

File No. 191216

Committee Item No. _____

Board Item No. 61

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____
Board of Supervisors Meeting

Date: _____
Date: December 10, 2019

Cmte Board

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Public Works Order 202191</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Map Decision - November 20, 2017</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Commission Motion No. 19999 - September 28, 2017</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Notice of Special Restrictions - November 17, 2017</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificates - October 25, 2019</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: Brent Jalipa
Prepared by: _____

Date: December 5, 2019
Date: _____

1 [Final Map 9380 - 1849 Chestnut Street]

2
3 **Motion approving Final Map 9380, a six residential condominium project, located at**
4 **1849 Chestnut Street, being a subdivision of Assessor's Parcel Block No. 0493, Lot No.**
5 **025; and adopting findings pursuant to the General Plan, and the eight priority policies**
6 **of Planning Code, Section 101.1.**

7
8 MOVED, That the certain map entitled "FINAL MAP 9380", a six residential unit
9 condominium project, located at 1849 Chestnut Street, being a subdivision of Assessor's
10 Parcel Block No. 0493, Lot No. 025, comprising four sheets, approved November 6, 2019, by
11 Department of Public Works Order No. 202191 is hereby approved and said map is adopted
12 as an Official Final Map 9380; and, be it

13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the
15 Planning Department, by its letter dated November 20, 2017, that the proposed subdivision is
16 consistent with the General Plan and the eight priority policies of Planning Code, Section
17 101.1; and, be it

18 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
19 the Director of the Department of Public Works to enter all necessary recording information on
20 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's
21 Statement as set forth herein; and, be it

22 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
23 the subdivider with all applicable provisions of the San Francisco Subdivision Code and
24 amendments thereto.

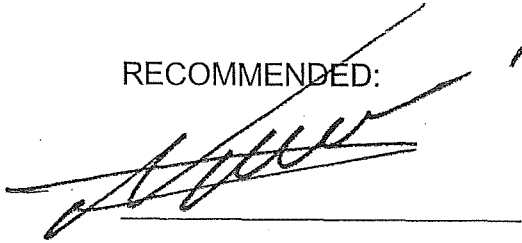
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DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor

RECOMMENDED:



Mohammed Nuru
Director of Public Works

City and County of San Francisco

San Francisco Public Works



GENERAL - DIRECTOR'S OFFICE
City Hall, Room 348
1 Dr. Carlton B. Goodlett Place, S.F., CA 94102
(415) 554-6920 ■ www.SFPublicWorks.org



London N. Breed, Mayor
Mohammed Nuru, Director

Public Works Order No: 202191

CITY AND COUNTY OF SAN FRANCISCO
SAN FRANCISCO PUBLIC WORKS

APPROVING FINAL MAP 9380, 1849 CHESTNUT STREET, A 6 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 025 IN ASSESSORS BLOCK NO. 0493 (OR ASSESSORS PARCEL NUMBER 0493-025). [SEE MAP]

A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated NOVEMBER 20, 2017 stated that the subdivision is consistent with the General Plan and the Priority Policies of City Planning Code Section 101.1.

The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that said Final Map complies with all subdivision requirements related thereto. Pursuant to the California Subdivision Map Act and the San Francisco Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Map.


Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 9380", comprising 4 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated NOVEMBER 20, 2017, from the City Planning Department stating the subdivision is consistent with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

It is recommended that the Board of Supervisors adopt this legislation.

RECOMMENDED:

APPROVED:

RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO
 2019 NOV 15 PM 4:34
 BY 



San Francisco Public Works
Making San Francisco a beautiful, livable, vibrant, and sustainable city.

X

DocuSigned by:

Bruce Storrs

Storrs, Bruce^{97ABC41507B0494...}
County Surveyor

X

DocuSigned by:

Nuru, Mohammed

Nuru, Mohammed^{81145AB17F474FA...}
Director



City and County of San Francisco
 San Francisco Public Works · Bureau of Street-Use and Mapping
 1155 Market Street, 3rd Floor · San Francisco, CA 94103
 sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



TENTATIVE MAP DECISION

Date: June 23, 2017

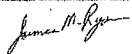
Department of City Planning
 1650 Mission Street, Suite 400
 San Francisco, CA 94103

| Project ID: 9380 | | | |
|--|-------------|-------|-----|
| Project Type: 6 Units Condo Conversion | | | |
| Address# | StreetName | Block | Lot |
| 1849 | CHESTNUT ST | 0493 | 025 |
| Tentative Map Referral | | | |

Attention: Mr. Scott F. Sanchez

Please review and respond to this referral within 30 days in accordance with the Subdivision Map Act.

Sincerely,

 James Ryan
 2017.06.23 13:52:22 -08'00'

for, Bruce R. Storrs, P.L.S.
 City and County Surveyor

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class , CEQA Determination Date , based on the attached checklist.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

Planning Commission Motion No. 19999 and NSR 2017K539569

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code due to the following reason(s):

PLANNING DEPARTMENT

Signed: **Laura Ajello**
Digitally signed by Laura Ajello
 DN: cn=org, o=San Francisco Planning, ou=City Planning,
 ou=Current Planning, cn=Laura Ajello,
 email=Laura.Ajello@sfgov.org
 Date: 2017.11.20 14:57:06 -08'00'

Date: November 20, 2017

Planner's Name Laura Ajello
 for, Scott F. Sanchez, Zoning Administrator



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. 19999

HEARING DATE: SEPTEMBER 28, 2017

Case No.: 2017-008069CND
 Project Address: 1849 Chestnut Street
 Zoning: RH-3 (Residential, House, Three-Family) District
 40-X Height and Bulk District
 Block/Lot: 0493/025
 Project Sponsor: Rosemarie MacGuinness
 Sirkin Law
 388 Market Street, Suite 1300
 San Francisco, CA 94111
 Staff Contact: Laura Ajello – (415) 575-9142
laura.ajello@sfgov.org

ADOPTING FINDINGS RELATING TO THE REVIEW FOR CONSISTENCY WITH THE GENERAL PLAN TO ALLOW A CONDOMINIUM CONVERSION SUBDIVISION OF A FOUR-STORY, SIX-UNIT BUILDING INTO RESIDENTIAL CONDOMINIUMS WITHIN A RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On May 16, 2017, Rosemarie MacGuinness (hereinafter "Project Sponsor") filed an application with the Department of Public Works, Bureau of Street Use and Mapping for Planning Department review to allow the Condominium Conversion Subdivision of a four-story, six-unit building into residential condominiums within a RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District. The subject building is considered a legal use as the Report of Residential Building Record indicates that the legal authorized occupancy and use is a six-unit dwelling.

On September 28, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Condominium Conversion Subdivision Application No. 2017-008069CND.

Section 1396, Article 9 of the Subdivision Code of the City and County of San Francisco sets forth the following rules and regulations for condominium conversions:

- A. Units may be converted to condominiums so long as they meet the requirements of the Expedited Conversion Program per the Subdivision Code. An exception is provided for two-unit buildings where both units are owner-occupied for one year.
- B. The following categories of buildings may be converted to condominiums:
 - i. Buildings consisting of four units or less in which at least one of the units has been occupied continuously by one of the owners of record for five years prior to the date of application for conversion.
 - ii. Buildings consisting of six units or less in which at least three of the units have been occupied continuously by three of the owners of record for five years prior to the date of application for conversion.

The Subdivision Code requires that the Planning Commission hold a public hearing to review condominium conversion subdivisions containing five to six units for consistency with the General Plan where at least one unit is residential. The Code calls for a sales program which promotes affirmative action in housing, a non-transferable tenant right of first-refusal to purchase the unit occupied by the tenant and various relocation requirements, including the right to a \$1,000 relocation payment.

The Subdivision Code further provides for a lifetime lease for all tenants aged 62 years or older and/or are permanently disabled, and requires that no less than 40 percent of the tenants either have signed Intent to Purchase forms or be in a position of accepting such a lifetime lease. The Code prohibits any increase in rents while the conversion application is pending before the City.

The project was determined not to be a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff and other interested parties.

MOVED, that the Commission hereby approves the Condominium Conversion Subdivision requested in Application No. 2017-008069CND based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. The applicant requests Planning Department review of a Condominium Conversion Subdivision Application to allow for the conversion of the multi-unit building.

3. As required by Section 1396 of the San Francisco Subdivision Code, at least three of the units have been owner occupied continuously by one or more of the owners of record for five years prior to the date of application for conversion.
4. Tenants in the subject building were notified of their right-of-first refusal to purchase the unit they occupy, as required by the Subdivision Code, and of other rights to which they are entitled under provisions of the same Code.
5. A search of the Rent Board database did not show any tenant petitions or eviction notices filed with the Rent Board in the last 5 years.
6. On balance, the Project is consistent with the Objectives and Policies of the General Plan, as follows:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 2:

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.4:

Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.

Property owners are required to correct outstanding code violations identified in a Physical Inspection Report issued by the Department of Building Inspection (DBI). All work must be completed and a DBI Certificate of Final Completion must be issued prior to DPW approval.

OBJECTIVE 3:

PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

Policy 3.3:

Maintain balance in affordability of existing housing stock by supporting affordable moderate ownership opportunities.

Conversions of rental stock to condominiums help achieve affordable homeownership, providing a category of housing stock for moderate income housing needs. Through the Expedited Conversion Program, properties are eligible to convert from rental units to ownership status so long as owner-occupancy requirements are met.

7. Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

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

The proposal would have no adverse effect upon existing neighborhood-serving retail uses as it is a change in form of residential tenure.

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

The proposal is a change in form of residential tenure and would not alter the existing housing and neighborhood character of the vicinity.

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

No housing would be removed for this project.

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

The proposal is a change in form of residential tenure and would not affect public transit or neighborhood parking.

E. 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.

The proposal is a change in form of residential tenure and would not involve the industrial or service sectors of the City.

F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposal is subject to inspection by the Department of Building Inspection and will be required to make any code required repairs, including those related to life safety issues, prior to the recordation of the final condominium subdivision map.

G. That landmarks and historic buildings be preserved.

The proposal is a change in form of residential tenure and would not affect landmarks or historic buildings.

H. That our parks and open space and their access to sunlight and vistas be protected from development.

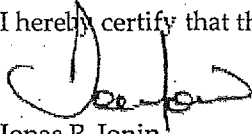
The proposal is a change in form of residential tenure and would not affect public parks or open space.

8. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
9. The Commission hereby finds that approval of the Condominium Conversion Subdivision would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, Department staff and other interested parties, the oral testimony presented to this Commission at the public hearings and all other written materials submitted by all parties, the Commission hereby **APPROVES Condominium Conversion Subdivision Application No. 2017-008069CND.**

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on September 28, 2017.



Jonas P. Ionin
Commission Secretary

AYES: Hillis, Richards, Fong, Johnson, Koppel, Melgar and Moore

NAYS: None

ABSENT: None

ADOPTED: September 28, 2017

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY

And When Recorded Mail To:

George Loew
1849 Chestnut Street #4
San Francisco, CA 94123

CONFORMED COPY of document recorded
ON _____ with _____
11/17/2017, 2017K539569
This document has not been compared with the original
SAN FRANCISCO ASSESSOR-RECORDER

APN: 0493-025

1849 Chestnut Street
San Francisco, CA 94123

(Space Above This Line For Recorder's Use)

I (We): Alice Brown Traeg, George Loew, Jane Freston, Andrew Michael Lusardi, Martin B. Miller,
Joseph G. Mallon, and Florence Surratt
the owner(s) of that certain real property situated in the City and County of San Francisco, State of California
more particularly described as follows: (or see attached sheet marked "Exhibit A" on which property is more
fully described):

BEING ASSESSOR'S BLOCK: 0493; LOT: 025;

COMMONLY KNOWN AS: 1849 CHESTNUT STREET;

hereby give notice that there are special restrictions on the use of said property under the Planning Code.

Said Restrictions consist of conditions attached to the approval of Condominium Conversion Application No. 2017-008069CND by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 9380.

The tentative map filed with the present application indicates that the subject building at 1849 Chestnut Street is a six-unit building located in a RH-3 (Residential, Housing, Three Family) Zoning District. Within the RH-3 Zoning District, a maximum of three dwelling units can be considered legal and conforming to the Planning Code. The remaining three units must be considered a legal, nonconforming dwelling units.

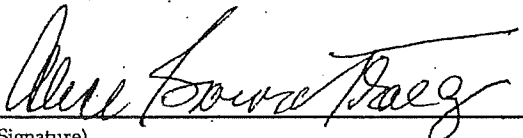
The restrictions and conditions of which notice is hereby given are:

1. That three of the dwelling units shall be designated as nonconforming dwelling units if and when any future expansion occurs. Section 181 of the Planning Code provides that a nonconforming use, and any structure occupied by such a use shall not be enlarged, intensified, extended or moved to another location, unless the result will be the elimination of the non-conforming use with exceptions outlined under Section 181(b) of the Code.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

2. That the remaining three dwelling units shall remain legal and conforming, subject to all of the restrictions of the Code, and any other applicable City Codes. In case of conflict, the more restrictive City Code shall apply.
3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The property owner(s) shall record a copy of these conditions with the Office of the Recorder of the City and County of San Francisco as part of the property records for the block and lot identified above.

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code, this document would no longer be in effect and would be null and void.


(Signature)

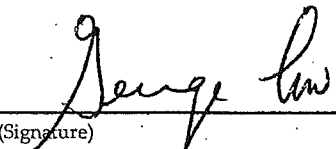
Alice Traeg ALICE TRAEG
(Printed Name)

Dated: 11-6, 2017 at SAN FRANCISCO, California.
(Month, Day) (City)

(Signature)

Martin B. Miller
(Printed Name)

Dated: _____, 20____ at _____, California.
(Month, Day) (City)


(Signature)

George Loew
(Printed Name)

Dated: 11-4, 2017 at SAN FRANCISCO, California.
(Month, Day) (City)

[Signature]
(Signature)

Jane Freston
(Printed Name)

Dated: 11/04, 20 17 at SAN FRANCISCO, California.
(Month, Day) (City)

[Signature]
(Signature)

Joseph G. Mallon
(Printed Name)

Dated: _____, 20 _____ at _____, California.
(Month, Day) (City)

[Signature]
(Signature)

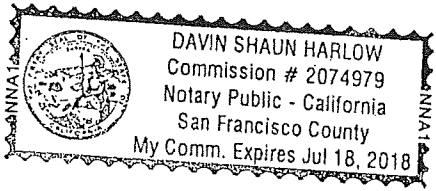
~~Andrew Lusardi~~ ANDREW MICHAEL LUSARDI
(Printed Name)

Dated: 11/6, 20 17 at SAN FRANCISCO, California.
(Month, Day) (City)

[Signature]
(Signature)

Florence Surratt
(Printed Name)

Dated: _____, 20 _____ at _____, California.
(Month, Day) (City)



See attached
California All-Purpose
Acknowledgment.

Each signature must be acknowledged by a notary public before recordation; add Notary Public Certification(s) and Official Notarial Seal(s).

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

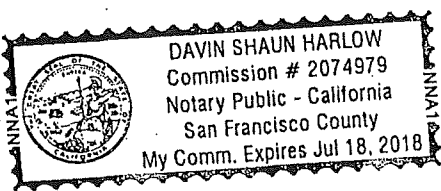
State of California

County of San Francisco

On 11/7/17 before me, Davin Shaun Harlow

personally appeared Jane Frestin / George Lees

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

Place Notary Seal and/or Stamp Above

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: notice of Special Restrictions under Planning Code

Document Date: 11/7/17 Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: [Blank] Signer's Name: [Blank]
[] Corporate Officer - Title(s): [Blank] [] Corporate Officer - Title(s): [Blank]
[] Partner - [] Limited [] General [] Partner - [] Limited [] General
[] Individual [] Attorney in Fact [] Individual [] Attorney in Fact
[] Trustee [] Guardian of Conservator [] Trustee [] Guardian of Conservator
[] Other: [Blank] [] Other: [Blank]
Signer is Representing: [Blank] Signer is Representing: [Blank]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SAN FRANCISCO)

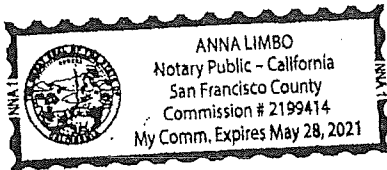
On 06TH NOVEMBER 2017 before me, Anna Limbo, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared ANDREW MICHAEL LUSARDI and ALICE BROWN
Name(s) of Signer(s)
TRAEG

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

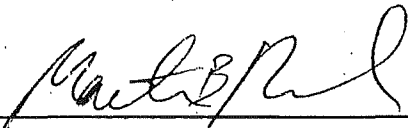
NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

2. That the remaining three dwelling units shall remain legal and conforming, subject to all of the restrictions of the Code, and any other applicable City Codes. In case of conflict, the more restrictive City Code shall apply.
3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The property owner(s) shall record a copy of these conditions with the Office of the Recorder of the City and County of San Francisco as part of the property records for the block and lot identified above.

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code, this document would no longer be in effect and would be null and void.

(Signature) Alice Traeg
(Printed Name)

Dated: _____, 20____ at _____, California.
(Month, Day) (City)


(Signature) Martin B. Miller
(Printed Name)

Dated: November 8, 2017 at Portola Valley, California.
(Month, Day) (City)

(Signature) George Loew
(Printed Name)

Dated: _____, 20____ at _____, California.
(Month, Day) (City)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

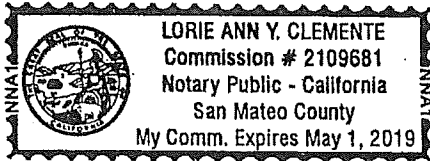
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo

On November 8, 2017 before me, Lorie Ann Y. Clemente, a notary public
Date Here Insert Name and Title of the Officer

personally appeared Martin B. Miller
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/s/he/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Notice of Special restrictions under planning code
Document Date: 11/08/17 Number of Pages: 3

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
[] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian of Conservator
[] Other:
Signer is Representing:

(Signature) Jane Freston
(Printed Name)

Dated: _____, 20____ at _____, California.
(Month, Day) (City)

(Signature) Joseph G. Mallon
(Printed Name)

Dated: 11, 15, 2017 at San Lorenzo, California.
(Month, Day) (City)

(Signature) Andrew Lusardi
(Printed Name)

Dated: _____, 20____ at _____, California.
(Month, Day) (City)

(Signature) Florence Surratt
(Printed Name)

Dated: _____, 20____ at _____, California.
(Month, Day) (City)

Each signature must be acknowledged by a notary public before recordation; add Notary Public Certification(s) and Official Notarial Seal(s).

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Alameda

On November 15, 2017 before me, Samuel Medina
Date Here Insert Name and Title of the Officer

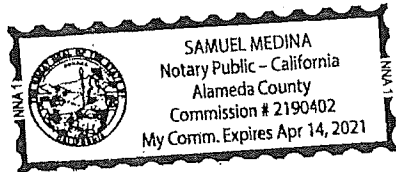
personally appeared Joseph G. Mallon
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Samuel Medina
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

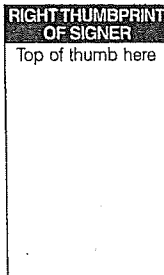
Title or Type of Document: Notice of Special Restrictions under The Planning Code
Document Date: 11/15/17 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Joseph G. Mallon

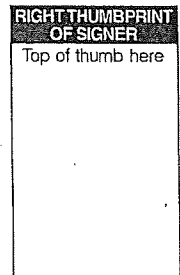
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

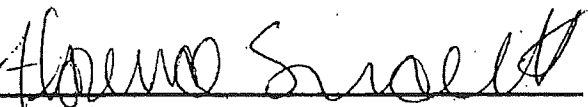


Signer Is Representing: _____

(Signature) Jane Freston
(Printed Name)
Dated: _____, 20 _____ at _____, California.
(Month, Day) (City)

(Signature) Joseph G. Mallon
(Printed Name)
Dated: _____, 20 _____ at _____, California.
(Month, Day) (City)

(Signature) Andrew Lusardi
(Printed Name)
Dated: _____, 20 _____ at _____, California.
(Month, Day) (City)


(Signature) Florence Surratt
(Printed Name)
Dated: 11/6/17, 20 17 at Roseville, California.
(Month, Day) (City)

SEE ATTACHED NOTORIAL
CERTIFICATE

Each signature must be acknowledged by a notary public before recordation; add Notary Public Certification(s) and Official Notarial Seal(s).

California Acknowledgment Form

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Placer } ss.

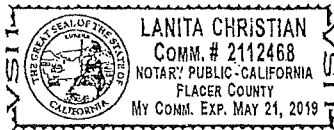
On November 6, 2017 before me, Lanita Christian - Notary Public
(here insert name and title of the officer)
personally appeared Florence Surratt

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Seal

WITNESS my hand and official seal.



Lanita Christian
Signature of Notary

Optional Information

To help prevent fraud, it is recommended that you provide information about the attached document below.

This is not required under California State notary public law.

Document Title: Notice of Special Restrictions Under # of Pages: 4
The Planning Code
Notes

APN # 0493-025

1849 Chestnut Street

San Francisco, CA 94123



TAX CERTIFICATE

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office regarding the subdivision identified below:

1. There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.
2. The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: 0493
Lot: 025
Address: 1849 CHESTNUT ST

A handwritten signature in black ink, appearing to read "David Augustine".

David Augustine, Tax Collector

Dated **October 25, 2019** this certificate is valid for the earlier of 60 days from **October 25, 2019** or **December 31, 2019**. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at tax.certificate@sfgov.org to obtain another certificate.

BENEFICIARY

NATIONAL COOPERATIVE BANK, N.A., A NATIONAL BANK

SIGNED: Janet E. Cupp

PRINT NAME: Janet E. Cupp TITLE: Vp, Designations

BENEFICIARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA Highland
COUNTY OF Highland
ON Oct 24, 2019 BEFORE ME, Jocelyn Keeth
A NOTARY PUBLIC, PERSONALLY APPEARED Janet E. Cupp

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE /THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE: Jocelyn Keeth

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2015-RE-541513
MY COMMISSION EXPIRES: Aug 11, 2020
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Highland

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE OWNERS IN MARCH 2017. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: Daniel J. Westover

DANIEL J. WESTOVER, L.S. 7779

DATE: 11/4/2019



CITY AND COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR

CITY AND COUNTY OF SAN FRANCISCO

BY: Bruce R. Storrs
BRUCE R. STORRS, L.S. 6914



DATE: NOVEMBER 6 2019

CLERK'S STATEMENT

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____, ADOPTED _____ APPROVED THIS MAP ENTITLED "FINAL MAP 9380".

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

BY: _____ DATE: _____
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____
AT _____ M. IN BOOK _____ OF CONDOMINIUM MAPS AT PAGES _____
AT THE REQUEST OF WESTOVER SURVEYING, INC.

SIGNED _____
COUNTY RECORDER

TAX STATEMENT

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUBDIVIDER HAS FILED A STATEMENT FROM THE TREASURER AND TAX COLLECTOR OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS OR HER OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED: _____ DAY OF _____, 20____.

CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVALS

THIS MAP IS APPROVED THIS _____ DAY OF _____, 20____.

BY ORDER NO. _____

BY: _____ DATE: _____

MOHAMMED NURU
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL

ON _____, 20____, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. _____, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. _____.

FINAL MAP No. 9380

A 6 RESIDENTIAL UNIT CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 4, 2019 AS DOCUMENT NUMBER 2019-K777483-00, ALSO BEING LOT 25, AS SHOWN ON THAT CERTAIN MAP FILED SEPTEMBER 18, 1992 IN BOOK 41 OF PARCEL MAPS AT PAGE 75 IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, BEING A PORTION OF WESTERN ADDITION BLOCK NO. 259.

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
OCT, 2019



336 CLAREMONT BLVD, STE 1
SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com

APN 0463-025

SHEET 1 OF 4 SHEETS
1863 CHESTNUT STREET

2699

OWNER'S STATEMENT

THE UNDERSIGNED OWNERS ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST TO THE CONSENT, TO THE PREPARATION AND THE FILING OF THIS MAP COMPRISING OF FOUR (4) SHEETS. BY OUR SIGNATURES HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

BY: Alice Traeg
George Loew
Jane Freston
Martin B. Miller, as Trustee of the Martin B. Miller Separate Property Revocable Trust, dated June 8, 2019
Joseph G. Mellon
Andrew Michael Lusardi
Florence Surratt
Lillian Del Chiaro

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF San Francisco
ON October 23, 2019 BEFORE ME, PRITI PARIKH
A NOTARY PUBLIC, PERSONALLY APPEARED Lillian Del Chiaro
Alice Traeg
George Loew
Jane Freston

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE /THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:
SIGNATURE Priti Parikh
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2286563
MY COMMISSION EXPIRES: 05/24/2023
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF San Francisco
ON October 23, 2019 BEFORE ME, PRITI PARIKH
A NOTARY PUBLIC, PERSONALLY APPEARED
Martin B. Miller
Joseph G. Mellon
Andrew Michael Lusardi

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE /THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:
SIGNATURE Priti Parikh
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2286563
MY COMMISSION EXPIRES: 05/24/2023
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Solano
ON October 23, 2019 BEFORE ME, Monique P. Mitchell
A NOTARY PUBLIC, PERSONALLY APPEARED Florence Surratt

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE /THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:
SIGNATURE Monique P. Mitchell
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2302146
MY COMMISSION EXPIRES: August 20, 2023
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Solano

BENEFICIARY

STERLING BANK & TRUST, F.S.B.
SIGNED: Stephen H. Adams
PRINT NAME: Stephen H. Adams TITLE: Senior Vice President Sterling Bank & Trust

BENEFICIARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF San Francisco
ON OCT 25, 2019 BEFORE ME, Nick Demopoulos
A NOTARY PUBLIC, PERSONALLY APPEARED Stephen H. Adams

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE /THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL:
SIGNATURE Nick Demopoulos
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2216324
MY COMMISSION EXPIRES: OCT 27, 2021
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

FINAL MAP No. 9380

A 6 RESIDENTIAL UNIT CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 4, 2019 AS DOCUMENT NUMBER 2019-K777483-00, ALSO BEING LOT 25, AS SHOWN ON THAT CERTAIN MAP FILED SEPTEMBER 18, 1992 IN BOOK 41 OF PARCEL MAPS AT PAGE 75 IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA. BEING A PORTION OF WESTERN ADDITION BLOCK NO. 259.

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA OCT, 2019

W/S Westover Surveying

336 CLAREMONT BLVD. STE 1 SAN FRANCISCO, CA 94127 (415) 242-5400 www.westoversurveying.com

APN 0483-025

SHEET 2 OF 4 SHEETS 1849 CHESTNUT STREET

2700

CONDOMINIUM GENERAL NOTES

- a) This map is the survey map portion of a condominium plan as described in California Civil Code Sections 4120 and 4285. This Condominium Project is limited to a maximum of six (6) residential dwelling units.
- b) All Ingress(es), egress(es), path(s) of travel, fire/emergency exit(s) and exiting components, exit pathway(s) and passageway(s), stairway(s), corridor(s), elevator(s), and common use accessible feature(s) and facilities such as restrooms that the Building Code requires for common use shall be held in common undivided interest.
- c) Unless specified otherwise in the governing documents of a condominium homeowners' association, including its conditions, covenants, and restrictions, the homeowners association shall be responsible, in perpetuity, for the maintenance, repair, and replacement of:
 - (i) All general use common area improvements; and
 - (ii) All fronting sidewalks, all permitted or unpermitted private encroachments and privately maintained street trees fronting the property, and any other obligation imposed on property owners fronting a public right-of-way pursuant to the Public Works Code or other applicable Municipal Codes.
- d) In the event the areas identified in (c) (i) are not properly maintained, repaired, and replaced according to the City requirements, each homeowner shall be responsible to the extent of his/her proportionate obligation to the homeowners' association for the maintenance, repair, and replacement of those areas. Failure to undertake such maintenance, repair, and replacement may result in City enforcement and abatement actions against the homeowners' association and/or the individual homeowners, which may include, but not be limited to imposition of a lien against the homeowner's property.
- e) Approval of this map shall not be deemed approval of the design, location, size, density or use of any structure(s) or ancillary areas of the property associated with structures, new or existing, which have not been reviewed or approved by appropriate City agencies nor shall such approval constitute a waiver of the subdividers obligation to abate any outstanding municipal code violations. Any structures constructed subsequent to approval of this Final Map shall comply with all relevant municipal codes, including but not limited to the planning, housing and building codes, in effect at the time of any application for required permits.
- f) Bay windows, fire escapes and other encroachments (if any shown hereon, that exist, or that may be constructed) onto or over Chestnut Street are permitted through and are subject to the restrictions set forth in the Building Code and Planning Code of the City and County of San Francisco. This map does not convey any ownership interest in such encroachment areas to the condominium unit owner(s).
- g) Significant encroachments, to the extent they were visible and observed, are noted hereon. However, it is acknowledged that other encroachments from/onto adjoining properties may exist or be constructed. It shall be the responsibility solely of the property owners involved to resolve any issues that may arise from any encroachments whether depicted hereon or not. This map does not purport to convey any ownership interest in an encroachment area to any property owner.

2701

GENERAL NOTES

- 1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- 2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
- 3. DIMENSIONS FROM PROPERTY LINES TO BUILDING CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY.
- 4. ALL MONUMENTS PER REFERENCES WERE SEARCHED FOR AND IF THEY ARE NOT SHOWN ON THIS MAP THEY WERE NOT FOUND.

RECORDED DOCUMENTS AFFECTING THIS MAP:

- THE TERMS AND CONDITIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED APRIL 8, 1992 AS DOCUMENT NO. F097819 OF OFFICIAL RECORDS.
- THE TERMS AND CONDITIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED NOV. 17, 2017 AS DOCUMENT NO. 2017-K539569 OF OFFICIAL RECORDS.
- "EASEMENT", ENCROACHMENT AND USAGE AGREEMENT", RECORDED AUGUST 26, 1993, AS DOCUMENT NO. F425657 OF OFFICIAL RECORDS.

BASIS OF SURVEY

THE CHESTNUT STREET MONUMENT LINE WAS USED AS THE BASIS FOR THIS SURVEY AND THE SUBJECT LOT WAS ESTABLISHED PER [R1].

FIELD SURVEY COMPLETION

THE ORIGINAL FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 4/12/2017. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED. THE PROPERTY CORNERS OF THE SUBJECT PARCEL WERE SET ON OCTOBER 22, 2019.

THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN BELOW ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

| UNIT NO. | PROPOSED ASSESSOR PARCEL NUMBER |
|----------|---------------------------------|
| UNIT 1 | 0493-034 |
| UNIT 2 | 0493-035 |
| UNIT 3 | 0493-036 |
| UNIT 4 | 0493-037 |
| UNIT 5 | 0493-038 |
| UNIT 6 | 0493-039 |

FINAL MAP No. 9380

A 6 RESIDENTIAL UNIT CONDOMINIUM PROJECT

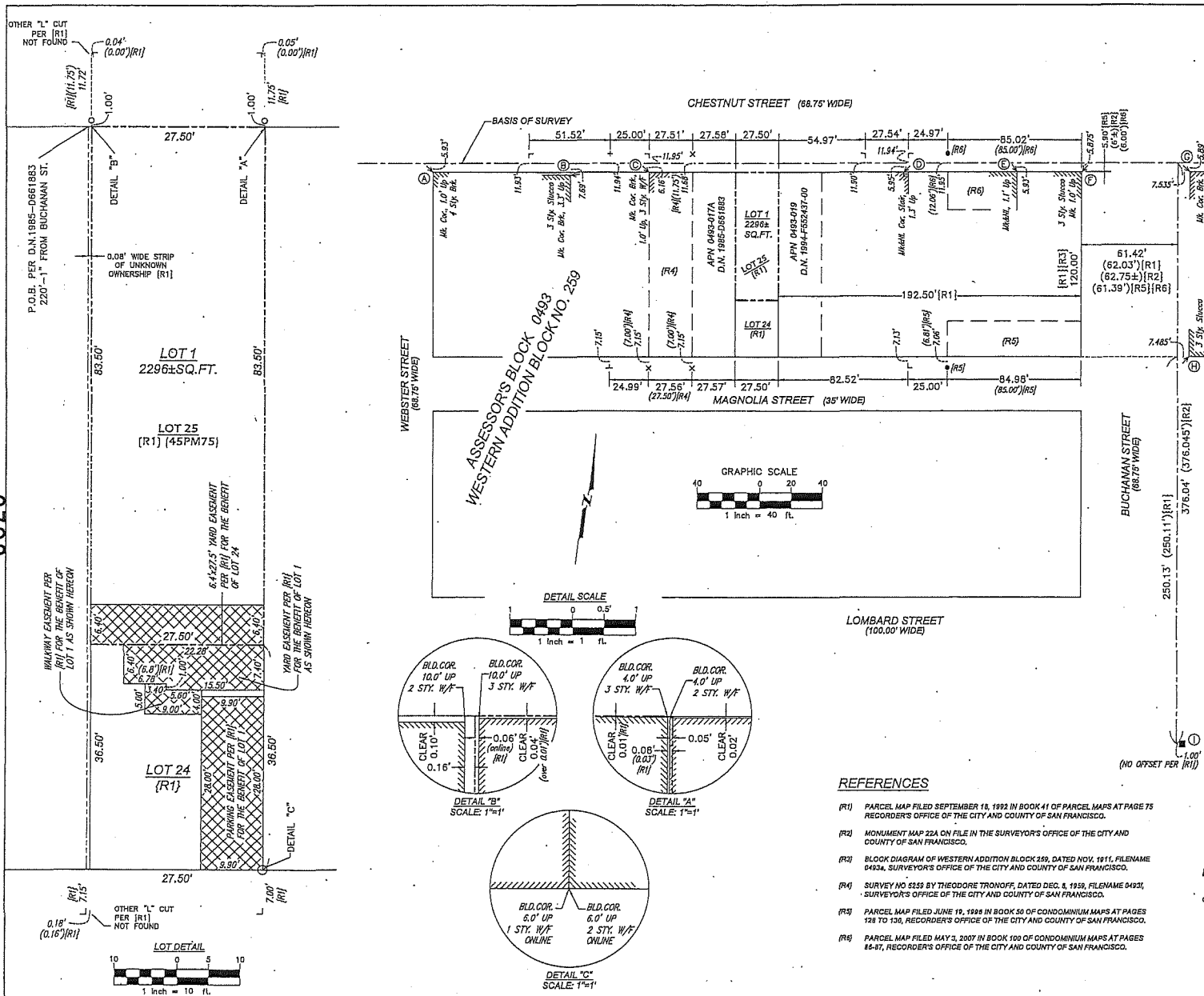
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 4, 2019 AS DOCUMENT NUMBER 2019-K777483-00, ALSO BEING LOT 25, AS SHOWN ON THAT CERTAIN MAP FILED SEPTEMBER 18, 1992 IN BOOK 41 OF PARCEL MAPS AT PAGE 75 IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, BEING A PORTION OF WESTERN ADDITION BLOCK NO. 259.

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
OCT, 2019

WS
Westover
Surveying

336 CLAREMONT BLVD, STE 1
SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com

SHEET 3 OF 4 SHEETS
APN 0493-025 1645 CHESTNUT STREET



LEGEND

- SET RIVET AND 3/4" DIA. BRASS TAG MARKED "LS 7779"
- FOUND STONE MONUMENT WITH BRASS TACK AND LEAD PLUG IN MONUMENT HANDHOLE
- FOUND NAIL AND TAG PER REFERENCE AS SHOWN
- L FOUND "L" CUT IN CURB, UNKNOWN ORIGIN UNLESS OTHERWISE NOTED
- † FOUND "T" CUT IN CURB, UNKNOWN ORIGIN UNLESS OTHERWISE NOTED
- x FOUND CROSS CUT IN CURB PER (R4)
- PROPERTY LINE PER (R1)
- - - PROPERTY LINE PER D.N. 1985-D661883
- - - REFERENCE LINES (NOT SURVEYED)
- - - MONUMENT LINE PER (R2)
- - - MEASUREMENT TIE LINE
- () RECORD MEASUREMENT WHEN DIFFERENT THAN MEASURED ON THIS SURVEY
- [R#] REFERENCE ID
- BLD. COR. BUILDING CORNER
- D.N. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- ▨ BUILDING FOOTPRINT
- ▨ EASEMENTS PERTAINING TO LOT 1 PER (R1)

MID LEGEND

- Ⓐ = MID 32682
- Ⓑ = MID 32684
- Ⓒ = MID 32683
- Ⓓ = MID 32681
- Ⓔ = MID 32680
- Ⓕ = MID 32679
- Ⓖ = MID 32678
- Ⓗ = MID 32677
- Ⓘ = MID 18126

FINAL MAP No. 9380

A 6 RESIDENTIAL UNIT CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 4, 2019 AS DOCUMENT NUMBER 2019-K777483-00, ALSO BEING LOT 25, AS SHOWN ON THAT CERTAIN MAP FILED SEPTEMBER 18, 1992 IN BOOK 41 OF PARCEL MAPS AT PAGE 75 IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.
BEING A PORTION OF WESTERN ADDITION BLOCK NO. 259.

CITY AND COUNTY OF SAN FRANCISCO
SCALE: AS SHOWN
CALIFORNIA
OCT., 2019

W S
Westover
Surveying

336 CLAREMONT BLVD. STE 1
SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com

- REFERENCES**
- (R1) PARCEL MAP FILED SEPTEMBER 18, 1992 IN BOOK 41 OF PARCEL MAPS AT PAGE 75 RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
 - (R2) MONUMENT MAP 22A ON FILE IN THE SURVEYOR'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
 - (R3) BLOCK DIAGRAM OF WESTERN ADDITION BLOCK 259, DATED NOV. 1611, FILENAME 04934, SURVEYOR'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
 - (R4) SURVEY NO 9259 BY THEODORE TRONOFF, DATED DEC. 5, 1959, FILENAME 04921, SURVEYOR'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
 - (R5) PARCEL MAP FILED JUNE 19, 1998 IN BOOK 50 OF CONDOMINIUM MAPS AT PAGES 128 TO 130, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
 - (R6) PARCEL MAP FILED MAY 3, 2007 IN BOOK 100 OF CONDOMINIUM MAPS AT PAGES 86-87, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.