LP	336-350 Judah	San Francisco	CA
12.	455 Hyde I3, LP	455 Hyde	San Francisco	CA
13.	600-610 Leavenworth I3, LP	600-610 Leavenworth	San Francisco	CA
14.	828 Jones I3, LP	828 Jones	San Francisco	CA
15.	969 Bush I3, LP	969 Bush	San Francisco	CA
16.	990 Geary I3, LP	990 Geary	San Francisco	CA
17.	3560 Divisadero I4, LP	3560 Divisadero	San Francisco	CA
18.	65 Buena Vista I4, LP	65 Buena Vista	San Francisco	CA
19.	2730 Sacramento I4, LP	2730 Sacramento	San Francisco	CA
20.	520 Scott I4, LP	520 Scott	San Francisco	CA
21.	312 Baker I4, LP	312 Baker	San Francisco	CA
22.	655 Powell I5, LP	655 Powell	San Francisco	CA
23.	1 San Antonio I5, LP	1 San Antonio	San Francisco	CA
24.	55 Genoa I5, LP	55 Genoa	San Francisco	CA
25.	310 6th I5, LP	310 6th	San Francisco	CA
26.	337 10th I5, LP	337 10th	San Francisco	CA
27.	430 Baker I5, LP	430 Baker	San Francisco	CA
28.	634 Powell I5, LP	634 Powell	San Francisco	CA
29.	721 Geary I5, LP	721 Geary	San Francisco	CA
30.	1025 Sutter I5, LP	1025 Sutter	San Francisco	CA
31.	1060 Pine I5, LP	1060 Pine	San Francisco	CA
32.	2620 Laguna I5, LP	2620 Laguna	San Francisco	CA
33.	686 Post I5, LP	686 Post	San Francisco	CA
34.	816 Geary I5, LP	816 Geary	San Francisco	CA
35.	916 Pacific I5, LP	916 Pacific	San Francisco	CA
36.	322-332 Stanyan I6, LP	322-332 Stanyan	San Francisco	CA
37.	920 Leavenworth I5, LP	920 Leavenworth	San Francisco	CA
38.	324 Larkin I5, LP	324 Larkin	San Francisco	CA
39.	35-41 Lafayette I6, LP	35-41 Lafayette	San Francisco	CA
40.	1424 Valencia I6, LP	1424 Valencia	San Francisco	CA
41.	390 29th I6, LP	390 29th	San Francisco	CA
42.	784-786 Geary I6, LP	784-786 Geary	San Francisco	CA
43.	20 San Antonio I6, LP	20 San Antonio	San Francisco	CA
44.	3201 23rd I7, LP	3201 23rd	San Francisco	CA

45.	977 Pine I7, LP	977 Pine	San Francisco	CA
46.	665 Pine I7, LP	665 Pine	San Francisco	CA
47.	642 Alvarado I7, LP	642 Alvarado	San Francisco	CA
48.	20 Romolo I7, LP	20 Romolo	San Francisco	CA
49.	3744 16th I7, LP	3744 16th	San Francisco	CA
50.	3875 18th I7, LP	3875 18th	San Francisco	CA
51.	318 Turk I7, LP	318 Turk	San Francisco	CA
52.	516 Ellis I7, LP	516 Ellis	San Francisco	CA
53.	635 Ellis I7, LP	635 Ellis	San Francisco	CA
54.	650 Ellis I7, LP	650 Ellis	San Francisco	CA
55.	747 Ellis I7, LP	747 Ellis	San Francisco	CA
56.	1030 Larkin I7, LP	1030 Larkin	San Francisco	CA
57.	2339 Market I7, LP	2339 Market	San Francisco	CA
58.	735 O'Farrell I7, LP	735 O'Farrell	San Francisco	CA
59.	57 Taylor I7, LP	57 Taylor	San Francisco	CA
60.	781 O'Farrell I7, LP	781 O'Farrell	San Francisco	CA
61.	99 Lupine I7, LP	99 Lupine	San Francisco	CA
62.	800 Lyon I7, LP	800 Lyon	San Francisco	CA
63.	1725 Turk I7, LP	1725 Turk	San Francisco	CA
64.	1395 Union I7, LP	1395 Union	San Francisco	CA
65.	1125 Broadway I7, LP	1125 Broadway	San Francisco	CA
66.	1025 Post 20 Cedar I7, LP	1025 Post 20 Cedar	San Francisco	CA