

File No. 161174

Committee Item No. _____

Board Item No. 27

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: December 6, 2016

Cmte Board

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input 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 checked="" 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"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Public Correspondence |

OTHER

(Click the text below for a direct link to the document)

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Appeal Letter - October 28, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Project Sponsor Letter - November 7, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Public Works Letter - November 8, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Subdivision Application Materials</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Clerical Documents and Hearing Notices</u> |

Prepared by: Brent Jalipa

Date: December 1, 2016

Prepared by: _____

Date: _____

City Hall of San Francisco
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

2016 OCT 28 AM 8:15
BOARD OF SUPERVISORS
SAN FRANCISCO

2016 OCT 28 AM 8:15

BY BJ

Re: Appeal of the Tentative Approval 3 Units New Construction at 162 Alhambra Street

October 27, 2016

To the Clerk of the Board of Supervisors,

This letter is to serve as a formal appeal to the City and County Surveyor's tentative approval of the proposed subdivision "3 Units New Construction" located at 162-164 Alhambra Street, Block 0463A, Lot 013 (see **Exhibit A**) for the following reasons:

- We challenge the tentative approval of "3 Units New Construction" since the building permit, approved in October 2015, was for only "1 Unit" of new construction at street level. For the full property to be considered as new construction the amount of proposed units to be constructed must be greater than the existing units, which is not the case since only 1 out of 3 total units will be new. (Additionally, applications adding units to an existing dwelling are required to comply with condominium conversion requirements.) The ACA website Record 2016-010673 Condo-REF Record details list "E-Condo: 3 Residential Condominium Units (NEW CONSTRUCTION)" and shows: 0 existing condominiums, 3 proposed condominiums, 3 net condominiums on parcel 0463A013 subdivision 0463A Lot 013 (see **Exhibit B** San Francisco Planning Department, Record Details, Application Information Table). There is an inconsistency between the Building permit obtained October 20, 2015, which is for the addition of 1 new unit at street level, and the Bureau of mapping notice which heralds: 3 Units New Construction. The subdivision should be re-applied for to be consistent with the building permit which only includes 1 new unit construction.
- We challenge the qualification of the new 3rd unit as a condominium – it should be an Accessory Dwelling under rental control since the building was built before 1979. There are only two ways that the new unit could be considered a condominium:
 1. One possibility would be if the approval was based on the notion that the existing units were already converted to condominiums previously and that the third unit would be an additional condominium. The Lot 013 currently has two units that were subdivided into separate parcels on April 10, 1981: 162 ALHAMBRA ST, SAN FRANCISCO, CA 94123 (parcel 0463A/013) and 164 ALHAMBRA ST, SAN FRANCISCO, CA 94123 (parcel 0463A/013). There are also records that state parcel 0463/013 became two parcels: 0463A/026 and 0463A/037. It is not clear which one corresponds to 162 Alhambra Street and which one corresponds to 164 Alhambra Street. However the lease at 162 Alhambra Street was signed as of March 1, 2011 and there is no checkmark under section 15 Condominium that would have disclosed the unit in a condominium (see **Exhibit C** Residential Lease page 1 cover, page 3 with section 15, and page 6 signature page). Additionally the 2015 property tax assessment for 162-164 Alhambra represents a 2 unit Residential Multi-Family property class Flats & Duplex (F).
 2. A second possibility would be if the approval process was based on the notion that all 3 units would be undergoing the condominium conversion process currently. Amendments made in 2013 to the condo conversion law have significantly reduced the number of buildings which are eligible for condo conversions and enacted a moratorium on condo conversions until the year 2024 with the exception of 2-unit buildings where both units are owner-occupied, which is not the case at

162-164 Alhambra Street (SF Subdivision Code 1396.5). The only way to convert these units into condominiums would be for the property owner to have applied for the lottery prior to 2013 and to have continuously occupied 1 unit for 3 years prior to the date of registration for the lottery. The property owner of 162-164 Alhambra, Charles Cross, has owned his primary residence at 3560 Jackson Street since 1993.


- We challenge the approval of “3 Residential Condominium Units (NEW CONSTRUCTION)” as listed on the Planning Department Record Details (**Exhibit B**) since Public Notice and Tenants rights have been disregarded summarized by the following four points:
 1. Per the New Construction Condominium Process, a Public Notice Mailing is required prior to condominium conversion application submission. The only mailing that has been done occurred after the City and County Surveyor approved a tentative map change for a proposed subdivision, located at 162-164 Alhambra Street and is dated October 18, 2016 as a Notification of Tentative Map Decision (see **Exhibit D** Condominium Conversion Flow Chart).
 2. The condo law requires that 40% of the building’s tenants must agree to the conversion (SF Subdivision Code 1388 and 1308). Tenants of 162 Alhambra Street (the only current tenants in the building) have not been asked by the property owner to agree to the condominium conversion.
 3. California law requires notification to tenants when a rental unit is converted to a condominium to allow the tenant to protest the conversion (CA Government Code 66427.1 and 66451.3). Tenants of 162 Alhambra Street have not been notified by the property owner of conversion from a rental unit to a condominium.
 4. Tenants of 162 Alhambra Street have not been provided with right of first refusal to purchase the unit (SF Subdivision Code 1387 and CA Government Code 66427.1).
- We challenge the validity of the tentative approval of the subdivision map based on Subdivision Code 1386 because the vacancy of 164 Alhambra was instigated by the property owner for the purpose of preparing for the building’s conversion (see attached **Exhibit E** letter from the property owner, Charles Cross’, attorney to Tenants of 162-164 Alhambra Street). Subdivision Code 1386 prevents the approval of tentative subdivision maps that fit the code criteria which includes, “*vacancies... have been increased... for the purpose of preparing the building for conversion*” within 18 months prior to the filing. In April 2016, 3 tenants from 164 Alhambra Street moved out (2 adults, 1 child) when letters were sent to tenants of 162 and 164 Alhambra Street with a threatening message about hazardous materials in the backyard. Since that date, 164 Alhambra Street has not been released to the market and has been kept unoccupied for over 6 months, therefore proving that the property owner kept the unit vacant in preparation for the building conversion.
- We challenge the tentative approval on the basis that the Building Permit #201509177273 was violated when construction commenced without any notification to tenants or neighbors – and without proper posting of building permits. No permits had been posted at the premises as detailed in the attached (see **Exhibit F** complaint letter to which the property owner never responded to).
- Finally, we request to view the application for the “3 Units New Construction” condominium project to determine whether PG&E and the MGP Program have any involvement with the filings and applications for the “3 Units New Construction.” At least 4 homes within a half block radius of 162-164 Alhambra

Street have been recently purchased by PG&E and have been re-sold for profit. We challenge the validity of the tentative approval of the subdivision map on the basis that the property owner, Charles Cross, is planning for a foreseeable sale of property to PG&E, and therefore is acting in self-interest while taking affordable rental units off the market to profit from condominium conversion sales.

Based on our appeal, we request the "3 Units New Construction" map for a proposed subdivision be denied until the following three requests are met:

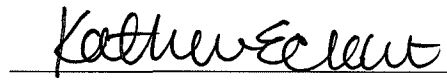
1. Change in title of the subdivision approval from "3 Units New Construction" to "1 Unit New Construction" and specify that the new unit would be constructed as an accessory dwelling under rent control, not to be built as a new condominium. Specify that the project will adhere to Proposition M. Require that all common areas inclusive of the backyard and garage are not compromised during the construction period or once the new unit is built or provide proper alternatives to accommodate tenant's parking, storage, and access to washer and dryer.
2. Grant the existing tenants of 162 Alhambra Street with lifelong lease protection to not be evicted through any future subdivision condo conversion and any potential future sale of the building.
3. Require the property owner, Charles Cross, to follow governmental requirements to provide notice of any future application filings and to comply with governmental code requirements as listed above.

Respectfully,



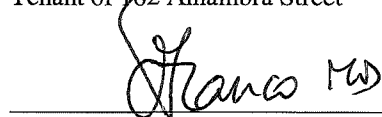
John Barrett
Tenant of 162 Alhambra Street

10/27/2016
Date



Kathleen Eckhart
Tenant of 162 Alhambra Street

10/27/2016
Date



Mauricio Franco
Property Owner of 221 Mallorca Way and 219 Mallorca Way

10/27/2016
Date



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



Date: October 18, 2016

THIS IS NOT A BILL

The City and County Surveyor has approved a tentative map for a proposed subdivision located at:

Address	Block	Lot
162 - 164 ALHAMBRA ST	0463A	013

This subdivision will result in:

3 Units New Construction

This notification letter is to inform you of your right to appeal this tentative approval.


IF YOU WOULD LIKE TO FILE AN APPEAL OF THE TENTATIVE APPROVAL:

You must do so in writing with the Clerk of the Board of Supervisors within ten (10) days of the date of this letter along with a check in the amount of \$315.00, payable to the Department of Public Works.

The Clerk of the Board is located at: City Hall of San Francisco
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-5184

If you have any questions on this matter, please contact us at (415) 554-5827, or our email address: subdivision.mapping@sfdpw.org

Sincerely,

 James Ryan
2016.10.17 15:32:47 - 08'00'

Bruce R. Storrs, P.L.S.
City and County Surveyor
City and County of San Francisco



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: August 17, 2016

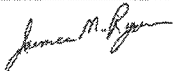
Department of City Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103

Project ID: 9131			
Project Type: 3 Residential Condominium Units New Construction Project			
Address#	StreetName	Block	Lot
162 - 164	ALHAMBRA ST	0463A	013
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
2016.08.17 12:48:01 -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 n/a, CEQA Determination Date n/a, 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.

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 Wayne A. Farrens
Digitally signed by Wayne A. Farrens
DN: dc=org, dc=sfgov, de=cityplanning, ou=CityPlanning,
o=Current Planning, ou=Wayne A. Farrens,
email=Wayne.Farrens@sfgov.org
Date: 2016.10.05 15:34:21 -07'00'

Date: 10/5/16

Planner's Name Wayne Farrens
for, Scott F. Sanchez, Zoning Administrator

Search Applications/Permits

Record 2016-010673CND:

Condo-REF (CND)

Record Status: Closed - Approved

Work Location

162 ALHAMBRA ST
94123

Record Details

Project Description:

162 ALHAMBRA ST
E-Condo: 3 Residential Condominium Units (NEW CONSTRUCTION)

More Details

Related Contacts

Application Information

GENERAL INFORMATION

City Agency:

Yes

Referral Type:

Condo

Site Slope:

No

Application Information Table

CONDO INFORMATION

Condo Type:

Residential

Existing:

0

Proposed:

3

Net:

3

Parcel Information

Parcel Number:

0463A013

Lot:

013

Block:

0463A

Subdivision:

0463A

Tract:

126.01

Legal Description:

013

Parcel Area:

2866.3



CALIFORNIA
ASSOCIATION
OF REALTORS®

**RESIDENTIAL LEASE OR
MONTH-TO-MONTH RENTAL AGREEMENT**
(C.A.R. Form LR, Revised 1/06)

Exhibit (C)

MELANIE McHUGH, JEB BARRETT ("Tenant") and Charles Cross ("Landlord") agree as follows:

1. **PROPERTY:**
 A. Landlord rents to Tenant and Tenant rents from Landlord, the real property and improvements described as: Alhambra St. #162
San Francisco CA 94123 ("Premises").
 B. The Premises are for the sole use as a personal residence by the following named person(s) only: MELANIE McHUGH,
JEB BARRETT
 C. The following personal property, maintained pursuant to paragraph 11, is included: _____ or (if checked) the personal property on the attached addendum.

2. **TERM:** The term begins on (date) MARCH 1st, 2011 ("Commencement Date"), (Check A or B):
 A. **Month-to-Month:** and continues as a month-to-month tenancy. Tenant may terminate the tenancy by giving written notice at least 30 days prior to the intended termination date. Landlord may terminate the tenancy by giving written notice as provided by law. Such notices may be given on any date.
 B. Lease: and shall terminate on (date) _____ at _____ AM/ PM. Tenant shall vacate the Premises upon termination of the Agreement, unless: (i) Landlord and Tenant have extended this agreement in writing or signed a new agreement; (ii) mandated by local rent control law; or (iii) Landlord accepts Rent from Tenant (other than past due Rent), in which case a month-to-month tenancy shall be created which either party may terminate as specified in paragraph 2A. Rent shall be at a rate agreed to by Landlord and Tenant, or as allowed by law. All other terms and conditions of this Agreement shall remain in full force and effect.

3. **RENT:** "Rent" shall mean all monetary obligations of Tenant to Landlord under the terms of the Agreement, except security deposit.
 A. Tenant agrees to pay \$ 2650⁰⁰ per month for the term of the Agreement.
 B. Rent is payable in advance on the 1st (or _____) day of each calendar month, and is delinquent on the next day.
 C. If Commencement Date falls on any day other than the day Rent is payable under paragraph 3B, and Tenant has paid one full month's Rent in advance of Commencement Date, Rent for the second calendar month shall be prorated based on a 30-day period.
 D. **PAYMENT:** Rent shall be paid by personal check, money order, cashier's check, or other _____, to (name) CHARLES CROSS (phone) (415) 567-0281 at (address) ANDREA ROCK, 1530 GOUGH ST. #606, S.F., CA. 94109-5360 (or at any other location subsequently specified by Landlord in writing to Tenant) between the hours of 9am and 5pm on the following days MONDAY - SATURDAY. If any payment is returned for non-sufficient funds ("NSF") or because tenant stops payment, then, after that: (i) Landlord may, in writing, require Tenant to pay Rent in cash for three months and (ii) all future Rent shall be paid by money order, or cashier's check.

4. **SECURITY DEPOSIT:**
 A. Tenant agrees to pay \$3,075⁰⁰ as a security deposit. Security deposit will be transferred to and held by the Owner of the Premises, or held in Owner's Broker's trust account.
 B. All or any portion of the security deposit may be used, as reasonably necessary, to: (i) cure Tenant's default in payment of Rent (which includes Late Charges, NSF fees or other sums due); (ii) repair damage, excluding ordinary wear and tear, caused by Tenant or by a guest or licensee of Tenant; (iii) clean Premises, if necessary, upon termination of the tenancy; and (iv) replace or return personal property or appurtenances. **SECURITY DEPOSIT SHALL NOT BE USED BY TENANT IN LIEU OF PAYMENT OF LAST MONTH'S RENT.** If all or any portion of the security deposit is used during the tenancy, Tenant agrees to reinstate the total security deposit within five days after written notice is delivered to Tenant. Within 21 days after Tenant vacates the Premises, Landlord shall: (1) furnish Tenant an itemized statement indicating the amount of any security deposit received and the basis for its disposition and supporting documentation as required by California Civil Code § 1950.5(g); and (2) return any remaining portion of the security deposit to Tenant.
 C. Security deposit will not be returned until all Tenants have vacated the Premises and all keys returned. Any security deposit returned by check shall be made out to all Tenants named on this Agreement, or as subsequently modified.
 D. No interest will be paid on security deposit unless required by local law.
 E. If the security deposit is held by Owner, Tenant agrees not to hold Broker responsible for its return. If the security deposit is held in Owner's Broker's trust account, and Broker's authority is terminated before expiration of this Agreement, and security deposit is released to someone other than Tenant, then Broker shall notify Tenant, in writing, where and to whom security deposit has been released. Once Tenant has been provided such notice, Tenant agrees not to hold Broker responsible for the security deposit.

5. **MOVE-IN COSTS RECEIVED/DUE:** Move-in funds made payable to CHARLES CROSS shall be paid by personal check, money order, or cashier's check.

Category	Total Due	Payment Received	Balance Due	Date Due
Rent from <u>3/1/11</u> to <u>3/31/11</u> (date)	<u>2650</u>	<u>2650</u>		
*Security Deposit				
Other <u>J. BARRETT'S</u>	<u>1750</u>	<u>1750</u>		
Other <u>M. McHUGH</u>	<u>1325</u>	<u>1325</u>		
Total	<u>5725</u>	<u>5725</u>		

*The maximum amount Landlord may receive as security deposit, however designated, cannot exceed two months' Rent for unfurnished premises, or three months' Rent for furnished premises.

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 LR REVISED 1/06 (PAGE 1 OF 6)

Tenant's Initials: (SB) (MM)
 Landlord's Initials: (CC) ()

Reviewed by _____ Date _____



RESIDENTIAL LEASE OR MONTH-TO-MONTH RENTAL AGREEMENT (LR PAGE 1 OF 6)

Agent: _____ Fax: _____ Prepared using WINForms® software
 Broker: _____

162 Alhambra St.

Premises: San Francisco, CA 94123

Date: 3/1/11

- 12. NEIGHBORHOOD CONDITIONS: Tenant is advised to satisfy him or herself as to neighborhood or area conditions, including schools, proximity and adequacy of law enforcement, crime statistics, proximity of registered felons or offenders, fire protection, other governmental services, availability, adequacy and cost of any speed-wired, wireless internet connections or other telecommunications or other technology services and installations, proximity to commercial, industrial or agricultural activities, existing and proposed transportation, construction and development that may affect noise, view, or traffic, airport noise, noise or odor from any source, wild and domestic animals, other nuisances, hazards, or circumstances, cemeteries, facilities and condition of common areas, conditions and influences of significance to certain cultures and/or religions, and personal needs, requirements and preferences of Tenant.
- 13. PETS: Unless otherwise provided in California Civil Code § 54.2, no animal or pet shall be kept on or about the Premises without Landlord's prior written consent, except: N/A
- 14. RULES/REGULATIONS:
 - A. Tenant agrees to comply with all Landlord rules and regulations that are at any time posted on the Premises or delivered to Tenant. Tenant shall not, and shall ensure that guests and licensees of Tenant shall not, disturb, annoy, endanger or interfere with other tenants of the building or neighbors, or use the Premises for any unlawful purposes, including, but not limited to, using, manufacturing, selling, storing or transporting illicit drugs or other contraband, or violate any law or ordinance, or commit a waste or nuisance on or about the Premises.
 - B. (If applicable, check one)
 - 1. Landlord shall provide Tenant with a copy of the rules and regulations within _____ days or _____.
 - OR 2. Tenant has been provided with, and acknowledges receipt of, a copy of the rules and regulations.
- 15. (If checked) CONDOMINIUM; PLANNED UNIT DEVELOPMENT:
 - A. The Premises is a unit in a condominium, planned unit development, common interest subdivision or other development governed by a homeowners' association ("HOA"). The name of the HOA is _____
 Tenant agrees to comply with all HOA covenants, conditions and restrictions, bylaws, rules and regulations and decisions. Landlord shall provide Tenant copies of rules and regulations, if any. Tenant shall reimburse Landlord for any fines or charges imposed by HOA or other authorities, due to any violation by Tenant, or the guests or licensees of Tenant.
 - B. (Check one)
 - 1. Landlord shall provide Tenant with a copy of the HOA rules and regulations within _____ days or _____.
 - OR 2. Tenant has been provided with, and acknowledges receipt of, a copy of the HOA rules and regulations.
- 16. ALTERATIONS; REPAIRS: Unless otherwise specified by law or paragraph 28C, without Landlord's prior written consent, (i) Tenant shall not make any repairs, alterations or improvements in or about the Premises including: painting, wallpapering, adding or changing locks, installing antenna or satellite dish(es), placing signs, displays or exhibits, or using screws, fastening devices, large nails or adhesive materials; (ii) Landlord shall not be responsible for the costs of alterations or repairs made by Tenant; (iii) Tenant shall not deduct from Rent the costs of any repairs, alterations or improvements; and (iv) any deduction made by Tenant shall be considered unpaid Rent.
- 17. KEYS; LOCKS:
 - A. Tenant acknowledges receipt of (or Tenant will receive prior to the Commencement Date, or _____):
 - 2 key(s) to Premises, 1 remote control device(s) for garage door/gate opener(s).
 - 2 key(s) to mailbox, 2 KEYS TO STORAGE UNIT
 - _____ key(s) to common area(s), 2 KEYS TO GARAGE
 - B. Tenant acknowledges that locks to the Premises have, have not, been re-keyed.
 - C. If Tenant re-keys existing locks or opening devices, Tenant shall immediately deliver copies of all keys to Landlord. Tenant shall pay all costs and charges related to loss of any keys or opening devices. Tenant may not remove locks, even if installed by Tenant.
- 18. ENTRY:
 - A. Tenant shall make Premises available to Landlord or Landlord's representative for the purpose of entering to make necessary or agreed repairs, decorations, alterations, or improvements, or to supply necessary or agreed services, or to show Premises to prospective or actual purchasers, tenants, mortgagees, lenders, appraisers, or contractors.
 - B. Landlord and Tenant agree that 24-hour written notice shall be reasonable and sufficient notice, except as follows: 48-hour written notice is required to conduct an inspection of the Premises prior to the Tenant moving out, unless the Tenant waives the right to such notice. Notice may be given orally to show the Premises to actual or prospective purchasers provided Tenant has been notified in writing within 120 days preceding the oral notice that the Premises are for sale and that oral notice may be given to show the Premises. No notice is required: (i) to enter in case of an emergency; (ii) if the Tenant is present and consents at the time of entry or (iii) if the Tenant has abandoned or surrendered the Premises. No written notice is required if Landlord and Tenant orally agree to an entry for agreed services or repairs if the date and time of entry are within one week of the oral agreement.
 - C. (If checked) Tenant authorizes the use of a keysafe/lockbox to allow entry into the Premises and agrees to sign a keysafe/lockbox addendum (C.A.R. Form KLA).
- 19. SIGNS: Tenant authorizes Landlord to place FOR SALE/LEASE signs on the Premises.
- 20. ASSIGNMENT; SUBLETTING: Tenant shall not sublet all or any part of Premises, or assign or transfer this Agreement or any interest in it, without Landlord's prior written consent. Unless such consent is obtained, any assignment, transfer or subletting of Premises or this Agreement or tenancy, by voluntary act of Tenant, operation of law or otherwise, shall, at the option of Landlord, terminate this Agreement. Any proposed assignee, transferee or sublessee shall submit to Landlord an application and credit information for Landlord's approval and, if approved, sign a separate written agreement with Landlord and Tenant. Landlord's consent to any one assignment, transfer or sublease, shall not be construed as consent to any subsequent assignment, transfer or sublease and does not release Tenant of Tenant's obligations under this Agreement.
- 21. JOINT AND INDIVIDUAL OBLIGATIONS: If there is more than one Tenant, each one shall be individually and completely responsible for the performance of all obligations of Tenant under this Agreement, jointly with every other Tenant, and individually, whether or not in possession.

Tenant's Initials (SD) (MM)
Landlord's Initials (ALL) (_____)

Reviewed by _____ Date _____



162 Alhambra St. 94123
Premises: San Francisco, CA

Date: 3/1/11

- 46. FOREIGN LANGUAGE NEGOTIATION: If this Agreement has been negotiated by Landlord and Tenant primarily in Spanish, Chinese, Tagalog, Korean or Vietnamese. Pursuant to the California Civil Code Tenant shall be provided a translation of this Agreement in the language used for the negotiation.
- 47. OWNER COMPENSATION TO BROKER: Upon execution of this Agreement, Owner agrees to pay compensation to Broker as specified in a separate written agreement between Owner and Broker (C.A.R. Form LCA).
- 48. RECEIPT: If specified in paragraph 5, Landlord or Broker, acknowledges receipt of move-in funds.

Landlord and Tenant acknowledge and agree Brokers: (a) do not guarantee the condition of the Premises; (b) cannot verify representations made by others; (c) cannot provide legal or tax advice; (d) will not provide other advice or information that exceeds the knowledge, education or experience required to obtain a real estate license. Furthermore, if Brokers are not also acting as Landlord in this Agreement, Brokers: (e) do not decide what rental rate a Tenant should pay or Landlord should accept; and (f) do not decide upon the length or other terms of tenancy. Landlord and Tenant agree that they will seek legal, tax, insurance and other desired assistance from appropriate professionals.

Tenant agrees to rent the premises on the above terms and conditions.

Tenant MELANIE McHUGH x Melanie McHugh Date 3/1/2011
 Address 162 ALHAMBRA ST. City SAN FRANCISCO State CA Zip 94123
 Telephone 310.775.5362 Fax _____ E-mail Melanie.McHugh@jgha.com

Tenant Jeb Barrett x Jeb Barrett Date 3/1/11
 Address 162 ALHAMBRA ST. City SAN FRANCISCO State CA Zip 94123
 Telephone 415.515.8387 Fax _____ E-mail Jebbarrett@gmail.com

GUARANTEE: In consideration of the execution of the Agreement by and between Landlord and Tenant and for valuable consideration, receipt of which is hereby acknowledged, the undersigned ("Guarantor") does hereby: (i) guarantee unconditionally to Landlord and Landlord's agents, successors and assigns, the prompt payment of Rent or other sums that become due pursuant to this Agreement, including any and all court costs and attorney fees included in enforcing the Agreement; (ii) consent to any changes, modifications or alterations of any term in this Agreement agreed to by Landlord and Tenant; and (iii) waive any right to require Landlord and/or Landlord's agents to proceed against Tenant for any default occurring under this Agreement before seeking to enforce this Guarantee.

Guarantor (Print Name) _____ Date _____
 Guarantor _____
 Address _____ City _____ State _____ Zip _____
 Telephone _____ Fax _____ E-mail _____

Landlord agrees to rent the premises on the above terms and conditions.

Landlord AGENT: IMAROCK STEWART Landlord _____
 Address 1530 GOUGH ST. #606, S.F., CA. 94109-5360
 Telephone (415)567-0281 Fax (415)567-0281 E-mail IMAROCKSTEW@HOTMAIL.COM

REAL ESTATE BROKERS:

A. Real estate brokers who are not also Landlord under the Agreement are not parties to the Agreement between Landlord and Tenant.

B. Agency relationships are confirmed in paragraph 43.

C. COOPERATING BROKER COMPENSATION: Listing Broker agrees to pay Cooperating Broker (Leasing Firm) and Cooperating Broker agrees to accept: (i) the amount specified in the MLS, provided Cooperating Broker is a Participant of the MLS in which the Property is offered for sale or a reciprocal MLS; or (ii) (if checked) the amount specified in a separate written agreement between Listing Broker and Cooperating Broker.

Real Estate Broker (Listing Firm) _____ DRE Lic. # _____
 By (Agent) _____ DRE Lic. # _____ Date _____
 Address _____ City _____ State _____ Zip _____
 Telephone _____ Fax _____ E-mail _____

Real Estate Broker (Leasing Firm) _____ DRE Lic. # _____
 By (Agent) _____ DRE Lic. # _____ Date _____
 Address _____ City _____ State _____ Zip _____
 Telephone _____ Fax _____ E-mail _____

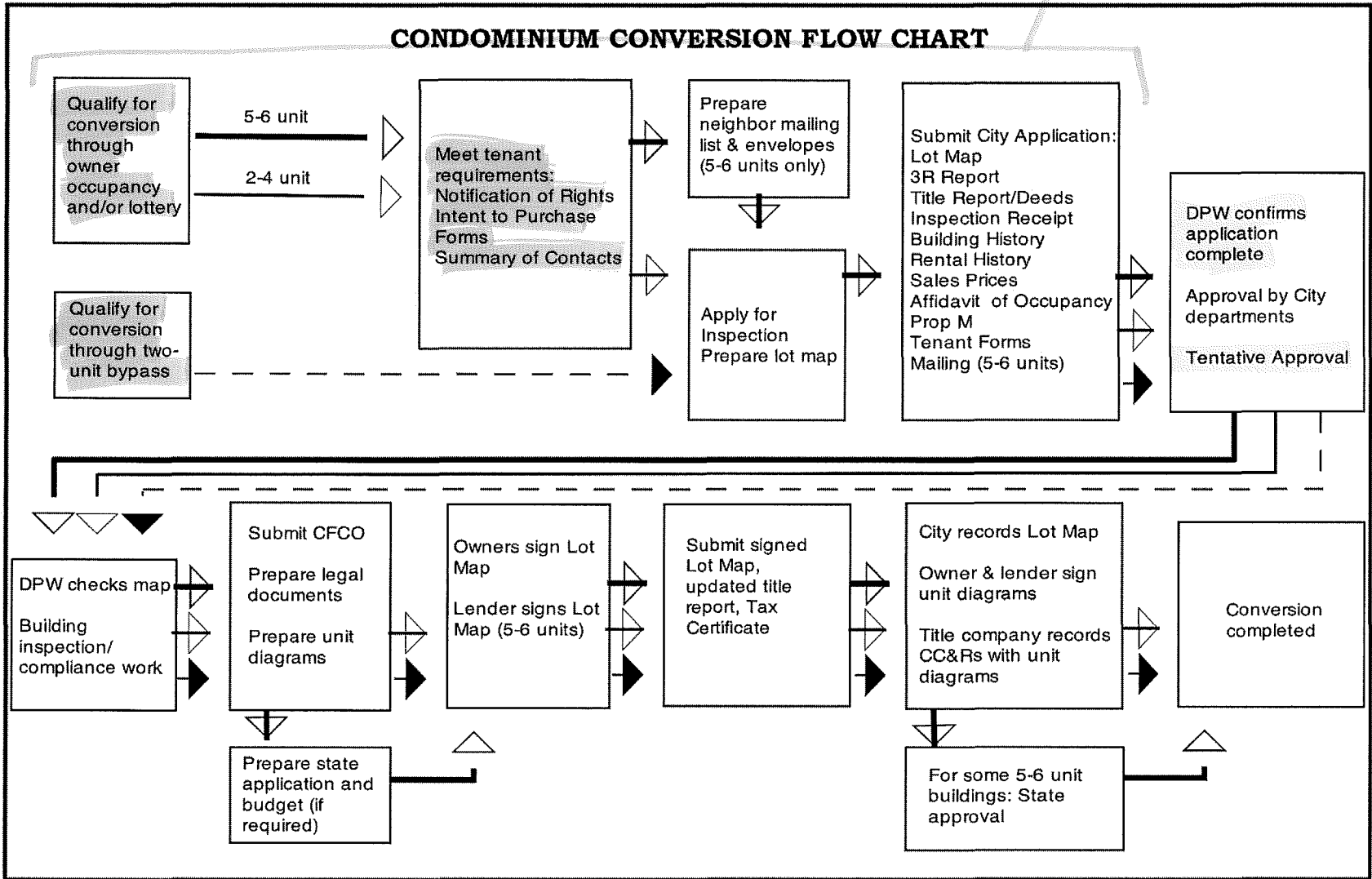
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Published and Distributed by:
REAL ESTATE BUSINESS SERVICES, INC.
 a subsidiary of the California Association of REALTORS®
 525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by _____ Date _____



Have all of these actions taken place?



MACINNIS, DONNER & KOPLOWITZ
ATTORNEYS AT LAW

JAMES MARTIN MacINNIS (1913-1979)
CONRAD A. DONNER
EDWARD A. KOPLOWITZ

465 CALIFORNIA STREET
SUITE 222
SAN FRANCISCO, CA 94104
TELEPHONE: (415) 434-2400
FAX: (415) 433-1917

December 21, 2015

John Barrett, III
Cassie Eckhart
162 Alhambra Street
San Francisco, CA 94123-2004

Re: PG&E Activities Along Alhambra Street

Dear Mr. Barrett and Ms. Echart:

I have been requested by your Landlord, Charles Cross, to communicate with you and share information which we have secured from Pacific Gas and Electric Company pursuant to certain specific requests made to PG&E for information pertaining to their activities in the general area of Alhambra Street, as well as in the adjoining and nearby parcels. Mr. Cross is concerned that whatever information we have received be passed on to you, so that you can make whatever decisions you wish to make as to whether you decide to remain within the Premises that have been leased to you or whether you wish to timely request a right to terminate your Lease within the next several weeks should you decide that you wish to relocate.

I have enclosed herein each of the letters that our office has addressed to PG&E and each response that we have received. We have received a disc with certain written materials, which we have requested from PG&E and which are enclosed herein.

You should feel free to consult with whatever experts you may deem appropriate, both environmental/scientific and legal. Landlord, the Property Manager, and our office are not equipped to express any opinion whatsoever on the material provided, the situation in general, any risks involved, potential health risks, or to make any suggestions to you. Mr. Cross, as Landlord, did feel that he wanted to make inquiry directly to PG&E so that he could forward to you all of the information that PG&E provided to him through our office pursuant to our requests.

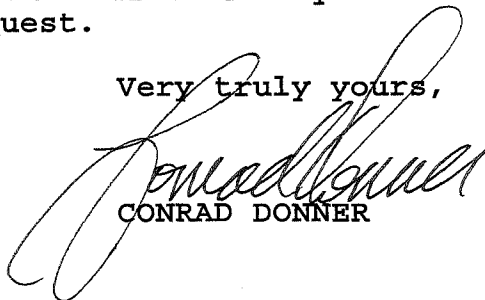
MacINNIS, DONNER & KOPLOWITZ
December 21, 2015
Page 2

Mr. Cross has indicated that he would be willing to terminate the Lease prior to the end of the term without the obligation to pay rent after you have vacated the Premises should you choose to relocate. The security deposit would be returned if the Premises are left in a proper condition as provided under your Lease. We have advised Mr. Cross that should you decide, after considering all of the information that we have received and any other information that you may obtain, to remain within the Premises, each of you should execute a form of a Release which will release Landlord and his agents from any and all possible liability based upon your decision to remain.

Please return the disc and written material to our office after you have completed your review of same.

Please advise if you wish to remain in possession of the Premises pursuant to the terms of your Lease, in which event I will forward to you a broad form of Release for your signatures. Please advise in writing by January 15, 2016 if you wish to be released from the Lease and relocate. If you need more time beyond January 15, 2016, please submit a written request for same and I will then respond to your request.

Very truly yours,



CONRAD DONNER

CD:bb
Enclosures
cc: Charles Cross
h:\bb\2015-December\Barrett-John.wpd

TO: Charles Cross c/o Nell Braceros, W.J. Britton & Co.

FROM: Tenants of 162 Alhambra Street

DATE: October 25, 2015

RE: Concern about construction of a new 1 bedroom, 1 bathroom unit on the Premises without proper notice to Tenants or Neighbors.

CC: Neighbors of 162 Alhambra Street

Dear Ms. Braceros,

This letter is to inform you, as the Property Manager, and Mr. Cross, as the owner, of our concerns about the construction and addition of a new unit on the Premises at 162-164 Alhambra Street.

Our three main Tenant concerns are documented and described in detail below:

1. Construction of a new, potentially illegal, unit commenced on October 20, 2015, as documented in Exhibit A, without proper notice to Tenants.
 - a. Construction commenced without any notice to Tenants or neighbors. We found through the City Permit Tracking System that you have been issued a building permit for the construction of a 1 bedroom / 1 bath unit within the garage. This construction is a Capital Improvement ("Capital Improvement" is one that materially adds to the value of the property, appreciably prolongs its useful life, or adapts it to new uses, and which may be amortized over the useful life of the improvement of the building). We have not been notified or provided with an opportunity to raise our concerns or objections to the Capital Improvement plans including any loss of access to areas of the Premises that may be compromised during or after the construction period.
 - b. Construction also commenced without proper posting of building permits. No permits have been posted at the Premises.
 - c. Contractors were given access to the Premises, including a set of keys, without any notification to Tenants. We were told that the contractor "quit" and still holds a set of keys. This is a major security concern.

- d. Construction of new in-law units have not been approved by the Board of Supervisors for properties within District 2, where 162-164 Alhambra Street is located. Construction of new in-law units have only been approved as legal additions in San Francisco's District 3 and District 8, but not in District 2.
 2. Common areas may be compromised during the construction period or in the future with a new unit on the Premises (including, but not limited to the backyard, downstairs bathroom, laundry facilities, storage in the garage, and hallway for trash receptacles).
 - a. Our main concern is the construction of a new unit will limit our access to the backyard - during the construction time period - and throughout our remaining time as Tenants. We utilize the backyard multiple times a week and collectively with our neighbors we have over \$5,000 of personal belongings in the backyard including a new Weber gas grill, Green Egg smoker, Italian lights, outdoor table and chairs with an umbrella as documented with photos in Exhibit B. We have also spent countless hours providing upkeep of the backyard including raking leaves, pulling weeds, and sweeping the patio.
 - b. The washer and dryer were moved last week to the back hallway, which is outdoors, unprotected from rain drainage - and there is no light outside.
 - c. Cutting off access to any common areas, such as the backyard, with the construction of a new unit on the Premises would constitute as a Decrease in Housing Services to both tenancies, as defined by the San Francisco Rent Board.
 - d. A new tenancy at the Premises would also increase the number of units by 50%, from 2 residential units to 3 residential units, which will increase foot traffic, usage of laundry facilities, trash, noise, etc.; therefore resulting in additional Decreases in Housing Services.
3. Parking spaces included in our leases may be compromised during construction or in the future with a new unit and new additional tenancy on the Premises.
 - a. One parking space on the right side of the garage is included in the lease of 162 Alhambra. Two tandem parking spaces inside the garage are included in the lease of 164 Alhambra. Taking away access to the parking spaces in the garage with the construction of a new unit on the Premises would constitute as a Decrease in Housing Services to both tenancies, as defined by the San Francisco Rent Board.

We request that you "stop all work" on the Premises until our concerns have been resolved, including the following:

1. We request an opportunity to review the Capital Improvement plans and provide any concerns or objections to construction plans that will impact our lives as tenants. We would also appreciate if you could share the construction schedule and times when contractors would be completing work onsite.
2. Please confirm you will provide proper notice before any more contractors are given access to the Premises.
3. Are you planning to rent out the new unit? If so, how are you getting around the rules regarding construction of new in-law units in District 2? Please provide confirmation that the proposed construction is in accordance with San Francisco District 2 rules and regulations specifically regarding the new construction of an in-law unit, otherwise we are under the impression that it is illegal to construct new in-law units in our neighborhood.
4. How will you ensure common areas are not impacted by the construction – as well as once there is a new unit with a potential new tenancy?
 - a. Backyard: Please confirm your plans to preserve an access way for the backyard during construction and once there is a new unit.
 - b. Parking: Please confirm your plans to ensure our parking spaces remain available.
 - c. Laundry: Please confirm when you plan to move the laundry back its original location.

We are prepared to file appeals and complaints with the City of San Francisco Permit Services department and San Francisco Rent Board; however we thought it would be best to first raise our concerns directly and ask for some answers.

We would appreciate a reply with acknowledgement that you received this letter and that you are working toward resolution on the issues highlighted above.

Signed,



Jeb Barrett and Kassie Eckhart
Tenants of 162 Alhambra Street

EXHIBIT A: Photos documenting start of construction on October 20, 2015

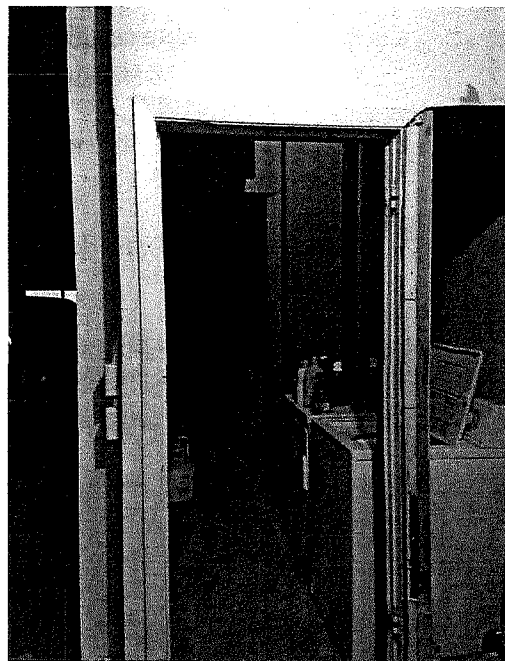
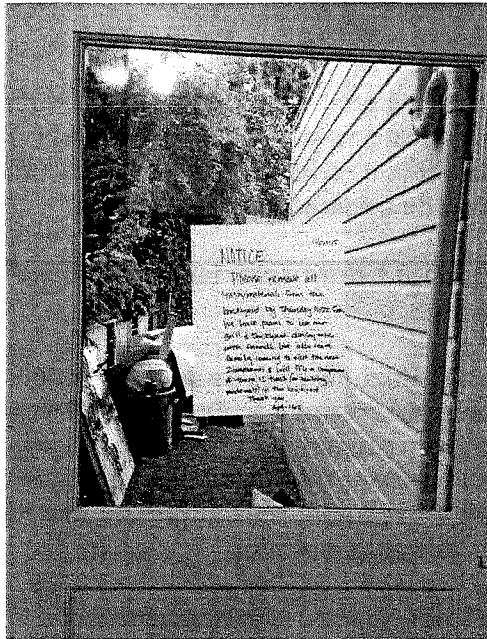


EXHIBIT A CONTINUED:

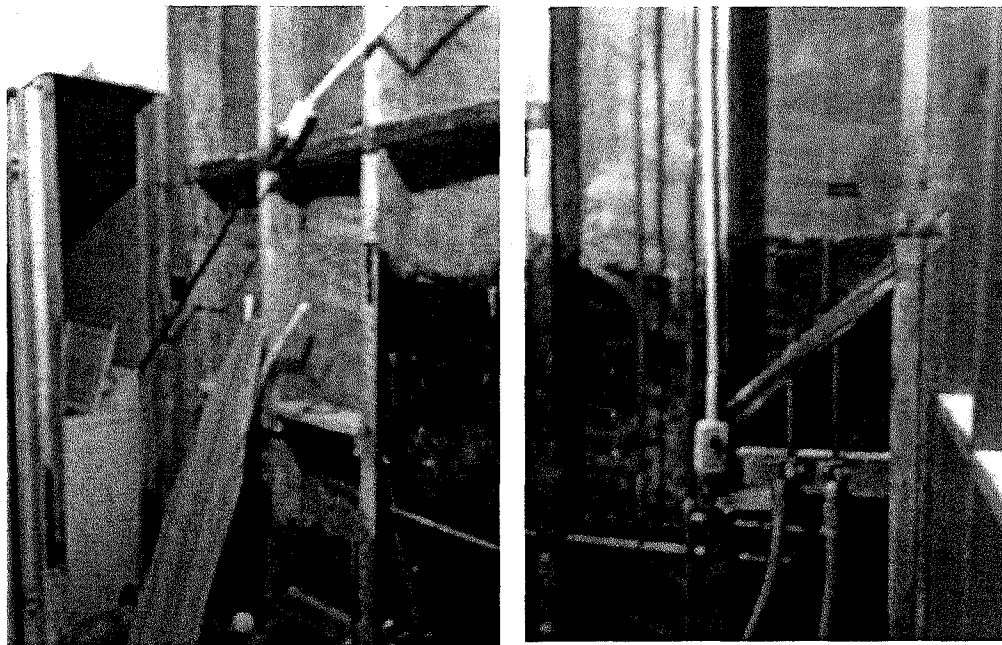
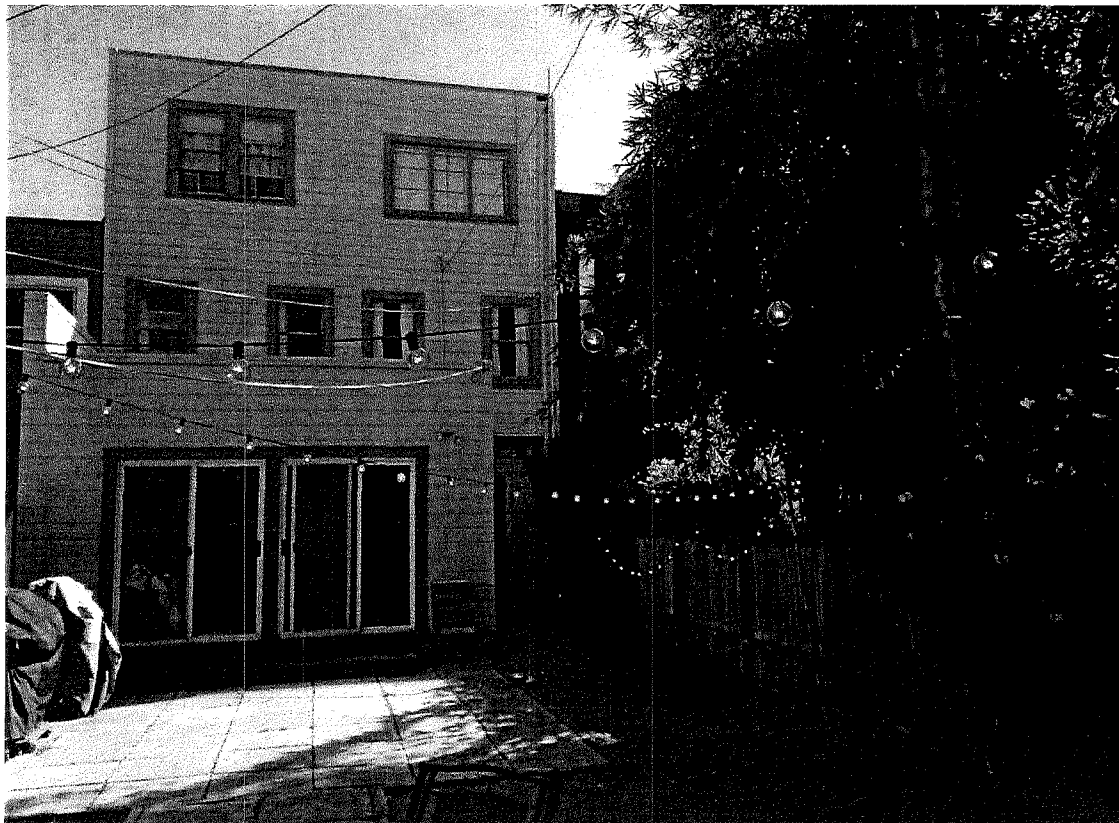


EXHIBIT B: Photos documenting Tenants' personal property kept in the backyard.



EXHIBIT B CONTINUED:





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
 sfpublishworks.org · tel 415-554-5810 · fax 415-554-6161

RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO

2016 OCT 28 AM 8:15

BY BJ



Date: October 18, 2016

THIS IS NOT A BILL

The City and County Surveyor has approved a tentative map for a proposed subdivision located at:

Address	Block	Lot
162 - 164 ALHAMBRA ST	0463A	013

This subdivision will result in:

3 Units New Construction

This notification letter is to inform you of your right to appeal this tentative approval.

IF YOU WOULD LIKE TO FILE AN APPEAL OF THE TENTATIVE APPROVAL:

You must do so in writing with the Clerk of the Board of Supervisors within ten (10) days of the date of this letter along with a check in the amount of \$315.00, payable to the Department of Public Works.

The Clerk of the Board is located at: City Hall of San Francisco
 1 Dr. Carlton B. Goodlett Place, Room 244
 San Francisco, CA 94102
 (415) 554-5184

If you have any questions on this matter, please contact us at (415) 554-5827, or our email address: subdivision.mapping@sfdpw.org

Sincerely,



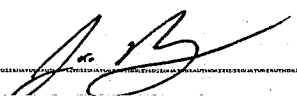
James Ryan
 2016.10.17 15:32:47 -
 0800

Bruce R. Storrs, P.L.S.
 City and County Surveyor
 City and County of San Francisco

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2016 OCT 28 AM 8:15

BY BJ

JOHN BARRETT 162 ALHAMBRA ST SAN FRANCISCO, CA 94123-2004	134 11-35/1210 CA 151
	Date <u>Oct 27, 2016</u>
Pay to the Order of <u>Department of Public Works</u>	\$ <u>315</u>
<u>Three Hundred and Fifteen ^{no}/₁₀₀</u>	Dollars  Photo Safe Deposit™ Details on back
Bank of America 	
ACH R/T 121000358	
For _____	 <small>MP</small>

BAMBARA JOSEPH C
39 CAPRA WAY
SAN FRANCISCO, CA 94123-1501

JOSEPH SAMBARA
39 CAPRA WAY
SAN FRANCISCO, CA

I Am sorry for not
being able to attend
the meeting on November 15th
due to physical
problems.

on the matter concerning
new construction
at 162-164 ALVARADO ST
in San Francisco

I have no objection
whatsoever

Sincerely

Joseph Sambara Just a note...

Jalipa, Brent (BOS)

From: BOS Legislation, (BOS)
Sent: Monday, November 07, 2016 4:03 PM
To: BOS Legislation, (BOS); Jeb Barrett; Kassie Eckhart; Franco Maurice; imarockstew@hotmail.com; charles@cross.bz; michelle@sflandsurveyor.com; rick@sflandsurveyor.com; cmacario@hbcondolaw.com; Michael Kelly
Cc: BOS-Supervisors; BOS-Legislative Aides; Givner, Jon (CAT); Stacy, Kate (CAT); Byrne, Marlena (CAT); Malamut, John (CAT); Nuru, Mohammed (DPW); Storrs, Bruce (DPW); Ryan, James (DPW); Sanguinetti, Jerry (DPW); Mapping, Subdivision (DPW); Sanchez, Scott (CPC); Rodgers, AnMarie (CPC); Starr, Aaron (CPC); Calvillo, Angela (BOS); Somera, Alisa (BOS); Lew, Lisa (BOS)
Subject: Appeal Response - Appeal of Tentative Map - 162-164 Alhambra Street - Appeal Hearing on November 15, 2016

Good afternoon,

Please find linked below an appeal response received by the Office of the Clerk of the Board from Barbara E. Herzig, representing the Project Sponsor, concerning the Tentative Map Appeal for the project at 162-164 Alhambra Street.

[Project Sponsor Letter - November 7, 2016](#)

The appeal hearing for this matter is scheduled for a 3:00 p.m. special order before the Board on November 15, 2016.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 161174](#)

Thank you,

Brent Jalipa

Legislative Clerk

Board of Supervisors - Clerk's Office

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

(415) 554-7712 | Fax: (415) 554-5163

brent.jalipa@sfgov.org | www.sfbos.org



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form.

Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

HERZIG & BERLESE

ATTORNEYS AT LAW

IVY COURT, SUITE 5, 414 GOUGH STREET, SAN FRANCISCO, CA 94102

(415) 861-8800 FAX (415) 861-0259

BARBARA E. HERZIG
MARGARET J. BERLESE (Of Counsel)
CANDICE MACARIO (Of Counsel)

November 6, 2016

Board of Supervisors
City and County of San Francisco
1 Dr. Carlton B. Goodlett Plaza, #244
San Francisco, CA, 94102

Re: Board of Supervisors File No. 161174
Tentative Map Approval Appeal - 162 -164 Alhambra Street

Dear Supervisors:

This letter is in response to the appeal of a tentative map approval filed by John (Jeb) Barrett and Kathleen Eckhart, who reside 162 Alhambra Street, and Mauricio Franco, a neighbor on Mallorca Way. Mr. Barrett has resided at 162 Alhambra Street since 2011. Ms. Eckhart moved in after Mr. Barrett signed his lease and has not been recognized as a tenant by the property owner. The appeal by Mr. Barrett is fundamentally a landlord-tenant matter that belongs at the San Francisco Rent Board, and not before the Board of Supervisors. The tentative map approval will in no way affect Mr. Barrett's tenancy. The appeal does not give any reasons why Mr. Franco is affected by the approval.

162 - 164 Alhambra Street is an existing two-unit condominium project. Last year Charles Cross, the owner of the property, applied for and obtained a building permit to construct a third unit at the property, then applied for and received tentative map approval to make this new unit into a condominium. The basis of Mr. Barrett's objection to the tentative map approval is that the property is being converted to condominiums in violation of the law and that he is entitled to the rights of a tenant in a property that is being converted to condominiums. Mr. Barrett's position, which is understandable given the complexity of the laws governing condominium conversion, is simply wrong. The property already is a condominium, so the application filed by Mr. Cross cannot be an application for a conversion.

The Bureau of Street Use and Mapping (BSM) of the Department of Public Works has two classifications of applications for condominiums – new construction and conversion. I have many years of experience working with BSM and my office has received several approval such as this one, allowing a new dwelling unit added to an existing condominium project to be a condominium. In those cases, we have submitted “new construction” applications, and the projects have routinely been approved. In keeping with this practice, Mr. Cross submitted a “new construction” application,

which was accepted by BSM. Further, the Planning Department, which reviews all subdivision applications, did not consider the application a "conversion" or it would have denied approval.

It is correct that under the new Accessory Dwelling Unit legislation that went into effect just last September an ADU cannot be made into a condominium. However, Mr. Cross's third unit is not an ADU. His permits issued in 2015 before the legislation was passed. Therefore the restriction on making an ADU into a condominium does not apply in this case.

Mr. Barrett's third ground for challenging the subdivision approval -- that a public mailing was not done and that tenant rights were disregarded -- is also incorrect. A public mailing to all owners does not require notice to tenants, so Mr. Barrett would not have received a notice under that mailing. In any case, Mr. Barrett has notice of the application and has filed this appeal, so he has in fact received satisfactory notice. Mr. Barrett is also incorrect in saying that he was entitled to notification under Government Code Sections 66427.1 and 66451.3, that he was not offered a right of first refusal to purchase under San Francisco Subdivision Code Section 1387 and Government Code Section 66427.1, and that 40% of tenants have to consent to the application. Government Code Sections 66427.1 and 66451.3 apply only to conversions of buildings with five or more units. San Francisco Subdivision Code Section 1387 is also inapplicable because it requires a landlord to give a right to purchase to a tenant is occupancy at the date of issuance of a final public report by the California Department of Real Estate, but public reports are not issued for two-unit projects. Since the application is not for a conversion and the building will not have five units, these code sections are not applicable. The requirement that 40% of tenants consent to an application applies to conversion applications, and the Alhambra Street application is not for a conversion.

Finally, I would like to address the issues raised by Mr. Barrett about PG&E and the letter from Conrad Donner to Mr. Barrett, a copy of which is attached to Mr. Barrett's appeal. The property is contaminated with toxic materials along with a number of other properties in the vicinity. PG&E dumped the waste and is now responsible for cleaning it up. Mr. Donner's letter was intended to give the tenants at the building notice of the condition of the property, and to advise them that they would not be held to their respective lease terms if they chose to move. The choice to stay or to move was entirely up to the tenants. The tenants in Unit 164 chose to move. Mr. Barrett decided to stay. PG&E has approached Mr. Cross about buying 162-164 Alhambra Street in connection with the clean up of toxic waste, and Mr. Cross is considering a sale to PG&E. To the extent that remediation of toxic waste or other construction at the site affects Mr. Barrett's tenancy, the Rent Board can hear a petition for decrease in services. However, a sale of the building to PG&E, or any other party for that matter, is not a violation of Mr. Cross's rights as a tenant. Denial of Mr. Cross's application to treat a non-ADU new unit as a new condominium in an existing condominium project will do nothing to protect the tenancy. It will, however, discourage construction of one unit of the new housing San Francisco so desperately needs.

Truly yours,

HERZIG & BERLESE

Barbara E. Herzig
Barbara E. Herzig

cc: C. Cross
J. Barrett
Mauricio Franco

Encl: Recorded subdivision map
Approved Building Permit Application and Building Permit

OWNER'S CERTIFICATE: 80-11640-577
I HEREBY CERTIFY THAT I AM (NAME) THE ONLY OWNER AND HOLDER OF SECURITY INTEREST OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP. THAT I AM (NAME) THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY THAT I HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE BLUE BORDER LINE. THAT SAID MAP CONSTITUTES AND EVIDENCES A CERTIFIED MAP AND QUANTITATIVE FLOOR PLANS WITHIN THE MEANING OF PARAGRAPH 125111 (1) OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND THAT I HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP PURSUANT TO CHAPTER 1, TITLE 5, PART 4, DIVISION SECOND OF THE CIVIL CODE OF THE STATE OF CALIFORNIA. IN WITNESS WHEREOF I HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ 1981.

BY: Patricia Broad William M. Brinkley
Patricia Broad William M. Brinkley
Trustee, 17th Company, a California corporation
BY: William M. Brinkley William M. Brinkley
William M. Brinkley William M. Brinkley
Trustee, 17th Company, a California corporation

TRUSTEE: Carl Paul Enterprises, a California corporation
BY: Patricia Broad William M. Brinkley
Patricia Broad William M. Brinkley
Trustee, 17th Company, a California corporation
BY: William M. Brinkley William M. Brinkley
William M. Brinkley William M. Brinkley
Trustee, 17th Company, a California corporation

OWNER'S ACKNOWLEDGEMENT:
STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON THIS _____ DAY OF _____ 1981, before me, William M. Brinkley, a Notary Public in and for said State and County, personally appeared Patricia Broad and William M. Brinkley, known to me to be the persons whose names are subscribed to the within instrument and who acknowledged to me that they executed the same.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 1981.
NOTARY PUBLIC
MY COMMISSION EXPIRES _____ 1981.

TRUSTEE'S ACKNOWLEDGEMENT:
STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON THIS _____ DAY OF _____ 1981, before me, William M. Brinkley, a Notary Public in and for said State and County, personally appeared Patricia Broad and William M. Brinkley, known to me to be the persons who executed the within instrument and also acknowledged to me that such corporation executed the same and further acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

CITY ENGINEER'S CERTIFICATE:
I, Frank H. Hase Jr., CITY ENGINEER OF THE CITY AND COUNTY OF SAN FRANCISCO DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL MAP ENTITLED "PARCEL MAP NO. 80-11640-577" AND I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE PRELIMINARY MAP AND ANY APPROVED ALTERATIONS THEREOF. THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.
DATED THIS _____ DAY OF _____ 1981.

BY: Frank H. Hase Jr.
Frank H. Hase Jr.
CITY ENGINEER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

SURVEYOR'S CERTIFICATE:
I DO HEREBY STATE THAT DURING THE YEAR OF 1980 A SURVEY WAS MADE UNDER MY DIRECTION AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN ON THIS MAP ENTITLED "PARCEL MAP NO. 80-11640-577" SAN FRANCISCO, CALIFORNIA, COMPRISING _____ SHEETS. I DO HEREBY CERTIFY THAT THE MONUMENTS AND BENCH MARKS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THE WITHIN MAP AND THAT THEY ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACTED AND THAT THE BUILDING IS AS SHOWN.
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 1981.

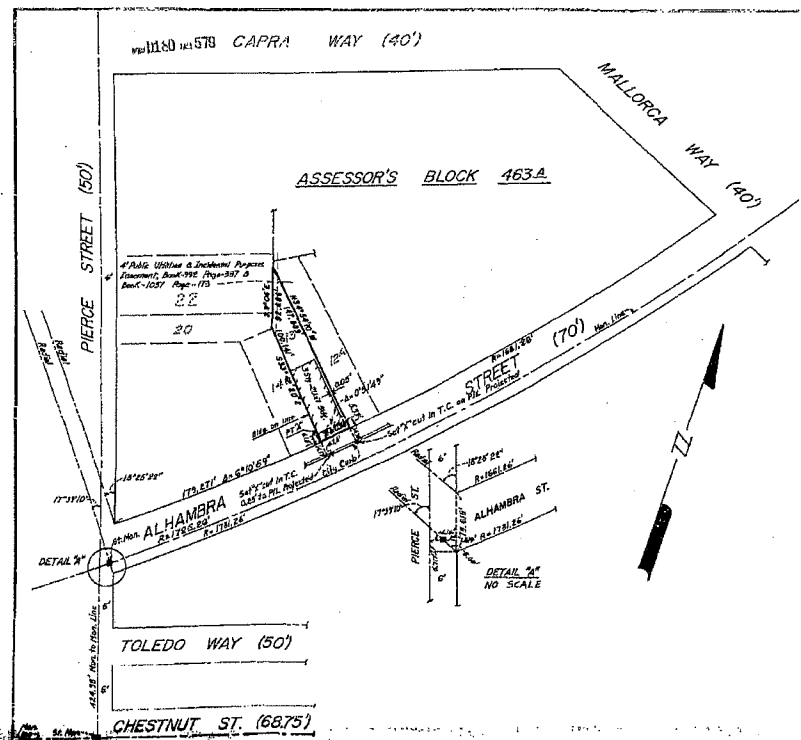
TRANSAMERICAN ENGINEERS & ASSOCIATES, BY E. ARANA, LS 3015

TRUSTEE'S ACKNOWLEDGEMENT:
STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON THIS _____ DAY OF _____ 1981, before me, William M. Brinkley, a Notary Public in and for said State and County, personally appeared Patricia Broad and William M. Brinkley, known to me to be the persons who executed the within instrument and also acknowledged to me that such corporation executed the same and further acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

RECORDATION DATA:
FILED FOR RECORD THIS _____ DAY OF _____ 1981, AT _____
MINUTES PAST _____ M. IN PARCEL MAP BOOK _____ AT _____ PAGES _____ TO _____
INCLUSIVE. OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AT THE REQUEST OF
Charles J. Chase and William Murray
COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

RECORDED AT _____
AT _____ PM _____
APR 10 1981
DUTZ 296
PARCEL MAP OF
162-164 ALHAMBRA STREET
A CONDOMINIUM
BEING A RESUBDIVISION OF LOT 13
A PORTION OF ASSESSOR'S BLK. NO. 463A
SAN FRANCISCO, CALIFORNIA
TRANSAMERICAN ENGINEERS & ASSOCIATES

80-11640-577 92



NOTE: CITY ORDINANCE LIGES PER MONUMENT HAZ No. 7-5-87
 GENERAL NOTE 191-D14014157893

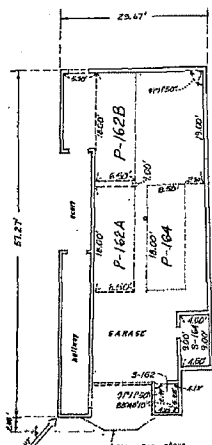
1. THE SUBDIVISION DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE CALIFORNIA CONDOMINIUM ACT, TITLE 4, PART 4, DIVISION SECOND OF THE CIVIL CODE.
2. "UNIT" MEANS A NUMBERED PARCEL, SO DESIGNATED, THE BOUNDARIES OF EACH UNIT ARE THE INTERIOR UNFINISHED SURFACES (EXCLUDING OF PAINT, PAPER, WAX, GLE, ENAMEL, WALLS, FLOORS, FIREPLACES, CEILING, SHROUDS AND WINDOW FRAMES, DOORS AND DOOR FRAMES AND TRIMS) AND INCLUDES BOTH THE PORTIONS OF A BUILDING SO DESIGNATED AND THE AIR SPACE SO DESIGNATED (PER SECTION 450 (2) CALIFORNIA CIVIL CODE).
3. "COMMON AREA" MEANS ALL LANDS AND IMPROVEMENTS NOT LOCATED WITHIN ANY UNIT, THE COMMON AREA ALSO INCLUDES BUT NOT BY WAY OF LIMITATION ALL STAIRWAYS AND LIGHT WELLS, ROOFS, FOUNDATIONS, PIPES AND DUCTS FOR THE MUTUAL USE OF ADJOINING UNITS, LINES, CHUTES, CONDUITS, COLUMNS AND OTHERS TO THE UNFINISHED SURFACE THEREOF, ALL REGARDLESS OF LOCATION WITHIN THE SAID UNITS.
4. THE OWNER OF EACH UNIT SHALL OWN AN UNDIVIDED INTEREST IN THE COMMON AREA AS SHOWN ON SHEET NO. 3.
5. ALL ANGLES SHOWN ARE 90 DEGREES UNLESS EXPRESSLY OTHERWISE INDICATED.
6. ALL WALLS ARE 0.5" THICK UNLESS OTHERWISE NOTED.
7. THE SEPARATELY NUMBERED (LETTERED) PARCELS SHOWN ON SHEET 3, (P-162A THROUGH P-164) ARE PARKING AREAS, EASEMENT FOR THE EXCLUSIVE USE OF SAID AREAS MAY BE GRANTED AS APPURTENANCES OF PARTICULAR UNITS.
8. BENCH MARK ELEVATIONS SHOWN ARE BASED ON CITY DATUM AND WERE OBTAINED FROM A GROUP OF CITY BENCH MARKS, LOCATED AT THE INTERSECTION OF ALHAMBRA ST. & PIERCE ST.
9. THE SEPARATELY NUMBERED PARCEL (S) SHOWN ON SHEET 3, (S-162 THROUGH S-164) IS A STORAGE AREA, EASEMENT FOR THE EXCLUSIVE USE OF SAID AREA MAY BE GRANTED AS APPURTENANCES OF PARTICULAR UNITS.

PARCEL MAP OF
162-164 ALHAMBRA STREET
A CONDOMINIUM
 BEING A RESUBDIVISION OF LOT 13
 A PORTION OF ASSESSOR'S BLK. NO. 463A
 SAN FRANCISCO, CALIFORNIA
 TRANSMERICAN ENGINEERS & ARCHITECTS
 1825 MISSION STREET - SAN FRANCISCO, CA 94103

0160 11 581

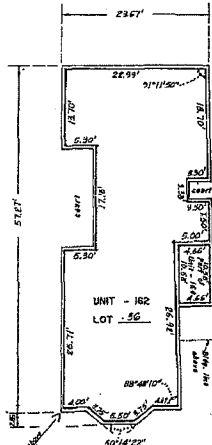
0150 11 530

34



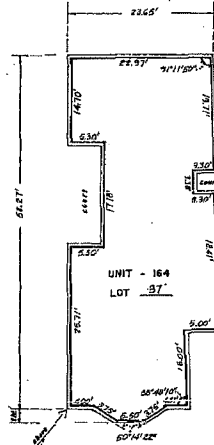
ALHAMBRA STREET

1st FLOOR



ALHAMBRA STREET

2nd FLOOR



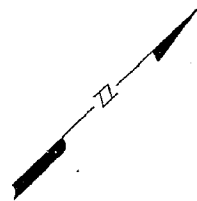
ALHAMBRA STREET

3rd FLOOR

TABLE FOR LOT AREA AND PERCENTAGE OF INTEREST IN COMMON AREA

UNIT	LOT	SQ. FT.	%
162	56	1122.59	31.40
164	57	1245.70	32.60

PARCEL MAP OF
162-164 ALHAMBRA STREET
A CONDOMINIUM
 BEING A RESUBDIVISION OF LOT 13
 A PORTION OF ASSESSOR'S BLK. NO. 463A
 SAN FRANCISCO, CALIFORNIA



APPROVED

Dept. of Building Insp.

OCT 19 2015

Tom C. Hui

TOM C. HUI, S.B.
DIRECTOR

Capacity Charge
\$ 638
9/17/15



REVIEWED BY MIKE
FIRE DEPT INSPECTION
NOT REQUIRED

APPROVED FOR ISSUANCE

BLDG. FORM 3/8

APPLICATION NUMBER

OSHA APPROVAL REQ'D
APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE-COUNTER ISSUANCE

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.

NUMBER OF PLAN SETS



DATE FILED	FILED FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB	BLOCK & LOT
PERMIT NO.	ISSUED	(2) ESTIMATED COST OF JOB	(3) REVISED COST
	OCT 19 2015	\$ 305,000.00	BY: DATE:

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING					
(4A) TYPE OF CONSTR.	(5A) NO. OF STORIES OF OCCUPANCY	(6A) NO. OF BASEMENTS AND CELLARS	(7A) PRESENT USE	(8A) OCCUP. CLASS	(9A) NO. OF DWELLING UNITS
(4) TYPE OF CONSTR.	(5) NO. OF STORIES OF OCCUPANCY	(6) NO. OF BASEMENTS AND CELLARS	(7) PROPOSED USE (LEGAL USE)	(8) OCCUP. CLASS	(9) NO. OF DWELLING UNITS
(10) IS AUTO RUMWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(13) PLUMBING WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
(14) GENERAL CONTRACTOR	ADDRESS	ZIP	PHONE	CALIF. LIC. NO.	EXPIRATION DATE
(15) OWNER - LESSEE (CROSS OUT ONE)	ADDRESS	ZIP	BTRC #	PHONE (FOR CONTACT BY DEPT.)	
(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)					
CONVERT A RESIDENTIAL UNIT INTO A UNIT ON THE SECOND FLOOR. THE NEW UNIT WILL BE ON THE GROUND LEVEL. THE UNIT WILL HAVE LN ENVELOPE IN THE GARAGE & STORAGE SPACE. THE UNIT WILL HAVE LN FINISH AREAS KITCHEN, BATH, LIVING ROOM, AUTOMATIC FIRE SPRINKLER WILL BE INSTALLED THROUGHOUT THE GROUND LEVEL.					
ADDITIONAL INFORMATION					
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	12'00" FT	(19) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA	50 FT.	(21) WILL SIDEWALK OR QUIP-SIDEWALK SPACE BE REPAIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(23) ANY OTHER EXISTING BLDG ON LOT? (IF YES, SHOW ON PLOT PLAN)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THE ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
(25) ARCHITECT OR ENGINEER (DESIGN & CONSTRUCTION)	ADDRESS	CALIF. CERTIFICATE NO.			
(26) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS ANY KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN")	ADDRESS				

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. 386, 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 (24).

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

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 items (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: Alsup

Policy Number: 109925

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

() 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 with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

PROPRIATE BOX
R ARCHITECT
AGENT

3911

BY: THOMAS LE

[Signature]

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

NOTIFIED MR.

APPROVED:

See RP for approval
1 - New Dwelling
3 total - RH-3

DATE:

REASON:

[Signature]

DEPARTMENT OF CITY PLANNING

9/17/15

NOTIFIED MR.

APPROVED:

REVIEWED BY FIRE DEPT

Tom Haney
FIRE DEPT INSPECTIONS
NOT REQUIRED

DATE:

REASON:

Thomas Haney, SFPD

SEP 17 2015

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

NOTIFIED MR.

APPROVED:

SEE ARCHITECT'S STATEMENT ON
SHEET T. 1 FOR SEISMIC STRENGTHENING ISSUE

CHECKED

OCT 16 2015

BY: THOMAS LE

CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

DATE:

REASON:

[Signature]

NOTIFIED MR.

APPROVED:

REYNALDO ORTEGA

SEP 17 2015

BUREAU OF ENGINEERING

DATE:

REASON:

[Signature]

NOTIFIED MR.

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

DATE:

REASON:

NOTIFIED MR.

APPROVED:

SFPUC

Bill Tom

SFPUC Capacity Charges

See attached SFPUC Capacity Charge Invoice for total amount due. DBI will collect charges.

DATE:

REASON:

HOUSING INSPECTION DIVISION

NOTIFIED MR.

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

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of assignments:

OWNER'S AUTHORIZED AGENT

CENTRAL PERMIT BUREAU
1660 Mission Street
San Francisco, California 94103

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
(415)558-6088

Receipt No: 1372765
Application/Permit No: 201509177273

PERMIT IS GRANTED TO

ERECT ALTER BUILDING ERECT SIGN DATE OF ISSUE 19-OCT-15
 DEMOLISH BUILDING GRADE FILING FEE RECEIPT # _____
 LOWER CURB OCCUPY STREET SPACE
 EXCAVATE STREET OR SIDEWALK POST NOTICE
 HOUSE NUMBER CERTIFICATE REPAIR OR CONSTRUCT SIDEWALK

THIS PERMIT IS GRANTED IN ACCORDANCE WITH PROVISIONS OF THE CHARTER AND ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO AND/OR THE CURRENT STANDARD SPECIFICATIONS OF THE DEPARTMENT OF BUILDING INSPECTION

* ADDITIONAL INFORMATION REGARDING SPECIFIC PERMITS IS GIVEN ON THE BACK OF THIS FORM.

SUPPLEMENTAL FEE PAID:

FINAL PLAN CHECK EXPEDITER FEE PENALTY
 STRUCTURAL LTR DCP FEE FIRE

OWNER:

CHARLES CROSS TRUST

LOCATION OF JOB: HOUSE NUMBER: EXISTING ASSIGNED
 STREET ADDRESS BLOCK/LOT
162 ALHAMBRA ST 0463A/013
164 ALHAMBRA ST 0463A/013

METES AND BOUNDS

FRONTAGE FT. 3 # STORIES 5 TYPE R-2 LEGAL OCCUPANCIES _____
 BUILDING USE APARTMENTS ESTIMATED COST \$ 305,000.00
 SIDEWALK SQ. FTGE _____ ST. SPACE LINEAR FT. 20 9 FT. CURB SECT. TO BE LOWERED _____
 PARKING METER LINEAR FT. _____ PARKING METER DAYS _____

WORK MUST COMMENCE ON BUILDING WITHIN TIME PER CODE, UNLESS EXTENSION AUTHORIZED PRIOR TO EXPIRATION. IF UNDER ENFORCEMENT ORDERS, SPECIAL TIME PERIODS SPECIFIED IN NOTICE OF VIOLATION OR ABATEMENT ORDER WILL APPLY.

TIME FOR COMPLETION OF WORK UNDER THIS BUILDING PERMIT EXPIRES 1080 Days AFTER DATE OF ISSUANCE. IF UNDER ENFORCEMENT ORDERS, SPECIAL TIME PERIODS WHERE SPECIFIED WILL APPLY. (NOTE: STREET SPACE PERMIT EXPIRES ON COMPLETION OF WORK OR WHEN REVOKED BY DIRECTOR OF PUBLIC WORKS, SEE BACK OF FORM FOR OTHER TIME LIMITS.)

DON CLEMONS 707321209395

FEE PAYOR
18766 JAMIE LEE LANE
 ADDRESS
SONOMA CA 95476
 CITY

PERMIT 1372765
 APPEAL _____
 CENTRAL PERMIT BUREAU-D.B.I. CVICTORI

DBI P/C PAID AT FILING

\$0.00

AUDITED FOR REFUND	FEE
DCP PLAN CHECK	9,663.60
BUILDING	1,520.00
PLAN REVIEW	3,547.00
ST. SPACE	768.00
FIRE PLAN CHECK FEE	1,721.58
PUC WW CAPACITY	2,171.00
PUC WATER CAP	638.00
RECORDS RETENTION	24.00
BLDG STDS ADMIN FUND	13.00
TECH SURCHARGE	344.88
SURCHARGE	0.00
BOA SURCHARGE	56.00
SUBTOTAL OF FEES WITH APPLICABLE SURCHARGES	\$20,467.06
STRONG MOTION	39.65
SUBTOTAL OTHER FEES	39.65
TOTAL	\$ 20,506.71

SEPARATE PERMITS MUST BE OBTAINED FOR ELECTRICAL, PLUMBING OR OTHER RELATED WORK
 9003-18(Rev.10/95)

Jalipa, Brent (BOS)

From: BOS Legislation, (BOS)
Sent: Tuesday, November 08, 2016 3:49 PM
To: Jeb Barrett; Kassie Eckhart; Franco Maurice; imarockstew@hotmail.com; charles@cross.bz; michelle@sflandsurveyor.com; rick@sflandsurveyor.com; cmacario@hbcondolaw.com; Michael Kelly
Cc: BOS-Supervisors; BOS-Legislative Aides; Givner, Jon (CAT); Stacy, Kate (CAT); Byrne, Marlena (CAT); Malamut, John (CAT); Nuru, Mohammed (DPW); Storrs, Bruce (DPW); Ryan, James (DPW); Sanguinetti, Jerry (DPW); Mapping, Subdivision (DPW); Sanchez, Scott (CPC); Rodgers, AnMarie (CPC); Starr, Aaron (CPC); Calvillo, Angela (BOS); Somera, Alisa (BOS); Lew, Lisa (BOS); Chang, Tina (CPC); BOS Legislation, (BOS)
Subject: Appeal Response - Appeal of Tentative Map - 162-164 Alhambra Street - Appeal Hearing on November 15, 2016
Categories: 161174

Good afternoon,

Please find linked below an appeal response received by the Office of the Clerk of the Board from Public Works, concerning the Tentative Map Appeal for the project at 162-164 Alhambra Street.

[Public Works Letter - November 8, 2016](#)

The appeal hearing for this matter is scheduled for a 3:00 p.m. special order before the Board on November 15, 2016.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 161174](#)

Thank you,

Brent Jalipa

Legislative Clerk

Board of Supervisors - Clerk's Office

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

(415) 554-7712 | Fax: (415) 554-5163

brent.jalipa@sfgov.org | www.sfbos.org



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

***Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*



Edwin M. Lee
Mayor

Mohammed Nuru
Director

Jerry Sanguinetti
Bureau of Street Use & Mapping
Manager

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

Bureau of Street Use & Mapping
1155 Market St., 3rd floor
San Francisco, CA 94103
tel (415) 554-5827
Subdivision.Mapping@sfdpw.org

sfpublicworks.org
facebook.com/sfpublicworks
twitter.com/sfpublicworks

Date: November 8, 2016

Attn: Clerk of the Board
San Francisco Board of Supervisors
San Francisco City Hall
1 Dr Carlton B Goodlett Pl #244
San Francisco, CA 94102

**Re: Tentative Map # 9131 Approval Appeal at 162-164 Alhambra Street
San Francisco, California**

Subdivision Application Summary:

- August 5th, 2016 Public Works received Subdivision Tentative Map application for a Three Condominium Unit - New Construction Subdivision.
- August 17th Public Works Circulated to the Department of City Planning.
- October 5th Department of City Planning approved the application as consistent with the General Plan and CEQA.
- October 18th Public Works approved the Subdivision Tentative Map and sent out the notices.

Public Works approved Tentative Subdivision Map 9131, being a three unit new construction condominium project. This project qualified as new construction because the parcel consists of an existing two dwelling residential building (reference 3-R Report 20160729 issued July 29, 2016) and was previously mapped as a two unit condominium according to the Parcel Map recorded April 10, 1981 in Parcel Map Book 19 at Pages 98-99.

Appellants have raised two primary claims in their appeal: (1) the new dwelling unit in the building is an accessory dwelling unit and (2) the subdivision is a condominium conversion. We disagree with both these claims as set forth below.

1. The building does not contain an accessory dwelling unit.
The Planning Department, in a letter attached to this document, discusses why the added unit in this building is a new dwelling unit and not an accessory dwelling unit. Public Works incorporates the Planning Department letter herein by reference.
2. The subdivision is not a condominium conversion under the SF Subdivision Code.

Appellants claim that this application should in fact have been treated as a condominium conversion. The department disagrees with this contention for the following reason. Subdivision Code Sec. 1308(d) defines a conversion to condominium as, "a subdivision which changes the type of ownership of real property to that defined as a Condominium project...and in which two or more condominiums, ...are newly created wholly or in substantial part within an existing residential structure or structures, regardless of the present or prior use of such structures and of whether substantial improvements have been made to such structures. A conversion also shall include a subdivision that: (1) is created wholly or in substantial part within an existing residential structure or structures, regardless of the present or prior use of such structures and of whether substantial improvements have been made to such structures and (2) divides one or more of the existing residential dwelling units into separate lots, parcels, or units."

Applying this definition to the facts, the department did not treat this application as a "conversion" for two reasons:

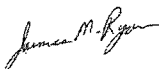
a) Public Works previously mapped and recorded the building as a 2-unit condominium subdivision in 1981. Consequently, the subdivision would not result in "two or more condominiums being *newly* created" in this building. In addition, it is immaterial how the SF Tax Assessor characterizes the property for tax purposes as the Assessor has no role in the regulatory process of approving condominium subdivision maps and the Assessor's lot designations may not always track approved subdivisions.

b) Under the second half of the definition of a "conversion", the project also fails to qualify as a conversion. In this two prong test, a project must both be "created wholly or in substantial part within an existing residential structure or structures", and "divide one or more of the existing residential dwelling units into separate lots, parcels, or units." In the present application, the applicants created a new ground floor unit wholly within the garage portion of an existing residential structure, but they did not divide one or more of the existing second floor units into separate units because the second floor units were previously divided in conformance with the Subdivision Code in 1981, as discussed above. Consequently, for both of these reasons, the department's position is that this subdivision is not a "conversion" and recommends that the Board of Supervisors uphold Public Works' decision.

The appellants also raised claims that the notice required under the Subdivision Code was not proper. All noticing requirements were satisfied and Public Works sent notices of its tentative subdivision map to the tenants currently residing in the building. Finally, while Public Works does take tenants' rights very seriously, under the circumstances of this particular tentative subdivision map approval, the Subdivision Code does not provide for any particular tenant occupancy rights, as this project is not a condominium conversion.

Sincerely,

Bruce R. Storrs,
City and County Surveyor
City and County of San Francisco

 James Ryan
2016.11.08 13:43:
20 -08'00'

By: James Ryan,
Chief Surveyor

cc: John Malamut
Tina Chang
Charles Cross
Jeb Barrett
Kassie Eckhart
Maurice Franco



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

APPEAL OF TENTATIVE MAP 162-164 Alhambra Street

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DATE: November 4, 2016
TO: Bruce Storrs, Department of Public Works
FROM: Tina Chang, Subdivision Coordinator for the Planning Department
Wayne Farrens, Case Planner – Planning Department (415) 575-9172
RE: Board of Supervisors File No. 161174 - Appeal of the approval of Tentative Map for
162-164 Alhambra Street.
HEARING DATE: November 15, 2016
ATTACHMENTS: None

PROJECT SPONSOR: Michelle Petty, Frederick T. Seher & Associates, Inc.

APPELLANT: John Barrett, tenant of 162 Alhambra Street
Kathleen Eckhart, tenant of 162 Alhambra Street
Mauricio Franco, owner of 219-221 Mallorca Way

INTRODUCTION:

On October 27, 2016, an appeal of the Tentative Approval of the 3 unit New Construction Condominium Subdivision Application at 162-164 Alhambra Street was filed. In reviewing the appeal, the Planning Department has found that the majority of issues raised by the appellants are not issues related to the Planning Code or General Plan. Below, we have addressed the appellant issues found to fall under the purview of the Planning Department.

PROJECT DESCRIPTION:

The proposal is a request for a 3-unit subdivision, pursuant to the California Subdivision Map Act and the San Francisco Subdivision Code, of a new dwelling unit within an existing two-unit residential condominium building at 162-164 Alhambra Street. Requests for divisions of land are under the jurisdiction of the Department of Public Works but are referred to the Planning Department to ensure that the request complies with all applicable requirements of the Planning Code and the goals and objectives of the General Plan.

Memo

APPELLANT ISSUES AND PLANNING DEPARTMENT CLARIFICATIONS:

The Appeal centers on concerns relating to Subdivision Code 1396.5, 1386, 1387 and CA Government Code 66427.1, 66451.3, and 66427.1. That said, the Department would like to clarify a couple of points raised in the Appeal Letter.

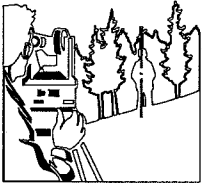
ISSUE #1: The appellant challenges the qualification of the third unit as a condominium.

RESPONSE #1: While this is a matter under the jurisdiction of the Department of Public Works, the Planning Department would like to clarify that the third unit is not an Accessory Dwelling Unit as defined by the Planning Code. The Citywide Accessory Dwelling Units legislation (Board File 160657), which took effect on September 3, 2016, is intended to allow for additional dwelling units in cases where a property is already reaching or exceeding density limits for its respective zoning district and/or unable to meet certain development standards for the new unit, such as exposure or usable open space requirements. The subject property, however, is located within the RH-3 (Residential, House, Three-Family) Zoning District which allows up to three dwelling units per lot and the project meets all applicable development standards for new units pursuant to Planning Code Section 209.1. Therefore, although the project resembles those often seen under the Citywide Accessory Dwelling Units program, it does not require any special exemptions or waivers and should therefore be viewed as a Planning Code-compliant dwelling unit, not an Accessory Dwelling Unit.

The Project Sponsor filed Building Permit Application No. 201509177273 with the Department of Building Inspection on September 17, 2015 for the purpose of adding a third dwelling unit on the ground floor of the existing two-unit residential building. The proposal was reviewed over-the-counter at the Planning Information Center and was approved as a Planning Code compliant Dwelling Unit by Planning Department staff on September 17, 2015.

ISSUE #2: The appellant challenges the tentative map approval on the basis that Building Permit #201509177273 was violated when construction commenced without any notification to tenants or neighbors – and without proper posting of building permits.

RESPONSE #2: Again, here the appellant may be concerned about notification related to either the Building Code or the Subdivision Code, both of which are under the jurisdiction of other city departments, the Planning Department can clarify that no notice was needed under the Planning Code. Planning Code Section 311 governs residential permit review procedures for projects in residential districts, within which this project falls. Notification pursuant to Section 311 is required when the project results in an increase to exterior dimensions, except for those permitted per Section 136, the removal of more than 75 percent of a residential building's existing interior wall framing, and/or the removal of more than 75 percent of the area of the existing framing. Since none of these criteria were met, the Planning Department did not require notification and approved the permit over-the-counter. The Planning Department cannot speak to compliance of notification procedures pursuant to either the Building Code or the Subdivision Code.



LETTER OF TRANSMITTAL

DATE: November 4, 2016

JOB NUMBER: 1983-16

TO: Bureau of Street-Use & Mapping
1155 Market Street, 3rd Floor
San Francisco, CA 94103

ATTENTION: Bruce Storrs

SUBJECT: New Construction Condominium – 162-164 Alhambra Street, San Francisco, CA 94123
Block 0463A Lot 013

TRANSMITTING THE FOLLOWING: -Attached

- ⇒ Cover Letter
- ⇒ Signed Application
- ⇒ Checklist
- ⇒ Two fee checks (\$9,475.00 and \$250.00) attached to one application
- ⇒ Tentative Parcel Map, five (5) sets
- ⇒ Preliminary Title Report
- ⇒ Grant Deeds
- ⇒ Previous Land Use
- ⇒ Permit numbers for any approved building permits
- ⇒ Owner's Release of interest in Common Areas
- ⇒ Neighborhood Notification Package
 - ⇒ 300' Radius Map, one (1) set
 - ⇒ Address List, one (1) set
 - ⇒ Stamped and addressed envelopes, one (1) set
- ⇒ Photographs of subject property two (2) Sets
- ⇒ Draft Proposition "M" findings one (1) Set
- ⇒ Provide proposed sale price for Below Market Rate N/A
- ⇒ Copy of the Signed Planning Department or Planning Commission motion approving the project
- ⇒ Copies of Notices of Special Restrictions
- ⇒ Copy of Building Permit one

REMARKS:

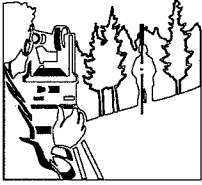
Bruce:

If you have any questions or need additional information, please do not hesitate to call (415) 921-7690.

Regards,

Michelle Petty

841 LOMBARD STREET, SAN FRANCISCO, CALIFORNIA 94133 - PHONE (415) 921-7690 - FAX (415) 921-7655 - EMAIL rick@sflandsurveyor.com



July 28, 2016

Application for New Construction

City and County Surveyor
Department of Public Works
Bureau of Street-Use and Mapping
1155 Market Street, 3rd Floor
San Francisco, CA 94103

Dear Bruce:

In compliance with the California Subdivision Map Act, the San Francisco Subdivision Code, the San Francisco Subdivision Regulations, and all amendments thereto, I/we, the undersigned subdivide, or agent, hereby submit to you for your review and processing a proposed condominium subdivision, together with the New Construction Condominium Application and Checklist and all applicable items, fees, documents and data checked thereon for APN: 0463A-013 at 162-164 Alhambra Street.

Respectfully,

Michelle Petty
Office Manger

Attachment: Application Packet

(Required for all New Construction Condominium Applications)

D. APPLICATION

Property Address: 162-164 Alhambra Street

For DPW-BSM use only
ID No.: _____

Assessor's Block: 0463A Lot Number(s): 013

Owner:	
Name:	Charles Cross of Charles Cross Trust
Address:	3560 Jackson Street, San Francisco, CA 94118
Phone:	415.567.4141 E-mail: charles@cross.bz
Person to be contacted concerning this project (if different from owner)	
Name:	Michelle Petty
Address:	841 Lombard Street, San Francisco, CA 94133
Phone:	415.921.7690 E-mail: michelle@sflandsurveyor.com
Firm or agent preparing the subdivision map:	
Name:	Frederick T. Seher and Associates, Inc.
Address:	841 Lombard Street, San Francisco, CA 94133
Phone:	415.921.7690 E-mail: rick@sflandsurveyor.com
Subdivider (if different from owner)	
Name:	
Address:	

Number of Units in Project: 3

This subdivision creates an airspace: No Yes (shown on Tentative Map)
 This subdivision creates an addition to an existing building No Yes (shown on Tentative Map)

Check only one of the following options:

	Indicate project type
Residential Only	<input checked="" type="checkbox"/>
Mixed-Use	<input type="checkbox"/> If checked, Number of residential unit(s): ___ Number of commercial unit(s): ___

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO

I (We) Charles Cross, Charles Cross Trust
(Print Subdivider's Name in full)

declare, under penalty of perjury, that I am (we are) the owner(s) [authorized agent of the owner(s)] of the property that is the subject of this application, that the statements herein and in the attached exhibits present the information required for this application, and the information presented is true and correct to the best of my (our) knowledge and belief.

Date: August 2, 2016 Signed: Charles Cross

Date: _____ Signed: _____

E. NEW CONSTRUCTION CONDOMINIUM APPLICATION CHECKLIST

Check the following items enclosed where applicable:

Submitted per guidelines and in this order?		Official Use Only	No.	Item Description and Order	Total of copies	Which and how many of total required items are needed for each agency?			Form No. (where applicable)
Yes	No					DPW	DCP	DBI	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.	Four (4) copies of Tentative Parcel Map [DPW copies: 3-BSM Mapping Section; 1-City Planning One additional copy will be required if project falls within the jurisdiction of SFRA (See Page 7).	4	3	1	1*	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2.	Six (6) copies of Tentative Final Map [DPW copies: 5-BSM Mapping Section; 1-City Planning One additional copy will be required if project falls within the jurisdiction of SFRA (See Page 7). N/A	6	5	1	1*	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.	Subdivision Fee (\$9,725.00) CK #3180 59,475.00 and CK #3181 5250.00	1				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.	Preliminary Title Report (dated within 3 months)	2	1	1		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.	Grant Deeds and any other recorded documents for: <input checked="" type="checkbox"/> Subject Site and <input checked="" type="checkbox"/> Adjoiners	1	1			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.	Previous Land Use.	2	1	1		Form No. 1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6a.	Permit numbers for any approved building permits	2	1	1		Form No. 1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.	Owner's Release of Interest in Common Areas [Sec. 1323 (6)]	2	1	1		Form No. 2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.	Neighborhood notification packet for Tentative Map decision.	1	1			
				<input checked="" type="checkbox"/> 300-Foot Radius Map					
				<input checked="" type="checkbox"/> Address List					
				<input checked="" type="checkbox"/> Envelopes					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.	Photographs of subject property, as follows: [Public Works Code Sec. 723.2 & Planning Code] <input checked="" type="checkbox"/> Front photo from the street looking at the property, including sidewalk without obstructions <input checked="" type="checkbox"/> Photo from left side showing property line and sidewalk fronting subject site <input checked="" type="checkbox"/> Photo from right side showing property line and sidewalk fronting subject site <input checked="" type="checkbox"/> Photo of rear of property	3	2	1		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.	Proposition "M" Findings demonstrating consistency with Eight Priority General Plan Policies [Planning Code Sec. 101.1(b)]	2	1	1		Form No. 3
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11.	Review by Department of Building Inspection, if required, See Page 8. N/A	1			1	Form No. 4
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	12.	Provide proposed sales prices for Below Market Rate (BMR) units (Form No. 1) N/A	1	1			Form No. 1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13.	A copy of the signed Planning Dept. or Planning Commission motion approving the project	1	1			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14.	Provide copies of any Notices of Special Restrictions associated with this site.	1	1			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	15.	3R report required for existing dwelling units-See Page 8 for details. N/A per Bruce	1	1			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.	Copy of Building Permits-See Page 8 for details.	1	1			

*** ADDITIONAL COPY TO DBI – SEE REQUIREMENTS PAGE 8, ITEM 11**

NOTE: TO ANYONE HAVING ANY TYPE OF INTEREST IN THIS MAP PLEASE BE ADVISED AS FOLLOWS:

1. THAT ALL TITLE INFORMATION HEREON INCLUDING EASEMENTS WAS PREPARED SOLELY FOR AND IN STRICT COMPLIANCE WITH OUR CLIENTS OF THE ABOVE'S REQUIREMENTS AND THE INFORMATION SUPPLIED TO FREDERICK T. SEHER & ASSOCIATES, INC. FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITY ON THIS PROJECT.

2. THAT THIS MAP HAS BEEN PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE FOR CHARGED FEES AND THAT IT REMAINS THE PROPERTY OF FREDERICK T. SEHER & ASSOCIATES, INC. HEREON THE PROJECT OF ANY PROJECT ON THIS SITE IS CONSIDERED VOID.

3. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENTS PREPARED BY FREDERICK T. SEHER & ASSOCIATES, INC. ARE THE PROPERTY OF FREDERICK T. SEHER & ASSOCIATES, INC. AND ARE TO BE USED ONLY FOR THE PURPOSES STATED HEREON. FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOSES SHALL BE AT THE USER'S SOLE RISK AND WITHOUT ANY OTHER WARRANTIES OR REPRESENTATIONS. FURTHERMORE, THE USER SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE, LOSS, LIABILITY, OR OTHER CONSEQUENCES THAT MAY BE INCURRED BY THE USER BY ANY USE OF THIS MAP OR ANY INFORMATION THEREON BEYOND THE INTENTED PURPOSES. FURTHERMORE, FREDERICK T. SEHER & ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR ANY AND ALL DAMAGE, LOSS, LIABILITY, OR OTHER CONSEQUENCES THAT MAY BE INCURRED BY THE USER BY ANY USE OF THIS MAP OR ANY INFORMATION THEREON BEYOND THE INTENTED PURPOSES.

4. THAT ANY INFORMATION CHANGED WITHIN THIS SITE OR THE ADJACENT SITE THEREOF AS WELL AS THE TRANSFERS OF THE PROPERTY IN QUESTION SHOULD BE FOR ALL LISTS AND/OR THE LISTS OF SELLER AND BUYER FROM THE DATE OF THIS MAP PREPARED SHOULD BE MADE FOR ALL INFORMATION, HEREON (UNLESS A RECAPTURE IS ORDERED TO RECAP, UPDATE OR RECAPTURE THIS MAP).

5. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENTS STATED UNLESS STATED WITHIN THIS MAP.

6. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL BE THE RESPONSIBILITY OF ALL CLIENTS OBTAINING TO FREDERICK T. SEHER & ASSOCIATES, INC. UNLESS OTHERWISE NOTED TO.

7. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PROVIDE ALL DATA NECESSARY TO BE PROVIDED WHICH MAY APPEAR OUT OF INFORMATION SHOWN HEREON.

8. THIS MAP WILL BE PROVIDED IN AN ELECTRONIC FORMAT AS A SOLUTION TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. IT SHALL BE THE RESPONSIBILITY OF THE CLIENT TO VERIFY THAT THE ELECTRONIC FILE IS ACCURATE AND THAT IT IS THE CORRECT REPRESENTATION OF THE PROFESSIONAL WORK PRODUCT DELIVERED TO THE CLIENT. THE ELECTRONIC FILE IS AS IS. THE USER SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE, LOSS, LIABILITY, OR OTHER CONSEQUENCES THAT MAY BE INCURRED BY THE USER BY ANY USE OF THIS MAP OR ANY INFORMATION THEREON BEYOND THE INTENTED PURPOSES.

BOUNDARY NOTES:

PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE BASED UPON AN ANALYSIS OF CERTAIN IMMOVABLE RECORD DATA, FIELD NOTES, AND ADJACENT PARCELS MAPS. IT IS THE INTENT OF THIS MAP TO PROVIDE A FORMAL BOUNDARY RECORDATION FOR THE SUBJECT PROPERTY SHOWN HEREON. THIS RECORDATION WILL INCLUDE THE SETTING OF PROPERTY CORNERS AND THE RECORDING OF A RECORD OF SURVEY UNDER CALIFORNIA STATE LAW, EVIDENTIARY RECORDS, RECORDS, RECORDS, RECORDS.

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

UTILITY NOTES:

UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMPARISON OF OBSERVED SURFACE CONDITIONS, EVIDENCE FROM FIELD NOTES AND RECORDS OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES AND WERE INTENDED TO REPRESENT THE ACTUAL LOCATION, PROPERTIES, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO DEPTH, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AND CAPACITY OF ANY UTILITIES.

GENERAL NOTES:

THIS IS A MAP OF ALL DATA IS OTHER RECORDS ARE SHOWN AS A CORRECTION FROM ONLY, AND ARE NOT INTENDED TO REPRESENT ACTUAL SURVEY FINDINGS.

DATE OF FIELD SURVEY:

TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY FREDERICK T. SEHER & ASSOCIATES, INC. ON JULY 20, 2016.

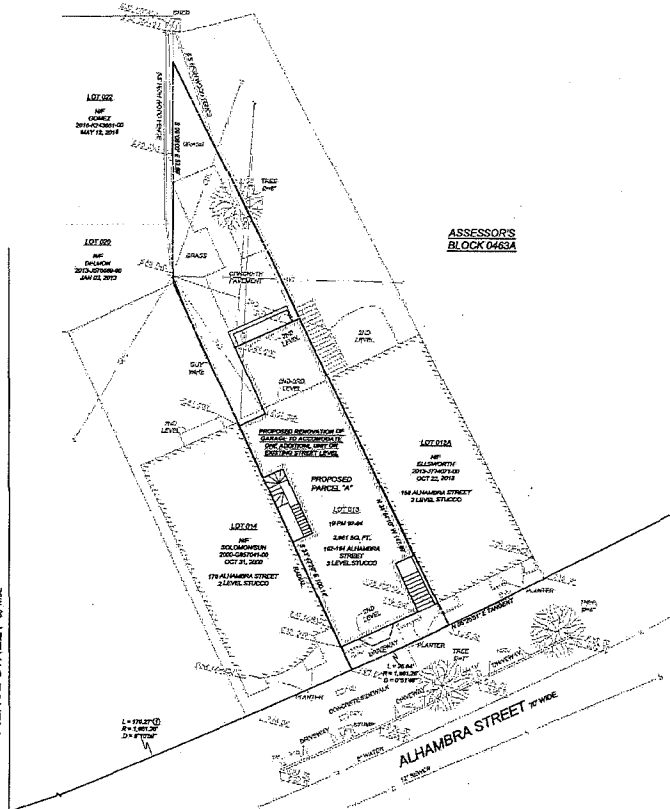
SURVEY REFERENCES:


THE SURVEY HEREON IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING TRUST INSTRUMENTS:

- ① LOT 1012, RECORDED JULY 04, 2016, DOCUMENT NUMBER 2016-101001010010.

PROSPECT BENCHMARK - DESCRIPTION:

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF ALHAMBRA STREET AND PIERCE STREET. BENCHMARKS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM, M.S. CORNER - 1577 CONCRETE CURE OVER 1941 REVISIONS - 1547





SCALE: 1" = 10'

LEGEND:

- ADJ. ADJACENT
- AK. BACK ON WALL
- CTV. CABLE TELEVISION
- CL. CONCRET
- CON. CORNER OF BUILDING
- SI. SIGN
- FL. FLOW LINE
- END. END
- OF. OFF
- PA. PAVER
- FD. FENCE
- SD. SAND
- TC. TREE

UTILITY:

- SANITARY SEWERING
- OVERHEAD ELECTRIC LINE
- WATER LINE
- POWER POLE
- SIGN
- SPOT ELEVATION

OTHER:


- TREE
- TREE STUMP

OWNER:

MR. CHARLES CROSS
SUNLAND CROSS
SAN FRANCISCO, CA 94111


SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTOR, AND IS BASED UPON A FIELD SURVEY.



 Frederick T. Seher, PLS
 License No. 8218
 AUGUST 3, 2016
 DATE

DATE	BY	REVISIONS
07/20/16	FS	INITIAL
08/02/16	FS	REVISIONS
08/02/16	FS	REVISIONS
08/02/16	FS	REVISIONS
08/02/16	FS	REVISIONS
08/02/16	FS	REVISIONS
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08/02/16	FS	REVISIONS
08/02/16	FS	REVISIONS
08/02/16	FS	REVISIONS



FREDERICK T. SEHER & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 SURVEYING & MAPPING
 941 L. CARRASCO STREET, SAN FRANCISCO, CA 94113
 (415) 921-7890 FAX (415) 921-7855

TENTATIVE PARCEL MAP
BEING A 3 UNIT RESIDENTIAL NEW CONSTRUCTION CONDOMINIUM PROJECT
162-164 ALHAMBRA STREET, SAN FRANCISCO, CA
ASSESSOR'S BLOCK 0463A, LOT 013

SHEET 1
OF 1 SHEETS
JUL 20 2016
1563-16

CHARLES J. CROSS
 3560 JACKSON STREET
 SAN FRANCISCO, CA 94118

3180
 11-4166/3210
 18

DATE 8/2/16

PAY TO THE ORDER OF JPC \$ 9,475⁰⁰

Name of and Amount in Words Nine thousand four hundred and seventy five 00/100 DOLLARS

FIRST REPUBLIC BANK
311 California Street
 San Francisco, CA 94118
 Tel: (415) 811-4400 / (800) 270-4400 (After Care Only)

FOR _____

CHARLES J. CROSS
 3560 JACKSON STREET
 SAN FRANCISCO, CA 94118

3181
 11-4166/3210
 18

DATE 8/2/16

PAY TO THE ORDER OF JPC \$ 250

Name of and Amount in Words Two hundred fifty 00/100 DOLLARS

FIRST REPUBLIC BANK
311 California Street
 San Francisco, CA 94118
 Tel: (415) 811-4400 / (800) 270-4400 (After Care Only)

FOR _____

Updated



First American Title

First American Title Company

One Embarcadero Center, Suite 250

San Francisco, CA 94111-3632

California Department of Insurance License No. 151

Charles John Cross
c/o John Britton,
W. J. Britton & Co. , 1345 Mission Street
San Francisco, CA 94103
Phone: (415)934-1151

Customer Reference:

Order Number: 3811-5152501 (DL)

Title Officer: Douglas Lagomarsino
Phone: (415)796-6122
Fax No.: (866)420-3241
E-Mail: dlagomarsino@firstam.com
Buyer:
Owner: CROSS
Property: 162-164 Alhambra Street
San Francisco, CA 94123

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of July 13, 2016 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

To Be Determined

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

CHARLES CROSS, TRUSTEE OF THE CHARLES CROSS TRUST DATED MAY 1, 2012

The estate or interest in the land hereinafter described or referred to covered by this Report is:

FEE

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2016-2017, a lien not yet due or payable.
2. All taxes - secured, supplemental, defaulted, escaped and including bonds and assessments are not available at this time. Please verify any/all tax amounts and assessment information with the County Tax Collector prior to the close of the contemplated transaction.
3. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
4. Covenants, conditions, restrictions and easements in the document recorded September 29, 1924 as BOOK/REEL 942, PAGE/IMAGE 297 of Official Records, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, sexual orientation, familial status, disability, handicap, national origin, genetic information, gender, gender identity, gender expression, source of income (as defined in California Government Code § 12955(p)) or ancestry, to the extent such covenants, conditions or restrictions violation 42 U.S.C. § 3604(c) or California Government Code § 12955. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
5. An easement for public utilities and incidental purposes in the document recorded January 23, 1925 as BOOK/REEL 992, PAGE/IMAGE 337 of Official Records.

6. THE EFFECT OF PARCEL MAP OF 162-164 ALHAMBRA STREET, A CONDOMINIUM, FILED ON APRIL 10, 1981 IN BOOK 19 OF PARCEL MAPS, AT PAGES 92 TO 94, CITY AND COUNTY OF SAN FRANCISCO RECORDS.

Prior to the issuance of any policy of title insurance, the Company will require:

7. With respect to the trust referred to in the vesting:
 - a. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
 - b. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
 - c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None

2. We find no open deeds of trust. Escrow please confirm before closing.

NOTE to proposed insured lender only: No Private transfer fee covenant, as defined in Federal Housing Finance Agency Final Rule 12 CFR Part 1228, that was created and first appears in the Public Records on or after February 8, 2011, encumbers the Title except as follows: None

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

Real property in the City of San Francisco, County of San Francisco, State of California, described as follows:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF ALHAMBRA STREET, DISTANT THEREON 179.271 FEET NORTHEASTERLY FROM THE EASTERLY LINE OF PIERCE STREET; RUNNING THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF ALHAMBRA STREET 25.036 FEET; THENCE NORTH 34 DEGREES 54' 10" WEST 147.889 FEET; THENCE SOUTH 9 DEGREES 6' EAST 52.686 FEET; THENCE SOUTH 33 DEGREES 42' 20" EAST 100.141 FEET TO THE POINT OF BEGINNING

BEING A PORTION OF MARINA GARDENS.

APN: LOT 013 AND BLOCK 0463A

LOTS MERGED

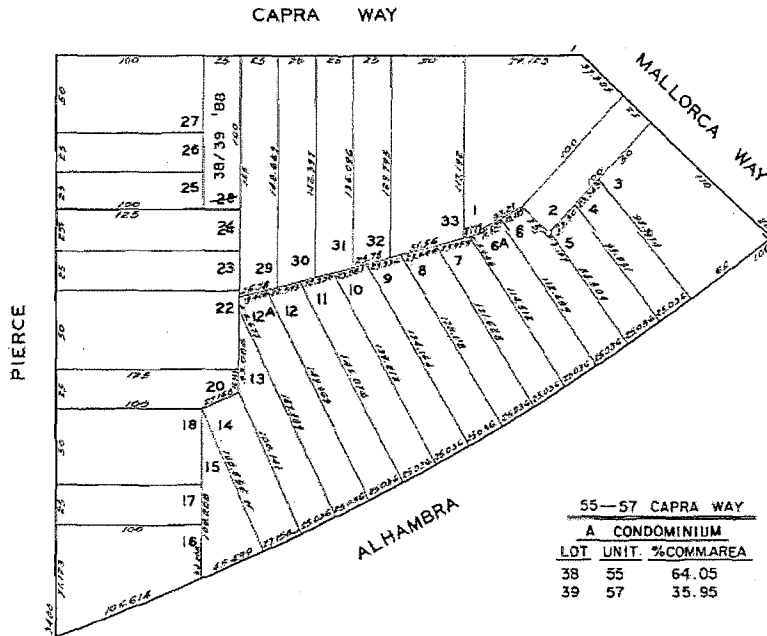
LOT 25	INTO LOT 1	1932
- 27	- 22	1939
- 28	- 18	1944
- 34	- 23	1951

© COPYRIGHT SAN FRANCISCO
 CITY & COUNTY ASSESSOR 1995



463A

W. A. BLK. 403
 MARINA GARDENS
 REVISED 1988



NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

**EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)**

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:

- | | |
|---------------|-------------------------------|
| (a) building; | (d) improvements on the Land; |
| (b) zoning; | (e) land division; and |
| (c) land use; | (f) environmental protection. |

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - (a) that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - (b) that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - (c) that result in no loss to You; or
 - (d) that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - (a) to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - (b) in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows: For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)

EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
 - (a) and use
 - (b) improvements on the land
 - (c) and division
 - (d) environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date.

This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.

2. The right to take the land by condemning it, unless:

- (a) a notice of exercising the right appears in the public records on the Policy Date
 - (b) the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks:
- (a) that are created, allowed, or agreed to by you
 - (b) that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records
 - (c) that result in no loss to you
 - (d) that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
- (a) to any land outside the area specifically described and referred to in Item 3 of Schedule A OR
 - (b) in streets, alleys, or waterways that touch your land
- This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.



First American Title

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

RECORDING REQUESTED BY:

Fidelity National Title Company
Escrow No.: 12-262472-JA
Locate No.: CAFNT0938-0907-0001-0000464341
Title No.: 12-464341-KD



San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2013-J774071-00

Acct 11-FIDELITY NATIONAL Title Company
Tuesday, OCT 22, 2013 08:00:00
Ttl Pd \$21.00 Rcpt # 0004815112
REEL L008 IMAGE 0048
ofa/FT/1-2

**When Recorded Mail Document
and Tax Statement To:**

Dana P. Ellsworth
158 Alhambra Street
San Francisco, CA 94123

APN: Lot 012A, Block D463A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

158 Alhambra St.

GRANT DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0.00 City Transfer Tax is \$ 0.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of San Francisco,

"This conveyance transfers the grantor's interest into or out of his or her revocable living trust, R & T 11930."

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Dana Ellsworth, a married woman as her sole and separate property

hereby **GRANT(S)** to Dana P. Ellsworth, trustee of the Dana P. Ellsworth Revocable Trust UDT dated July 23, 2004 and successor trustees thereunder

the following described real property in the City of San Francisco, County of San Francisco, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: October 10, 2013

State of California
County of ALAMEDA

Dana Ellsworth

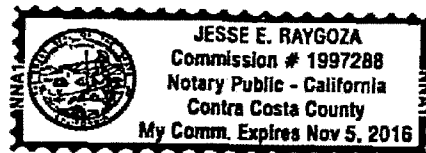
On OCTOBER 11, 2013 before me,
JESSE E. RAYGOZA, Notary Public
(here insert name and title of the officer), personally appeared
DANA ELLSWORTH

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 Jesse E. Raygoza (Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-213 (Rev 12/07)
(grantfil) (10-03) (Rev. 07-11)

GRANT DEED

Escrow No.: 12-262472-JA
Locate No.: CAFNT0938-0907-0001-0000464341
Title No.: 12-464341-KD

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY LINE OF ALHAMBRA STREET, DISTANT THEREON 315.360 FEET SOUTHWESTERLY FROM THE SOUTHWESTERLY LINE OF MALLORCA WAY AND RUNNING THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF ALHAMBRA STREET 25.063 FEET; THENCE NORTH 34 DEGREE 54' 10" WEST 147.889 FEET; THENCE NORTH 9 DEGREE 06' WEST 6.677 FEET; THENCE NORTH 66 DEGREE 45' 12" EAST 19.408 FEET; THENCE SOUTH 36 DEGREE 05' 44" EAST 149.969 FEET TO THE NORTHWESTERLY LINE OF ALHAMBRA STREET AND THE POINT OF COMMENCEMENT.

BEING PART OF MARINA GARDEN.

APN: Lot 012A, Block 0463A

Order No.
Escrow No. PH308071
Loan No.

First American Title

WHEN RECORDED MAIL TO:

Daniel Solomon & Shirley Sun
178 Alhambra Street
San Francisco, CA 94123



San Francisco Assessor-Recorder
Doris M. Ward, Assessor-Recorder
DOC- 2000-6857041-00

Acct 2-FIRST AMERICAN Title Company
Tuesday, OCT 31, 2000 08:00:00
Ttl Pd \$12.00 Nbr-0001501012

REEL H754 IMAGE 0167
car/AB/1-2

DOCUMENTARY TRANSFER TAX none

SPACE ABOVE THIS LINE FOR RECORDER'S USE

___ Computed on the consideration or value of property conveyed; OR
___ Computed on the consideration or value less liens or encumbrances remaining at time of sale.

As declared by the undersigned Grantor
Signature of Declarant or Agent determining tax - Firm Name

Lot 014, Block 0463A

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Daniel Solomon and Shirley Sun, husband and wife who acquired title as Daniel Solomon, a single man and Shirley Sun, a single woman hereby GRANT(S) to

Daniel Solomon and Shirley Sun, husband and wife, as community property

the real property in the City of
County of

San Francisco
San Francisco

, State of California, described as

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Dated October 24, 2000

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO) ss.

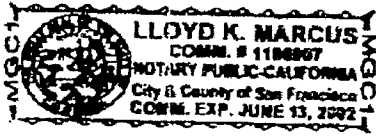
On OCTOBER 25 2000 before me,

LLOYD K. MARCUS
personally appeared DANIEL SOLOMAN AND SHIRLEY SUN

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) in/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. WITNESS my hand and official seal.

Signature _____

[Handwritten signature of Daniel Solomon]
Daniel Solomon
[Handwritten signature of Shirley Sun]
Shirley Sun



MAIL TAX STATEMENTS TO:

SAME AS ABOVE

This was for official record use.

0324 0



First American Title Insurance Company

A subsidiary of The First American Financial Corporation

G857041

The property in the City and County of San Francisco, State of California, described as follows:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF ALHAMBRA STREET DISTANT THEREON 152.113 FEET NORTHEASTERLY FROM THE INTERSECTION OF SAID LINE OF ALHAMBRA STREET AND THE EASTERLY LINE OF PIERCE STREET, AS WIDENED; RUNNING THENCE NORTHEASTERLY ALONG SAID LINE OF ALHAMBRA STREET 27.158 FEET; THENCE NORTH 33 DEGREES 42' 20" WEST 100.141 FEET TO A POINT WHICH IS PERPENDICULARLY DISTANT SOUTHERLY 214.363 FEET FROM THE SOUTHERLY LINE OF CAPRA WAY AND ALSO PERPENDICULARLY DISTANT EASTERLY 125 FEET FROM THE SAID LINE OF PIERCE STREET; THENCE SOUTH 57 DEGREES 51' WEST 27.168 FEET TO A POINT WHICH IS PERPENDICULARLY DISTANT SOUTHERLY 225 FEET FROM THE SOUTHERLY LINE OF CAPRA WAY AND ALSO PERPENDICULARLY DISTANT EASTERLY 100 FEET FROM SAID EASTERLY LINE OF PIERCE STREET; THENCE SOUTH 33 DEGREES 42' 20" EAST 100.656 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF MARINA GARDENS.

EXHIBIT "A"



San Francisco Assessor-Recorder
 D. Hoa Nguyen, Acting Assessor-Recorder
DOC- 2013-J576589-00
 Thursday, JAN 03, 2013 13:39:06
 Ttl Pd \$20.00 Rcpt # 0004589603
REEL K805 IMAGE 1071
 ogi/MA/1-2

**RECORDING REQUESTED BY
 AND WHEN RECORDED MAIL TO:**
 Nina Delmon
 c/o Tour-Sarkissian Law Offices
 211 Gough Street, Third Floor
 San Francisco, CA 94102

3440 Pierce St., San Francisco, CA 94123
 APN: Lot 020; Block 463A

Space above line for recording use

NO TAX DUE.

ma

GRANT DEED

Documentary transfer tax is NONE. Not pursuant to a sale. No consideration. Interspousal transfer. Rev. & Tax Code §§ 11930, 60, 61(h), and 63.

Unincorporated area City of San Francisco
 Mail tax statements to: 163 Avila Street, San Francisco, CA 94123

FOR NO CONSIDERATION. **GRANTOR** Nina P. Delmon, as trustee of the 2003 Delmon Family Trust, under Declaration of Trust dated September 5, 2003 and as amended and ratified on November 12, 2003 and on December 17, 2004, hereby **GRANTS TO** Nina P. Delmon, trustee of the Bypass Trust created under Article V of the 2003 Delmon Family Trust, that certain real property in the City of San Francisco, County of San Francisco, State of California, described in Exhibit "A" attached hereto and incorporated herein.

Dated: November 20, 2012

Nina P. Delmon

 Nina P. Delmon, Trustee

State of California)
) ss
 County of San Francisco)

On November 20, 2012 before me, B. Warden Lawlor, a notary public, personally appeared Nina P. Delmon, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person 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 *B. Warden Lawlor* (SEAL)

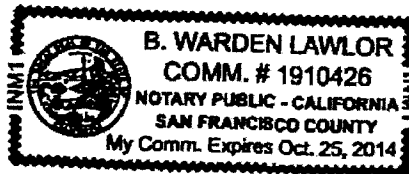


EXHIBIT "A"

Commencing at a point on the easterly line of Pierce Street (as widened) distant thereon 200 feet southerly from the southerly line of Capra Way; running thence southerly along said line of Pierce Street 25 feet; thence at a right angle easterly 100 feet; thence northeasterly 27.168 feet to a point distant southerly 214.363 feet from the southerly line of Capra Way measured at right angles thereto and distant easterly 125 feet from the easterly line of Pierce Street measured at right angles thereto; thence northerly parallel with the easterly line of Pierce Street 14.363 feet; thence at a right angle westerly 125 feet to the point of commencement.

Being a portion of Marina Gardens.

Commonly known as: 3440 Pierce Street
San Francisco, CA

RECORDING REQUESTED BY
 AND WHEN RECORDED MAIL TO
 Myron S. Greenberg, Esq.
 700 Larkspur Landing Circle
 Suite 205
 Larkspur, CA 94939

MAIL TAX STATEMENTS TO:
 Joanne Mary Gomez, co-Trustee
 Yvonne Marie Gomez, co-Trustee
 127 - 15th Avenue
 San Francisco, CA 94118

Reference.
 3450 Pierce Street
 San Francisco, CA 94123
 APN: Lot 22, Block 436A



San Francisco Assessor-Recorder
 Carmen Chu, Assessor-Recorder
DOC- 2016-K243661-00
 Check Number 0623
 Thursday, MAY 12, 2016 13:32:25
 Ttl Pd \$27.00 Rcpt # 0005352719
 dm2/DM/1-5

AFFIDAVIT - DEATH OF TRUSTEES

STATE OF CALIFORNIA)
) ss
 COUNTY OF SAN FRANCISCO)

Joanne Mary Gomez and Yvonne Marie Gomez, the undersigned, being of legal age, being first duly sworn, depose and say under penalty of perjury under the laws of the State of California that the following is true and correct

1 That Daniel Gomez Urionaguena, the decedent referred to in the attached certified copy of Certificate of Death, is the same person as Daniel Gomez Urionaguena, who is named as a Trustee of The Daniel Gomez Urionaguena and Manuela Munoz De Gomez Revocable Living Trust (the "Trust"), a trust created under an agreement dated June 29, 1994 (the "Trust Agreement")

2. The Trust Agreement appoints Joanne Mary Gomez and Yvonne Marie Gomez to serve as successor co-Trustees of the Trust upon the death or incapacity of Daniel Gomez Urionaguena and they have now assumed the responsibilities as successor co-Trustees

3 The undersigned are authorized under the terms of the Trust and the provisions of the California Probate Code to act as co-Trustees with respect to the real property described below, which are part of the trust estate:

(a) The Trust is the grantee named in that certain Individual Grant Deed executed by Daniel Gomez Urionaguena recorded as Instrument No. Doc-2015-K091932-00, on July 17, 2015, of the Official Records of the County of San Francisco, State of California, regarding the real property located in the City and County of San Francisco, State of California, described as

BEGINNING at a point on the easterly line of Pierce Street, distant thereon 150 feet southerly from the southerly line of Capra Way, running thence southerly along said line of Pierce Street 50 feet, thence at a right angle easterly 125 feet, thence at a right angle northerly 50 feet, thence at a right angle westerly 125 feet to the point of beginning

BEING a portion of MARINA GARDENS

Executed on April 11, 2016, at San Francisco, California.

The Daniel Gomez Urionaguena and Manuela Munoz De Gomez Living Trust, u/t/a dated June 29, 1994

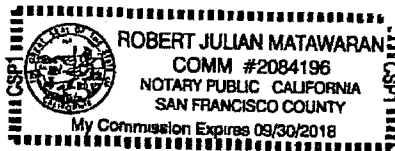
By: [Signature]
Joanne Mary Gomez, co-trustee

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

By [Signature]
Yvonne Marie Gomez, co-Trustee

State of California
County of San Francisco

Subscribed and sworn to (or affirmed) before me on this 11th day of April, 2016, by Joanne Mary Gomez, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

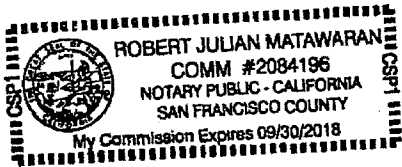
Signature [Signature]
Notary Public

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

Subscribed and sworn to (or affirmed) before me on this 11th
day of April, 2016, by Yvonne Marie Gomez,
proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me

(Seal)



Signature [Handwritten Signature]
Notary Public

O:\3761 02\Affidavit Death of Trustee 3450 Pierce Street SF wpd

State: California
County: San Francisco
Doc Type: Document - Year.DocID
Description: 2016.243661
Page: 4

The page you requested is a Vital Record and is not available online. Data Tree is committed to the privacy and protection of our customers and consumers. We are in the process of voluntarily restricting access to all pages that contain Vital Record information. We believe that such efforts reflect best practices to enhance and improve corporate responsibility, as well as to provide a valuable service to our customers and consumers.

If you have questions regarding this message, please contact:

Data Tree Customer Service Help Desk
1-800-708-8463

State: California
County: San Francisco
Doc Type: Document - Year.DocID
Description: 2016.243661
Page: 5

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If you have questions regarding this message, please contact:

Data Tree Customer Service Help Desk
1-800-708-8463

Recording requested by
and when recorded return to:
MITCHELL & COURTS, LLP
1001 Marina Village Pkwy., Ste. 400
Alameda, CA 94501

Mail tax statements to:
Charles Cross
3560 Jackson Street
San Francisco, CA 94118



San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2012-J455866-00

Check Number 8275
Thursday, JUL 26, 2012 13:02:54
Ttl Pd \$20.00 Rcpt # 0004455178
REEL K697 IMAGE 0497
adm/DM/1-2

Grantor declares there is no documentary transfer tax. (R&T 11930). Grantee is a trust for the benefit of the Grantor.


Charles Cross, Declarant/Grantor

TRUST TRANSFER DEED

The undersigned declares under penalty of perjury that the following is true and correct:

Unincorporated area: City of San Francisco and

This is a transfer to a revocable trust under §62 of the Revenue and Taxation Code.

GRANTOR: Charles John Cross, also known as **Charles Cross**, a single man, hereby **GRANTS** to **Charles Cross, Trustee of the CHARLES CROSS TRUST** dated May 1, 2012, all of his right, title, and interest in the following described real property located in the City and County of San Francisco, State of California, and particularly described as follows:

BEGINNING at a point on the northwesterly line of Alhambra Street, distant thereon 179.271 feet northeasterly from the easterly line of Pierce Street; running thence northeasterly along the northwesterly line of Alhambra Street 25.036 feet; thence North 34 Degrees 54' 10" West 147.889 feet; thence South 9 Degrees 6' East 52.686 feet; thence South 33 degrees 42' 20" East 100.141 feet to the point of beginning.

BEING a portion of Marina Gardens.

Address: 162 Alhambra Street, San Francisco, CA 94123

APN: 0463A-013

Dated: 6/18/12, 2012



CHARLES CROSS

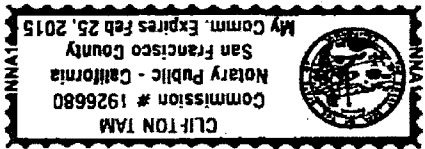
State of California)
County of San Francisco) ss.

On June 18, 2012, before me, Clifton Tam, notary public, personally appeared **CHARLES CROSS**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.


Notary Public Signature



Print Name Clifton Tam

Commission Expiration Feb 25, 2015

(Seal)

Document: **Trust Transfer Deed**
162 Alhambra Street, San Francisco, CA 94123
APN 0463A-013

G. FORMS

Form No. 1

Previous Land Use, Permits and Below Market Rate Units

Assessor's Block 0436A Lot 013 Address 162-164 Alhambra Street

Item No. 6. – Previous Land Use: Multiple Family Home

Item No. 6a. - Permit numbers for any approved building permits

201509177273 # _____ # _____
 # _____ # _____ # _____

Item No. 12 - Provide proposed sales prices for Below Market Rate (BMR)

Apartment No.	Proposed Sales Price	Apartment No.	Proposed Sales Price
	N/A		

Form No. 2

Owner's Release of Interest in Common Areas

In accordance with section 1323(a)(6) of the San Francisco Subdivision Code, this is my statement that neither I nor any of my agents shall retain any right, title, or interest in any common area or areas or facilities except those common areas in which I might retain any individual interest by virtue of ownership of one or more of the individual units.

Dated: August 2, 2016

Signed: Charles Cross

Dated: _____

Signed: _____

Dated: _____

Signed: _____

Dated: _____

Signed: _____

300' Radius Map

162 - 164 ALHAMBRA ST





NotificationMaps.com

Radius Maps Owner and Occupant Lists Mailing Services

July 28, 2016

TO: Department of Public Works
Bureau of Street Use and Mapping
1155 Market Street, 3rd Floor San
Francisco, CA 94103

COPY TO:

RE: Notification Package 162-164 ALHAMBRA ST SF

To Whom It May Concern:

Enclosed please find

- 300' radius map measured from the exterior of property boundaries
- Mailing list with all owners and subject parcel tenants within the 300'
- Mailing labels with all owners and subject parcel tenants within 300'

This property information was acquired through the County Assessor's office. Further, the information is based upon the most up-to-date records of the county tax assessor and is deemed reliable, but is not guaranteed.

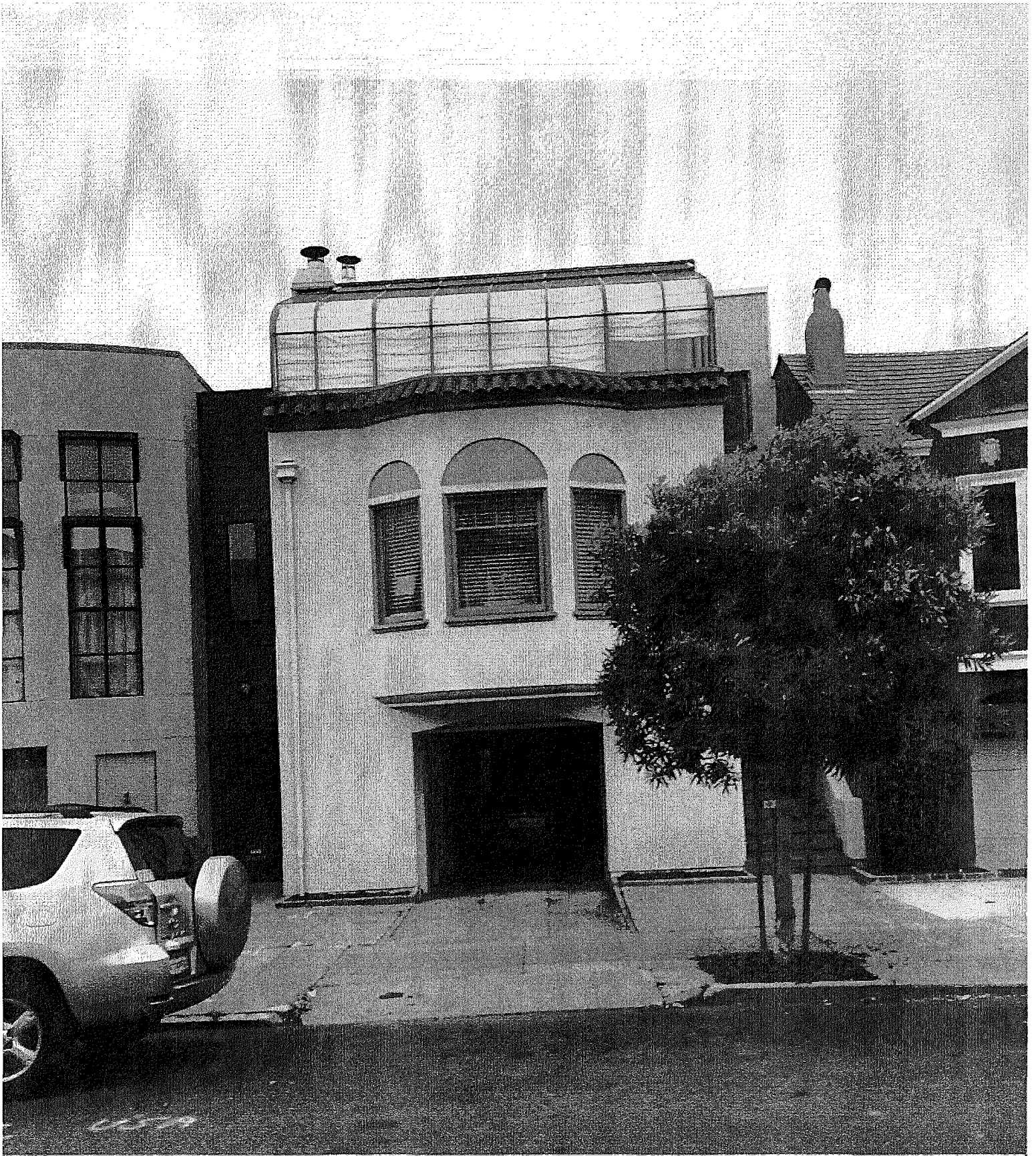
Please contact me at (866) 752-6266 if you have questions.

Thank you.

Norah Jaffan

www.notificationmaps.com

1866PLANCOM



Front of PIQ 162-164 Alhambra APN 0436A-013



Looking from right of PIQ 162-164 Alhambra Street APN: 0436A-013



Looking from right of PIQ 162-164 Alhambra Street APN: 0436A-013



Looking from right of PIQ 162-164 Alhambra Street APN: 0436A-013

Form No. 3

Proposition "M" Findings Form

The Eight Priority Policies
of Section 101.1 of the San Francisco Planning Code

Date: August 1, 2016

City Planning Case No. _____ (if available)

Address: 162-164 Alhambra Street

Assessor's Block 0436A Lot(s) 013

Proposal: 3 Unit New Construction Condominium

EIGHT PRIORITY GENERAL PLAN POLICIES

As a result of the passage of Proposition M (Section 101.1 of the San Francisco Planning Code), findings that demonstrate consistency with the eight priority policies of Section 101.1 must be presented to the Department of City Planning as part of your project application review for general conformity with San Francisco's General Plan.

Photographs of the subject property are required for priority policy review and must be submitted as part of the application.

INSTRUCTIONS TO APPLICANTS: Please present information in detail about how your application relates to each of the eight priority policies listed below. The application will be found to be incomplete if the responses are not thorough. Use a separate document and attach if more space is needed.

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

This project includes three residential condominiums. When occupied it will provide additional
customers to existing neighborhood retail businesses.

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

This project was carefully designed so that its architecture meshes with the architecture of the
current multi-family home as well as the surrounding neighborhood.

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

This project will contribute 3 moderately priced residences to San Francisco's housing supply.

An increase in housing units lessens demand and contributes to the reduction of costs.

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

This project will not increase commuter traffic. It will not overburden Muni services or San Francisco street traffic nor will it cause parking problems.

5. 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;

This project will have no impact on the industrial or service sectors.

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

The project is new construction and it complies with current building codes regarding seismic safety.

7. That landmarks and historic buildings be preserved; and

This project has no impact on policy.

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

No parks or open space were affected by this development. The project does not block access to sunlight or vistas.

Charles Cross
Signature of Applicant

August 2, 2016
Date



TITLE-24 LOW-RISE RESIDENTIAL ENERGY INSPECTION (BUILDING)
A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

JOB ADDRESS 167-164 ALVARA ST. APPLICATION NO. 201509171217 ADDENDUM NO.

ENGINEER/ARCHITECT/DESIGNER NAME LARRY FRIEDMAN PHONE NO. 415 998-2315
TRIEGOLD ARCHITECT

NOTICE

**TITLE-24 ENERGY INSPECTION REQUIREMENTS
LOW-RISE RESIDENTIAL (BUILDING)**

Please note that Certificates of Installation and/or Verification are required for this project, as indicated on this form issued with this permit. Ensuring the accurate completion of this documentation is the direct responsibility of the engineer/architect of record. This documentation is required *in addition to* the called inspections performed by the Department of Building Inspection.

For questions regarding the details or extent of required documentation or testing, and if there are any field problems regarding documentation or testing, please call your District Building Inspector or 415-558-6570.

Before final building inspection is scheduled, documentation of energy compliance "Certificate of Installation, Acceptance, and Verification" must be completed and signed by the responsible person in charge. *The permit will not be finalized without compliance with the energy inspection requirements.*

Energy Inspection Services Contact Information

1. Telephone: (415) 558-6132
2. Fax: (415) 558-6474
3. Email: dbi.energyinspections@sfgov.org
4. In person: 3rd floor at 1660 Mission St.

Note: We are moving towards a 'paperless' mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Installation and Verification certificates can be found on the California Energy Commission website at <http://energy.ca.gov/title24/2013standards/>

Information Sheet MEP-06 provides submittal instructions for the Title-24 installation, verification, and acceptance energy certificates. MEP-06 may be found on the SFDBI website at <http://sfdbi.org/information-sheets>

Energy Inspection Services
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6132 - FAX (415) 558-6474 - www.sfgov.org/dbi (website)

APPROVED
Dept. of Building Insp.
OCT 19 2015
Tom C. Hui, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

RECEIVED
SEP 17 2015
DEPT. OF BUILDING INSPECTION
ACCEPTED

REYNALDO ORTEGA
SEP 17 2015

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Verification testing must be completed by a certified HERS rater.

In accordance with the requirements of the 2013 California Energy Code, the following documentation is required for the building elements in this project:

3. Installation
- Envelope
 - CF2R-ENV-01-E Non HERS - Fenestration & Site built Fenestration (B81)
 - CF2R-ENV-02-E Non HERS - Envelope Air Sealing Requirements (B82)
 - CF2R-ENV-03-E Non HERS - Insulation Installation (B83)
 - CF2R-ENV-04-E Non HERS - Roofing/Radiant Barrier (B84)
 - CF2R-ENV-20b-H HERS - Building Envelope Air Leakage Single Point Test with Manual Meter (B85)
 - CF2R-ENV-20c-H HERS - Building Envelope Air Leakage Single Point Test with Automatic Meter (B86)
 - CF2R-ENV-20d-H HERS - Building Envelope Air Leakage Repeated Single Point with Manual Meter (B87)
 - CF2R-ENV-20e-H HERS - Building Envelope Air Leakage Repeated Single Point with Automatic Meter (B89)
 - CF2R-ENV-21-H HERS - High Quality Insulation Installation (C11) Framing Stage for Batt, Loose Fill, and SPF (B10)
 - CF2R-ENV-22-H HERS - High Quality Insulation Installation (C11) Insulation (B11)
 - CF2R-ENV-23-H HERS - High Quality Insulation Installation (C11) Ceiling/Roof Deck (B33)
 - CF2R-ENV-24-H HERS - High Quality Insulation Installation (C11) Framing Stage for SIP and ICF (B39)
 - Mechanical
 - CF2R-MCH-01a-E Space conditioning systems ducts and fans Performance (B12)
 - CF2R-MCH-01b-E Space conditioning systems ducts and fans Prescriptive Newly Constructed Buildings (B41)
 - CF2R-MCH-01c-E Space conditioning systems ducts and fans Prescriptive Newly Constructed Buildings (B41)
 - CF2R-MCH-02-E Non HERS - Whole house fan (B13)
 - CF2R-MCH-20a-H HERS - Duct Leakage - New Systems (B14)
 - CF2R-MCH-20b-H HERS - Duct Leakage - Low Leakage Ducts in Conditioned Space (compliance credit) (B15)
 - CF2R-MCH-20c-H HERS - Duct Leakage - Low Leakage Air-Handling Units (B16)
 - CF2R-MCH-20d-H HERS - Duct Leakage - Altered System (B17)
 - CF2R-MCH-20e-H HERS - Duct Leakage - Sealing At Accessible Leaks (B42)
 - CF2R-MCH-21-H HERS - Duct Location Verification (compliance credit) (B18)
 - CF2R-MCH-22a-H HERS - Forced Air System Fan Efficacy All Zones Ceiling (B19)
 - CF2R-MCH-22b-H HERS - Forced Air System Fan Efficacy Every Zone Control Mode (B43)
 - CF2R-MCH-23a-H HERS - Forced Air System Airflow Rate All Zones Ceiling (B20)
 - CF2R-MCH-23b-H HERS - Forced Air System Airflow Rate Every Zone Control (B14)
 - CF2R-MCH-23c-H HERS - Forced Air System Airflow Rate Alternative Compliance (B46)
 - CF2R-MCH-23d-H HERS - Forced Air System Airflow Rate Measurement Only (B44)
 - CF2R-MCH-24a-H HERS - Building Envelope Air Leakage Single-Point Test with Manual Meter (B47)
 - CF2R-MCH-24b-H HERS - Building Envelope Air Leakage Single-Point Test with Automatic Meter (B48)
 - CF2R-MCH-24c-H HERS - Building Envelope Air Leakage Multi-Point Test (B49)
 - CF2R-MCH-24d-H HERS - Building Envelope Air Leakage Repeated Single Point with Manual Meter (B50)
 - CF2R-MCH-24e-H HERS - Building Envelope Air Leakage Repeated Single Point with Automatic Meter (B51)
 - CF2R-MCH-25a-H HERS - Refrigerant Charge Verification - Subcooling (B22)
 - CF2R-MCH-25b-H HERS - Refrigerant Charge Verification - Weight Procedure (B20)
 - CF2R-MCH-25c-H HERS - Refrigerant Charge Verification - Charge Indicator Display (CID) (B24)
 - CF2R-MCH-25d-H HERS - Refrigerant Charge Verification - Winter Setup for Standard Charge Verification (B25)
 - CF2R-MCH-25E Refrigerant Charge Verification - New package unit with factory charge (B26)
 - CF2R-MCH-26-H HERS - Verified EER or SEER (B27)
 - CF2R-MCH-27a-H HERS - Mechanical Ventilation - Continuous Whole-Building Mechanical Ventilation Airflow - Fan Vent Rate Method (B29)
 - CF2R-MCH-27b-H HERS - Mechanical Ventilation - Continuous Whole-Building Mechanical Ventilation Airflow - Total Vent Rate Method (B29)
 - CF2R-MCH-27c-H HERS - Mechanical Ventilation - Intermittent Whole-Building Mechanical Ventilation Airflow - Fan Vent Rate Method (B30)
 - CF2R-MCH-27d-H HERS - Mechanical Ventilation - Intermittent Whole-Building Mechanical Ventilation Airflow - Total Vent Rate Method (B32)
 - CF2R-MCH-28-H HERS - Return Duct And Filter Design (B31)
 - CF2R-MCH-29-H HERS - Buried Ducts and Deeply Buried Ducts (B32)



2. Verification

Mechanical

- [] CF3R-ENV-20a-H HERS - Building Envelope Air Leakage Single Point Test with Manual Meter (VB1)
- [] CF3R-ENV-20b-H HERS - Building Envelope Air Leakage Single Point Test with Automatic Meter (VB2)
- [] CF3R-ENV-20c-H HERS - Building Envelope Air Leakage Multi Point Test (VB3)
- [] CF3R-ENV-20d-H HERS - Building Envelope Air Leakage Repeated Single Point with Manual Meter (VB4)
- [] CF3R-ENV-20e-H HERS - Building Envelope Air Leakage Repeated Single Point with Automatic Meter (VB5)
- [] CF3R-ENV-21-H HERS - High Quality Insulation Installation (CI) Framing Stage - wood frame (VB6)
- [] CF3R-ENV-22-H HERS - High Quality Insulation Installation (CI) Ceiling/Roof Deck (VB34)
- [] CF3R-ENV-23-H HERS - High Quality Insulation Installation (CI) Insulation (VB7)
- [] CF3R-ENV-24-H HERS - High Quality Insulation Installation (CI) Framing Stage - SIP and ICF (VB35)
- [] CF3R-MCH-20a-H HERS - Duct Leakage - New Systems (VB8)
- [] CF3R-MCH-20b-H HERS - Duct Leakage - Low Leakage Ducts in Conditioned Spaces (compliance credit) (VB9)
- [] CF3R-MCH-20c-H HERS - Duct Leakage - Low Leakage - Air-Handling Units (VB10)
- [] CF3R-MCH-20d-H HERS - Duct Leakage - Altered System (VB11)
- [] CF3R-MCH-20e-H HERS - Duct Leakage - Sealing All Accessible Leaks (VB36)
- [] CF3R-MCH-21-H HERS - Duct Location Verification (compliance credit) (VB12)
- [] CF3R-MCH-22a-H HERS - Forced Air System Fan Efficacy All Zones Calling (VB13)
- [] CF3R-MCH-22b-H HERS - Forced Air System Fan Efficacy Every Zonal Control Mode (VB37)
- [] CF3R-MCH-23a-H HERS - Forced Air System Airflow Rate All Zones Calling (VB14)
- [] CF3R-MCH-23b-H HERS - Forced Air System Airflow Rate Every Zonal Control (VB38)
- [] CF3R-MCH-23c-H HERS - Forced Air System Airflow Rate Alternative Compliance (VB39)
- [] CF3R-MCH-23d-H HERS - Forced Air System Airflow Rate Measurement Only (VB40)
- [] CF3R-MCH-24a-H HERS - Building Envelope Air Leakage Single Point Test with Manual Meter (VB41)
- [] CF3R-MCH-24b-H HERS - Building Envelope Air Leakage Single Point Test with Automatic Meter (VB42)
- [] CF3R-MCH-24c-H HERS - Building Envelope Air Leakage Multi-Point Test (VB43)
- [] CF3R-MCH-24d-H HERS - Building Envelope Air Leakage Repeated Single-Point with Manual Meter (VB44)
- [] CF3R-MCH-24e-H HERS - Building Envelope Air Leakage Repeated Single-Point with Automatic Meter (VB45)
- [] CF3R-MCH-25a-H HERS - Refrigerant Charge Verification - Supheant Method (VB15)
- [] CF3R-MCH-25b-H HERS - Refrigerant Charge Verification - Subcooling (VB16)
- [] CF3R-MCH-25c-H HERS - Refrigerant Charge Verification - Weigh-in Procedure (VB47)
- [] CF3R-MCH-25d-H HERS - Refrigerant Charge Verification - Charge Indicator Display (CID) (VB18)
- [] CF3R-MCH-25e-H HERS - Refrigerant Charge Verification - Winter Setup for Standard Charge Verification (VB19)
- [] CF3R-MCH-26-H HERS - Verified EER or SEER (VB21)
- [] CF3R-MCH-27a-H HERS - Mechanical Ventilation - Continuous Whole-Building Mechanical Ventilation Airflow - Fan Vent Rate Method (VB22)
- [] CF3R-MCH-27b-H HERS - Mechanical Ventilation - Continuous Whole-Building Mechanical Ventilation Airflow - Total Vent Rate Method (VB23)
- [] CF3R-MCH-27c-H HERS - Mechanical Ventilation - Intermittent Whole-Building Mechanical Ventilation Airflow - Fan Vent Rate Method (VB24)
- [] CF3R-MCH-27d-H HERS - Mechanical Ventilation - Intermittent Whole-Building Mechanical Ventilation Airflow - Total Vent Rate Method (VB46)
- [] CF3R-MCH-28-H HERS - Return Duct And Filter Grille Design (VB25)
- [] CF3R-MCH-29-H HERS - Supply Duct Surface Area and R-Value, Buried Ducts; Deeply Buried Ducts (VB27)

Prepared by: _____ Date: 9/15/15
 Engineer/Architect of Record/Designer Signature

Required information:
 Fax: _____ Email: _____

Review by: _____
 DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports)
 DATE: _____
 DBI Building Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE 24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
 Energy Inspection Services (415) 558-6132; or, dbi_energyinspections@sfdaw.org; or FAX (415) 558-6474

RECEIVED
 SEP 17 2015
 DEPT. OF BUILDING INSPECTION
 ACCEPTED

APPROVED
 Dept. of Building Insp.
 OCT 19 2015
 Tom C. Hui
 TOM C. HUI, S.E.
 DIRECTOR
 DEPT. OF BUILDING INSPECTION

REYNALDO ORTEGA
 SEP 17 2015

REYNALDO ORTEGA
 SEP 17 2015



TITLE-24 LOW RISE RESIDENTIAL ENERGY INSPECTION (ELECTRICAL)
A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

JOB ADDRESS 1162 - 10th & Divisadero St. APPLICATION NO. 2015 0911 723 ADDENDUM NO. _____
ENGINEER/ARCHITECT/DESIGNER NAME LARRY FRIESEN PHONE NO. 415 999-2315

NOTICE

**TITLE-24 ENERGY INSPECTION REQUIREMENTS
LOW-RISE RESIDENTIAL (ELECTRICAL)**

Please note that Certificates of Installation and/or Verification are required for this project, as indicated on this form issued with this permit. Ensuring the accurate completion of this documentation is the direct responsibility of the engineer/architect of record. This documentation is required *in addition to* the called inspections performed by the Department of Building Inspection.

For questions regarding the details of extent of required documentation or testing, and if there are any field problems regarding documentation or testing, please call your District Electrical Inspector or 415-558-6570.

Before final electrical inspection is scheduled, documentation of energy compliance "Certificate of Installation, Acceptance, and Verification" must be completed and signed by the responsible person in charge. *The permit will not be finalized without compliance with the energy inspection requirements.*

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2. Fax: (415) 558-6474
3. Email: dbi.energyinspections@sfgov.org
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Energy Inspection Services
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6132 - FAX (415) 558-6474 - www.sfgov.org/dbi (website)

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Verification testing must be completed by a certified HERS rater.

In accordance with the requirements of the 2013 California Energy Code, the following documentation is required for the electrical elements in this project:

1. Installation
 - Electrical
 - [] CF2R-LTG-01-E Lighting types and controls for single family buildings (IE1)
 - CF2R-LTG-02-E Lighting types and controls for multifamily buildings (IE2)
 - Solar
 - [] CF2R-SPV-01a-E Photovoltaic systems compliance credit (IE3)
 - [] CF2R-SPV-01b-E Photovoltaic systems exceptions to solar ready area requirements (IE4)
 - [] CF2R-SPV-01c-E Photovoltaic systems PV compliance credit and exemptions (IE5)

APPROVED
Dept. of Building Insp.

OCT 19 2015
Tom C. Hul, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

RECEIVED
SEP 17 2015
DEPT. OF BUILDING INSPECTION
ACCEPTED

REYNALDO ORTEGA
SEP 17 2015

Prepared by: _____ Date: 9/17/15
Engineer/Architect of Record/Designer Signature

Required information:
Fax: _____ Email: _____

Review by: _____ Phone: (415) 558-_____
DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports) REYNALDO ORTEGA
DATE SEP 17 2015
DBI Electrical Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (415) 558-6132; or, dbi.energyinspections@sfgov.org; or FAX (415) 558-6474



NOTICE

TITLE-24 ENERGY INSPECTION REQUIREMENTS
LOW-RISE RESIDENTIAL (PLUMBING)

Please note that Certificates of Installation and/or Verification are required for this project, as indicated on this form issued with this permit. Ensuring the accurate completion of this documentation is the direct responsibility of the engineer/architect of record. This documentation is required in addition to the called inspections performed by the Department of Building Inspection.

For questions regarding the details or extent of required documentation or testing, and if there are any field problems regarding documentation or testing, please call your District Plumbing Inspector or 415-558-6570.

Before final plumbing inspection is scheduled, documentation of energy compliance "Certificate of Installation, Acceptance, and Verification" must be completed and signed by the responsible person in charge. *The permit will not be finalized without compliance with the energy inspection requirements.*

Energy Inspection Services Contact Information

1. Telephone: (415) 558-6132
2. Fax: (415) 558-6474
3. Email: dbi.energyinspections@sfgov.org
4. In person: 3rd floor at 1660 Mission St.

Note: We are moving towards a 'paperless' mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Installation and Verification certificates can be found on the California Energy Commission website at <http://energy.ca.gov/title24/2013standards/>

Information Sheet MEP-06 provides submittal instructions for the Title-24 installation, verification, and acceptance energy certificates. MEP-06 may be found on the SFDBI website at <http://sfdbi.org/information-sheets>

Energy Inspection Services
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6132 - FAX (415) 558-6474 - www.sfgov.org/dbi (website)

TITLE-24 LOW-RISE RESIDENTIAL SPECIAL INSPECTION (PLUMBING)
* A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

JOB ADDRESS: 62-164 AVALON ST APPLICATION NO. 2015 0917 7213 ADDENDUM NO. _____

ENGINEER/ARCHITECT/DESIGNER NAME: LARRY FRIESEN PHONE NO. 415 999-2315

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Verification testing must be completed by a certified HERS rater.

In accordance with the requirements of the 2013 California Energy Code, the following documentation is required for the plumbing work in this project:

1. Installation

Plumbing

- CP24-PLB-01-E DHW Non-HERS - Multifamily Central Hot Water System Distribution (IP9)
- CP24-PLB-02-E DHW Non-HERS - Single Dwelling Unit Hot Water System Distribution (IP9)
- CP24-PLB-03-E DHW Non-HERS - Pool and Spa System (IP7)
- CP24-PLB-21-H DHW HERS - HERS Multifamily Central Hot Water System Distribution (IP9)
- CP24-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (IP9)

Solar

- CP24-STH-01-E Solar Water Heating System (IP4)

Mechanical

- CP24-MCH-04-E Non HERS - Evaporative coolers (IP2)

2. Verification

- CP34-PLB-21-H DHW HERS - HERS Multifamily Central Hot Water System Distribution (IP2)
- CP34-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (IP2)

RECEIVED
SEP 17 2015
DEPT. OF BUILDING INSPECTION
ACCEPTED

REYNALDO ORTEGA
SEP 17 2015

Prepared by: _____ Date: 9/17/15
Engineer/Architect of Record/ Designer Signature

Required Information: _____
Fac: _____ Email: _____

REYNALDO ORTEGA

Review by: _____ Date: SEP 17 2015
DBI Engineer or Plan Checker Phone: (415) 558-_____

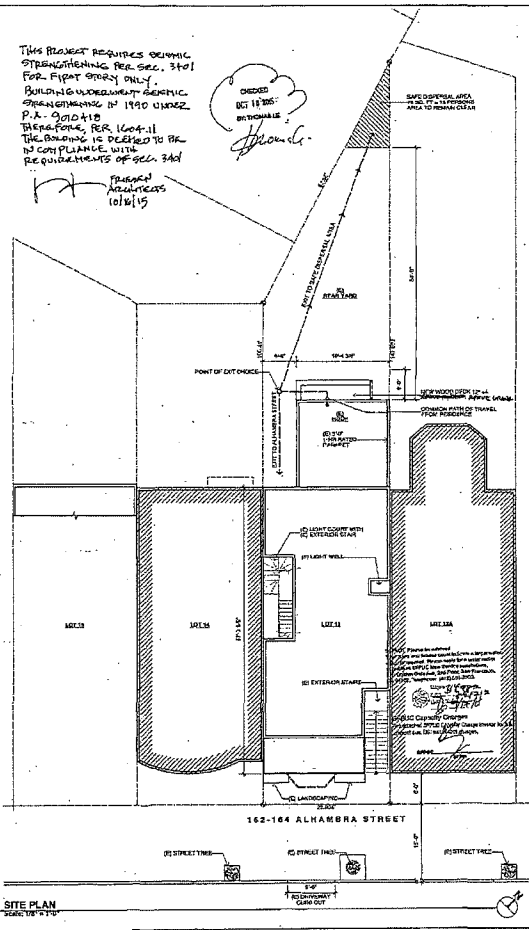
APPROVAL (Based on submitted reports)

DATE _____ DBI Plumbing Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (415) 558-6132, or dbi.energyinspections@sfgov.org, or FAX (415) 558-6474

THIS PROJECT REQUIRES DOMESTIC
 OTHS REGULATIONS PER SEC. 3101
 FOR FIRST STORY ONLY.
 BUILDING UNDERMENT GEOMETRIC
 PROVISIONS IN 1990 UNDER
 P.A. 090410
 THEREFORE, PER LOCAL 11
 THE BUILDING IS DESIGNED TO BE
 IN COMPLIANCE WITH
 REQUIREMENTS OF SEC. 3101

CREATED
 OCT 18 2015
 BY
 [Signature]



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA ELECTRICAL CODE, AND CALIFORNIA MECHANICAL CODE, UNLESS OTHERWISE SPECIFIED.

2. THE ARCHITECTURAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

STRUCTURAL NOTES

1. FOUNDATION SHALL BE CONCRETE ON COMPACTED FILL.

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10. FOUNDATION SHALL BE CONCRETE ON COMPACTED FILL.

AUTOMATIC FIRE SPRINKLER SYSTEM

1. THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE SPRINKLER CODE.

2. THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE SPRINKLER CODE.

3. THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE SPRINKLER CODE.

PROJECT DESCRIPTION

The construction will involve adding a new residential unit to an existing two-story, two-unit building. The unit will be constructed within the existing building envelope on the first floor in a portion of the existing garage and an existing storage area. The unit will have living and dining areas, a kitchen, one bedroom and one bathroom.

The new unit is 488 square feet with an occupancy load of three persons. The electrical, mechanical and plumbing systems will be upgraded as required to service the new unit.

A new automatic fire sprinkler system will be installed throughout the first floor of the existing house. (UPPER DEFENSE SPARTAN, CALIF. 13, COMPLETE PLAN) [Signature]

PROJECT DATA

Owner: Charles Cross
 3501 Jackson St., San Francisco, CA. 94118
 Project Address: 162/164 Alhambra St., San Francisco, CA. 94123
 Block: Lot:
 448A/713
 Zoning: RM-3, Residential - House, Three Family
 Construction Type: Y - Non Retail
 Current Occupancy Group: R-3, Two Unit Residence
 New Occupancy Group: R-3, Three Unit Residence

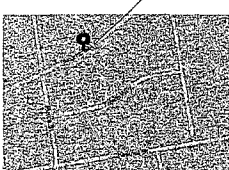
PROJECT TEAM

ARCHITECTS: Fricson Architects
 Larry Fricson
 1280 Ellis St.,
 San Francisco, CA. 94108
 T: 415-599-2215
 E: fricsonarchitects@comcast.net

STRUCTURAL ENGINEER: Double D Engineering
 Mark Lanning
 72 Oak Street
 San Francisco, CA. 94103
 T: 415-531-3330-103
 E: mark@doubleengineering.com

GENERAL CONTRACTOR: Built To Please
 Tony Clements
 4847 Daywell Road
 Sebastopol, CA. 95472
 T: 707-332-0255
 E: CBTF@icloud.com

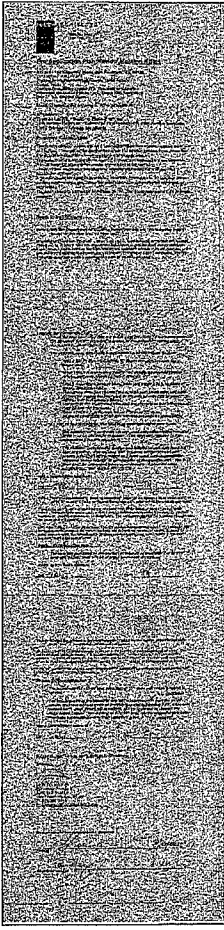
LOCATION MAP



INDEX OF SHEETS

T.1	Project Information, Site Location Map, Index of Drawings, Site Plan, General Notes	
T.2	Preapplication Review Signed Letter, MF-R1 Forms	
T.3	CF-1R-PRF-01 Forms	REVIEWED BY: [Signature]
T.4	S.F. Green Building Submittal	REVIEWED BY: [Signature]
A.1	Existing 1st & 2nd & 3rd Floor Plans	REVIEWED BY: [Signature]
A.2	Proposed 1st Floor Plan, Proposed 1st Floor Reflected Ceiling Plan, Schedules and Legends	REVIEWED BY: [Signature]
A.3	Interior and Exterior Elevations, Details	REVIEWED BY: [Signature]
A.4	Details	REVIEWED BY: [Signature]

RECEIVED
 SEP 7 2015
 OCT 15 2015
 2015 0917 7273
 162-164 Alhambra Street
 San Francisco CA
 Approved by Charles Cross
 PROJECT INFORMATION
 SHEETS
 T.1



2013 Low-Rise Residential Mandatory Measures Summary

Table with multiple rows and columns detailing residential measures for 2013, including sections for Energy, Water, and Other measures.

2013 Low-Rise Residential Mandatory Measures Summary

Table with multiple rows and columns detailing residential measures for 2013, including sections for Energy, Water, and Other measures.

2013 Low-Rise Residential Mandatory Measures Summary

Table with multiple rows and columns detailing residential measures for 2013, including sections for Energy, Water, and Other measures.

2013 Low-Rise Residential Mandatory Measures Summary

Table with multiple rows and columns detailing residential measures for 2013, including sections for Energy, Water, and Other measures.

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Table showing HVAC system heating and cooling loads, including sections for Heating and Cooling loads, and a summary table.

APPROVED stamp with date OCT 15 2015 and signature.

RESIDENTIAL MEASURES SUMMARY table with columns for Measure, Description, and Status.

PERMITS AND APPROVALS table with columns for Measure, Description, and Status.

INTEGRATION table with columns for Measure, Description, and Status.

Vertical sidebar containing project information, including '1624/164 Alhambra Street San Francisco CA', 'RECEIVED' stamp, and 'T.2' label.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE PATH
 California Building Code, Title 24, Part 1.4, 2019
 Issued for use by 10/26/2019
 Page 1 of 1

Item No.	Item Description	Compliance Method	Pass/Fail
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE PATH
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE PATH
 California Building Code, Title 24, Part 1.4, 2019
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 Page 1 of 1

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RECEIVED
 SEP 17 2019

APPROVED
 OCT 16 2019
 T. C. K.
 DEPT. OF BUILDING SAFETY

METALDO ORTEGA
 SEP 17 2019

1650 16th Avenue, Street
 San Francisco, CA
 Remodel by Quest Cross

QUEST CROSS ARCHITECTS

CP-18-PRE-01 FORMS

DATE: 07/01/18
 NAME: [Blank]
 TITLE: [Blank]
 SIGNATURE: [Blank]
 DATE: [Blank]

T.3

City and County of San Francisco Green Building Submittal: Residential Additions and Alterations

REQUIREMENTS

The following items are required for all additions and alterations to residential occupancy when houses, cottages, or other residential buildings. Requirements apply only to areas and activities within the exception of Existing Completed Plumbing Fixtures (Items 1-4). An alternative means of compliance is provided for reference. To determine if an item is applicable for a project, see Administrative Building 39, Department A, Title 17. Projects required to meet a LEED standard must use CA "Submittal for LEED Projects" and provide required items on the CA "Submittal for Green Building Projects." Project specific modifications may use the CA "Submittal for LEED Projects" or CA "Green Building Submittal" as alternatives to this form.

Construction and Demolition Debris: 100% of intact debris must be transported by a registered hauler to a registered facility and be processed for recycling, in compliance with the San Francisco Construction & Demolition Debris Ordinance (San Francisco Building Code Chapter 13B and Environment Code Chapter 14)

Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. - See Administrative Bulletin 085.

Water Efficient Irrigation: Projects that include a 1,000 square feet or more of irrigated landscape must comply with the San Francisco Water Efficient Irrigation Ordinance. (See www.sfwater.org/landscape)

Stormwater Control Plan: Projects disturbing 2,500 square feet must implement a Stormwater Control Plan meeting SFPUUC Stormwater Design Guidelines. (See www.sfwater.org/sfpuc)

Grading and paving: Construction plans that indicate how the site grading or drainage system will manage surface water from the building, shall be sealed, drained, or water retention practices. (CalGreen 4.108.3)

Smart Irrigation Controller: Automatic soil irrigation based on weather and soil moisture. Controllers must have either an integral or separate soil sensors that connect or communicate with the controller. (CalGreen 4.324.1)

Indoor Water Efficiency: Install water-efficient toilets and urinals as summarized in CalGreen 4.302 (See "Indoor Water Efficiency" at left). Replace all noncompliant fixtures in project area (CalGreen 3.261.1.1, San Francisco Housing Code 12A)

Energy Efficiency: Comply with California Energy Code Title 24, Part 6.2013

Radon Proofing: Airflow openings around pipes, electric cables, conduits, or other openings in exterior walls shall be protected against the passage of radon by closing with cement mortar, concrete masonry, or a similar method acceptable to the San Francisco Department of Building Inspection. (CalGreen 4.406.1)

Moisture control: Verify wall and floor framing shall be verified to not exceed 19% moisture content prior to enclosure as detailed below. Materials with visible signs of moisture damage shall not be installed. (CalGreen 4.505.3)

1) Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 161.8.

2) Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade-terminated end of each piece to be verified.

3) At least three random moisture readings shall be performed at wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are highly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure.

Capillary break for concrete slabs on grade: Concrete slabs on grade foundations required to have a vapor retarder must also have a capillary break, including at least one of the following (CalGreen 4.505.2)

1) A 4-inch (101.6 mm) thick base of 1/2-inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design which will address bleeding, shrinkage and curing shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.

2) A mix design specified by a licensed design professional.

Fireplaces and woodstoves: Install only zero-clearance or sealed-combustion appliances, comply with US EPA Phase II rules. (CalGreen 4.503.1)

Design and Install HVAC System to ACCA Manual J, D, and S (CalGreen 4.507.2)

HVAC Installer Qualifications: HVAC system installers must be trained and certified in the proper installation of HVAC systems, such as via a state certified apprenticeship program, public utility training program (with certification as installer qualification), or other program acceptable to the Department of Building Inspection. (CalGreen 702.1)

Covering duct openings and protecting mechanical equipment during construction: Duct openings and other air distribution component openings shall be covered during all phases of construction with tape, plastic, sheetmetal, or other acceptable methods to reduce the amount of water, dust, and debris entering the system. (CalGreen 4.504.1)

ENERGY STAR Compliant Bathroom Exhaust Fans: Must be ENERGY STAR compliant, ducted to terminate outside the building, and covered by humidistat capable of adjustment between relative humidity of less than 50% to maximum of 80%. Humidity control may be a separate component from the exhaust fan. (CalGreen 4.505.1)

Carpet: All carpet must meet one of the following: (CalGreen 4.504.3)

1. Carpet and Rug Institute Green Label Plus Program.
2. California Department of Public Health Standard Practices for the Testing of VOCs (Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certification Systems Sustainable Choice, OR
5. California Collaborative for High Performance Schools EQ2.2 and listed in the CHPS High Performance Product Database

AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive and carpet pad adhesive must not exceed 50 g/L VOC content.

Resilient Flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with (CalGreen 4.504.4):

1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.
2. Compliant with the VOC emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1.
3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR
4. Certified under the GreenGuard Children & Schools Program to comply with California Department of Public Health orders.

Composite wood products: Hardwood plywood, particleboard, and medium density fiberboard composite wood products used on interior exterior shall meet CARB Air Toxics Control Measure for Composite Wood. See CalGreen Table 4.504.2.

Interior paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measures and California Code of Regulations Title 17 for exterior paints. See CalGreen Table 4.504.3.

Low-VOC aerosol paints and coatings: Meet BAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for RDC. (CalGreen 4.504.2.1)

Low VOC Caulks, Construction Adhesives, and Sealants: Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2. (CalGreen 4.504.2.1)

INDOOR WATER USE

All fixtures must not exceed the following flow rates (CalGreen Section 4.502.1):

Fixture	Flow Rate	Notes
Drinking water	2.5 gpm @ 60 psi and not per showerhead	NS
Lavatory faucets - residential	1.5 gpm @ 60 psi	NS
Lavatory faucets - commercial and public use	0.5 gpm @ 60 psi	NS
Showering faucets	2.5 gpm per fixture	ASME A112.18.1/CSA B125.1
Kitchen faucets	1.5 gpm @ 60 psi and not per showerhead	NS
Toilets	1.6 gpm per flush and EPA WaterSense Certified	U.S. EPA WaterSense Tank-Type High-Efficiency Toilet Specifications
Urinals	0.5 gpm per flush	ASME A112.18.3/CSA B125.1, 0.5 gpm

1) For test flow rates, fixtures shall operate at a pressure of 60 psi and not per showerhead. The minimum standard is ASME A112.18.1/CSA B125.1 High-Efficiency Toilet Specifications. 1.6 gpm @ 60 psi.

2) The maximum flow rate of all showerheads on a shower stall and enclosed shower pan shall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at any time. (CalGreen 4.502.1)

EXISTING NONCOMPLIANT PLUMBING FIXTURES

All fixtures that are not compliant with the San Francisco Residential Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards at left. For more information, see the DBI brochure, "San Francisco's Residential Energy and Water Conservation Requirements", available at SFD/BUD, and also see the "Residential Water Conservation" section of the SFPUUC website - SPWATER.org.

Noncompliant plumbing fixtures include:

- Any toilet manufactured for use more than 1.8 gallons of water per flush.
- Any urinal manufactured for use more than 1 gallon of water per flush.
- Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute.
- Any kitchen faucet that leaks more than 2.2 gallons of water per minute.

Exceptions to this requirement are limited to situations where replacement of fixtures would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.

VERIFICATION

Individuals who are responsible for ensuring project requirements are met. Projects that increase total conditioned floor area by 25,000 square feet are required to hire a Green Building Compliance Professional of Record as described in Administrative Bulletin 085. For projects that increase total conditioned floor area by <25,000 square feet, the applicant or design professional may sign below, and no license or special qualifications are required.

FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion.

Alteration for Charles Cross

Project Name: 0453A / 013

Block/lot: 152/164 Alhambra Street, San Francisco, CA 94118

Address: R-2, Three Unit Residence

Primary Occupancy: Occupied: 2,201 Gross Sq. Ft. Garage: 1,477 Gross sq. ft.

Gross Building Area: 488 Gross Sq. Ft. (Within Existing Envelope)

Increase in Conditioned Floor Area:

I will assure that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, if I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code.

Licensed Professional: Sign & Date
(May be signed by the applicant when less than 1,000 square feet is added)

Affix professional stamp:



Projects that increase total conditioned floor area by 25,000 square feet:
The Green Building Compliance Professional of Record for this project is:

Green Building Compliance Professional - Name and Contact Phone Number

Green Building Compliance Professional - Firm

I am a LEED Accredited Professional

I am a GreenPoint Rater

I am an ICC Certified CalGreen Inspector

Green Building Compliance Professional - Sign & Date

Signature by a professional holding at least one of the above certifications is required. If the Licensed Professional does not hold a certification for green energy auditor, inspector, this section may be completed by another party who will verify applicable green requirements are met.

Attachment C-7:
Residential Additions
and Alterations

152/164 Alhambra Street
San Francisco, CA
Residential Charles Cross

RECEIVED

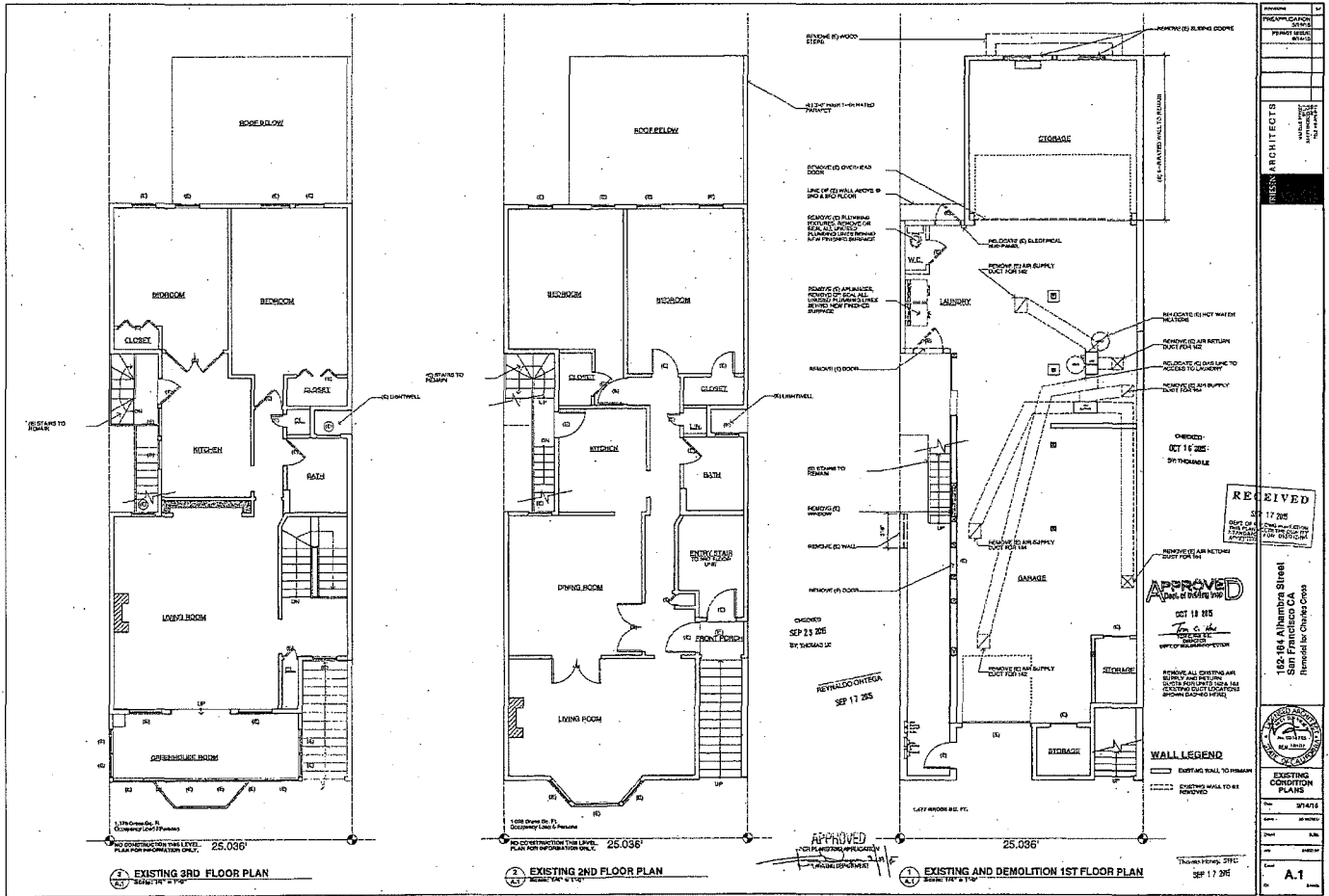
SEP 11 2008

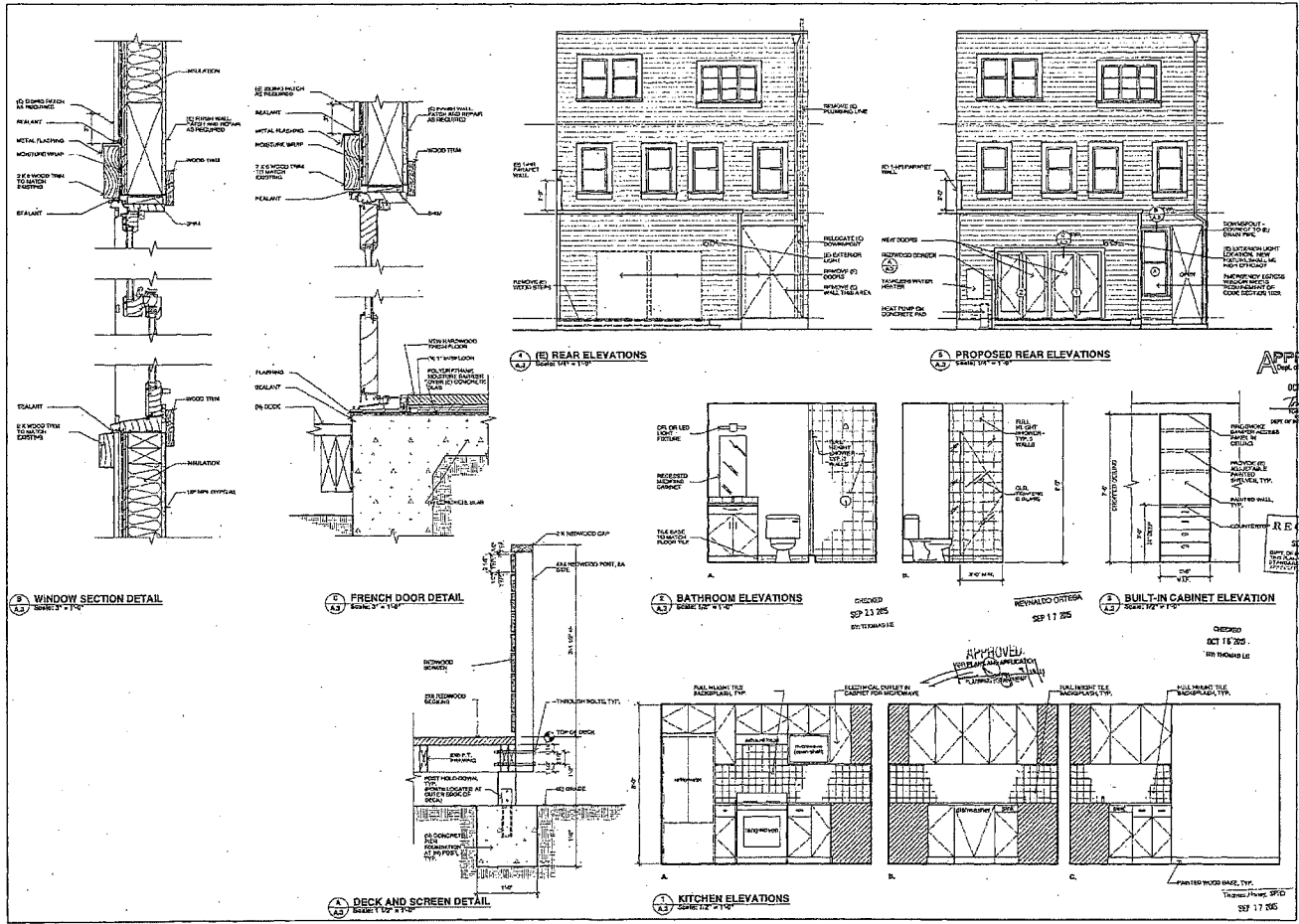
City of San Francisco
Department of Building Inspection
152/164 Alhambra Street
San Francisco, CA 94118

Thomas Hays, SFPD

SEP 11 2008

T.4





APPROVED
OCT 13 2005
THOMAS LI
DEPT. OF CONSTRUCTION

RECEIVED
SEP 17 2005
DEPT. OF CONSTRUCTION

APPROVED
OCT 12 2005
THOMAS LI

182-164 Alhambra Street, San Francisco CA
Remodel for Oliver Cross

THOMAS LI ARCHITECTS
182-164 ALHAMBRA STREET
SAN FRANCISCO, CA 94133
415.774.1111

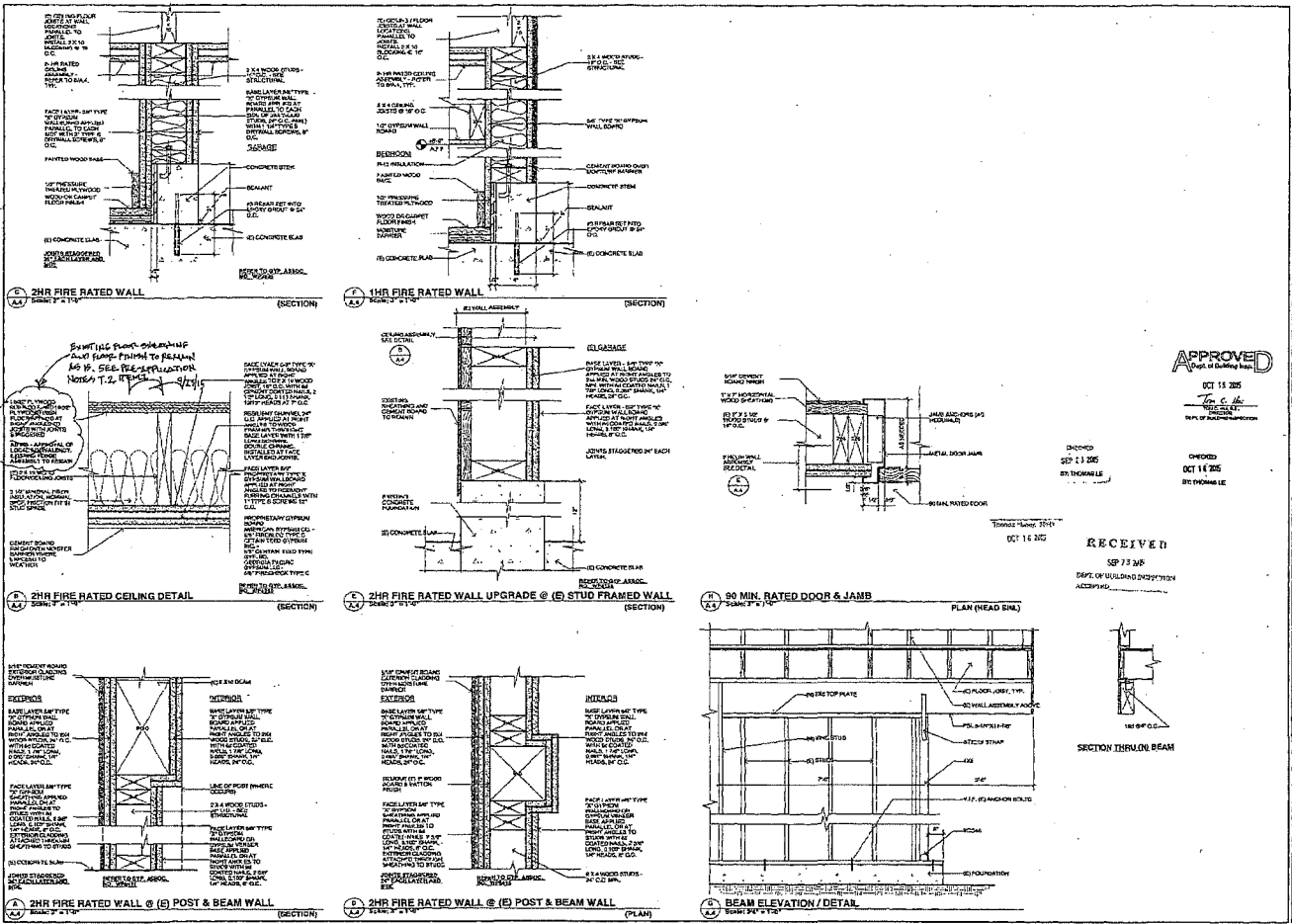
REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/15/05
2	ISSUED FOR PERMITS	08/15/05
3	ISSUED FOR PERMITS	08/15/05
4	ISSUED FOR PERMITS	08/15/05
5	ISSUED FOR PERMITS	08/15/05
6	ISSUED FOR PERMITS	08/15/05
7	ISSUED FOR PERMITS	08/15/05
8	ISSUED FOR PERMITS	08/15/05
9	ISSUED FOR PERMITS	08/15/05
10	ISSUED FOR PERMITS	08/15/05

EXTERIOR ELEVATIONS

DATE: 08/15/05
BY: THOMAS LI
CHECKED: THOMAS LI

A.3



MARINA CORPORATION

TO

THE PACIFIC GAS & ELECTRIC CO. et al. } MARINA CORPORATION, a corporation organized and existing under and by virtue of the laws of the State of California, hereinafter called the "grantor" for and in consideration of the sum of ONE DOLLAR (\$1.00) in lawful money of the United States of America to the grantor in hand paid by THE PACIFIC GAS AND ELECTRIC COMPANY, and THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, like corporations, hereinafter called the "grantees" the receipt whereof is hereby acknowledged, does hereby grant unto the said grantees, their successors and assigns, the respective rights and privileges hereinafter set forth as applying to the respective parcels hereinafter specified, the right and privilege of inspecting, maintaining and using as conduits for the transmission and/or distribution of electricity and/or the furnishing of telephone service and for all purposes connected therewith, mains or pipes and suitable service pipes and connections, as to Parcels Nos. One (1), Four (4), Five (5), Ten (10), Eleven (11), Thirteen (13), and Fifteen (15) hereinafter referred to: X

THE right and privilege of erecting, maintaining and using for the transmission and distribution of electricity and/or the furnishing of telephone service and for all purposes connected therewith, poles, and wires suspended therefrom, and all necessary and proper cross-arms, braces and other fixtures and appliances for use in connection therewith, as to Parcels Nos. Two (2), Seven (7), Eight (8) and Fourteen (14) hereinafter referred to;

THE right and privilege of inspecting and maintaining and using as conduits for the transmission and/or distribution of electricity and/or the furnishing of telephone service and for all purposes connected therewith, mains or pipes and suitable service pipes and connections, and/or the right and privilege of erecting, maintaining and using, for the transmission and distribution of electricity, and/or the furnishing of telephone service, and for all purposes connected therewith, poles, and wires suspended therefrom and all necessary and proper cross-arms, braces and other fixtures and appliances for use in connection therewith, as to Parcels Nos. Three (3), Six (6), Nine (9) and Twelve (12).

TOGETHER with a right of way over, upon, through and across all of the following hereinafter described parcels of land situate in the City and County of San Francisco, State of California, and more particularly described as follows: X

PARCEL ONE (1). COMMENCING at a point on the Northerly line of Chestnut Street, distant thereon 90.285 feet Easterly from the Easterly line of Pierce Street (as widened); running thence Easterly along said line of Chestnut Street 4 feet; thence at a right angle Northerly 166.83 feet to the Southerly line of Toledo Way (as re-aligned and widened) thence at a right angle Westerly 4 feet along the said line of Toledo Way; thence at a right angle Southerly 166.83 feet to the said line of Chestnut Street and the point of commencement.

BEING part of Marina Gardens.

PARCEL TWO (2). A strip of land 8 feet in width, the center line of which is described as follows:

COMMENCING at a point distant 90 feet Northerly from the Northerly line of Chestnut Street, measured at right angles thereto, and distant 94.285 feet Easterly from the Easterly line of Pierce Street (as widened) measured at right angles thereto; running thence Easterly parallel with the Northerly line of Chestnut Street a distance of 300 feet; thence North 65 degrees 7 minutes 45 seconds East a distance of 37.394 feet.

BEING part of Marina Gardens.

PARCEL THREE (3). A strip of land 4 feet in width the Southeasterly boundary line of which is described as follows:

COMMENCING at a point distant 111.122 feet Northerly from the Northerly line of Chestnut Street measured at right angles thereto, and distant 369.285 feet Easterly from the Easterly line of Pierce Street (as widened) measured at right angles thereto; running thence North 65 degrees 7 minutes 45 seconds East a distance of 18.169 feet.

BEING part of Marina Gardens.

PARCEL FOUR (4). COMMENCING at a point distant 96 feet Easterly from the Easterly line of Pierce Street (as widened) measured at right angles thereto; and distant 225 feet Southerly from the Southerly line of Capra Way measured at right angles thereto; running thence

992

BR.

387

1/23/1925

L.S.P.
R.S.P.
N.P.

L.S.P.
N.P.

Easterly parallel with the Southerly line of Capra Way a distance of 4 feet; thence at a right angle Southerly 109.208 feet to the Northwesterly line of Alhambra Street; thence Southwesterly along Alhambra Street to a point distant 96 feet Easterly from the Easterly line of Pierce Street (as widened) measured at right angles thereto; thence Northerly parallel with the Easterly line of Pierce Street to the point of commencement.

BEING part of Marina Gardens.

PARCEL FIVE (5). COMMENCING at a point on the Southerly line of Capra Way, distant thereon 96 feet Easterly from the point of intersection of the Southerly line of Capra Way with the Easterly line of Pierce Street (as widened) running thence Easterly along said line of Capra Way 4 feet; thence at a right angle Southerly 104 feet; thence at a right angle Westerly 4 feet; thence at a right angle Northerly 104 feet to the point of commencement.

BEING part of Marina Gardens.

PARCEL SIX (6). A strip of land 8 feet in width, the center line of which is described as follows:

COMMENCING at a point distant 100 feet Southerly from the Southerly line of Capra Way measured at right angles thereto and 100 feet Easterly from the Easterly line of Pierce Street (as widened), measured at right angles thereto; and running thence Easterly and parallel with the said line of Capra Way 25 feet; thence at a right angle Southerly 114.363 feet; thence South 57 degrees 51 minutes West 27.168 feet.

BEING part of Marina Gardens.

PARCEL SEVEN (7). A strip of land 8 feet in width, the center line of which is described as follows:

COMMENCING at a point distant 155 feet Southerly from the Southerly line of Capra Way, measured at right angles thereto, and a point distant 125 feet Easterly from the Easterly line of Pierce Street (as widened) measured at right angles thereto, running thence North 66 degrees 45 minutes 12 seconds East 163.931 feet; thence North 51 degrees 00 minutes 39 seconds East 33.210 feet.

BEING part of Marina Gardens.

PARCEL EIGHT (8). A strip of land 4 feet in width, the Southeasterly boundary line of which is described as follows:

COMMENCING at a point 85 feet Southwesterly from a point on the Southwesterly line of Mallorca Way measured at right angles to said line of Mallorca Way, said point on Mallorca Way being distant 135 feet Northwesterly from the Northwesterly line of Alhambra Street; thence South 34 degrees 9 minutes 46 seconds West a distance of 15 feet.

BEING part of Marina Gardens.

PARCEL NINE (9). A strip of land 8 feet in width the center line of which is described as follows:

COMMENCING at a point distant 100 feet Southwesterly from a point on the Southwesterly line of Mallorca Way measured at right angles to said line of Mallorca Way, said point on Mallorca Way being distant 110 feet Northwesterly from the Northwesterly line of Alhambra Street; running thence Northwesterly parallel with the Southwesterly line of Mallorca Way a distance of 29 feet.

BEING part of Marina Gardens.

PARCEL TEN (10). COMMENCING at a point on the Northwesterly boundary line of Alhambra Street, distant thereon 65 feet Southwesterly from the point of intersection of the Southwesterly line of Mallorca Way and the Northwesterly line of Alhambra Street; running thence North 47 degrees 46 minutes 43 seconds West 98.974 feet; thence South 34 degrees 9 minutes 46 seconds West 45 feet; thence Southeasterly parallel with the Southwesterly line of Mallorca Way a distance of 4 feet; thence North 34 degrees 9 minutes 46 seconds East 42 feet; thence South 47 degrees 46 minutes 43 seconds East to the Northwesterly line of Alhambra Street; thence Northeasterly along the said line of Alhambra Street to the point of commencement.

BEING part of Marina Gardens.

PARCEL ELEVEN (11). COMMENCING at a point on the Northerly line of Capra Way, distant thereon 150 feet Easterly from the Easterly line of Pierce Street (as widened) running thence Easterly along the said line of Capra Way 4 feet; thence at a right angle Northerly

64 feet; thence at a right angle Westerly 20 feet; thence at a right angle Northerly 48 feet 6 inches; thence at a right angle Westerly 4 feet; thence at a right angle Southerly 52 feet 6 inches; thence at a right angle Easterly 20 feet; thence at a right angle Southerly 60 feet to the point of commencement.

BEING part of Marina Gardens. X

PARCEL TWELVE (12) COMMENCING at a point distant 130 feet Easterly from the Easterly line of Pierce Street (as widened) measured at right angles thereto, and distant 111 feet 6 inches Northerly from the Northerly line of Capra Way measured at right angles thereto; running thence Westerly parallel with said line of Capra Way 30 feet more or less; thence at a right angle Southerly 8 feet; thence at a right angle Easterly 30 feet; thence at a right angle Northerly 8 feet to the point of commencement.

R.S.F.
N.P.

BEING part of Marina Gardens.

PARCEL THIRTEEN (13). COMMENCING at a point on the Northerly line of Capra Way, distant thereon 96 feet Easterly from the Easterly line of Pierce Street (as widened) running thence Easterly along the said line of Capra Way 4 feet; thence at a right angle Northerly 107 feet 6 inches; thence at a right angle Westerly 4 feet; thence at a right angle Southerly 107 feet 6 inches to the point of commencement.

BEING part of Marina Gardens.

PARCEL FOURTEEN (14). A strip of land 8 feet in width, the center line of which is described as follows:

COMMENCING at a point on the Southerly line of Beach Street, distant thereon 95 feet Easterly from the point of intersection of the Southerly line of Beach Street and the Easterly line of Pierce Street (as widened) running thence Southerly parallel with the said line of Pierce Street a distance of 187 feet 6 inches; thence South 11 degrees 49 minutes 45 seconds East a distance of 105.118 feet.

R.S.F.
N.P.

BEING part of Marina Gardens.

PARCEL FIFTEEN (15). COMMENCING at a point on the Westerly line of Mallorca Way, distant 197 feet Northerly from the Northerly line of Capra Way measured at right angles thereto; running thence Westerly parallel with said line of Capra Way 95 feet; thence at a right angle Northerly 5 feet; thence at a right angle Easterly 95 feet more or less to the said line of Mallorca Way; thence Southerly along said line of Mallorca Way to the point of commencement.

R.S.F.
N.P.

BEING part of Marina Gardens.

The following clause shall apply only to such portions of the foregoing described parcels of land as hereinafter set forth:

The grantor, its successors or assigns, shall have the right to construct, erect, build and/or maintain buildings, and/or improvements on or upon the property above described, and the grantees agree to leave the grantor, its successors or assigns harmless from any damages arising out of the grantees' exercise of the right of ingress and egress and to pay all costs arising out of the exercise of said right of ingress and egress under any buildings and/or improvements constructed over said conduit or easement.

R.S.F.
N.P.

All of Parcel One (1); The Southerly 35 feet of Parcel Four (4); The Northerly 50 feet of Parcel Five (5); All of Parcel Ten (10); The Southerly 60 feet of Parcel Eleven (11); The Southerly 57 feet 6 inches of Parcel Thirteen (13); All of Parcel Fifteen (15).

The grantees agree each for itself that no single line of wires shall carry in excess of five thousand (5000) volts.

The grantees herein agree each for itself that all underground conduits laid in any of the foregoing parcels of land shall be laid sufficiently below the surface of the ground so as not to interfere with the foundations of buildings that may subsequent to the date hereof be built upon same.

R.S.F.
N.P.

NONE of the foregoing are exclusive easements, rights or privileges, and a similar easement right and/or privilege over, upon or through the parcels of land hereinbefore described may be granted to any other public service corporation by the grantor herein.

IN WITNESS WHEREOF, grantor has executed these presents this Thirtieth day of December, 1924.

(Corp. Seal)

MARINA CORPORATION
By J. E. ROTHSCHILD, President.
By S. V. ROTHSCHILD, Secretary.

State of California }
City and County of San Francisco } ss.

On this 31st day of December in the year one thousand nine hundred and twenty-four, before me, Ray Sophie Feder, a Notary Public, in and for the City and County of San Francisco, State of California, residing therein, duly commissioned and sworn, personally appeared J. P. Rothschild and S. V. Rothschild known to me to be the President and Secretary respectively of Marina Corporation, the corporation described in and that executed the within instrument, and also known to me to be the persons who executed it on behalf of the corporation therein named, and they acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have herewith set my hand and affixed my official seal, at my office in the City and County of San Francisco, State of California, the day and year in this certificate first above written.

(Seal) RAY SOPHIE FEDER, Notary Public
in and for the City and County of San Francisco, State of California.

Recorded at request of Pac. Gas & Elec. Co., Jan. 23, 1925 at 23 min. past 3 P. M.
No. X 41083. Fee \$3.10 Fol. 26.

Compared-Book, Compared-Document,

MAX BRITMAN et al

WITH

EDWARD DANZBY.

THIS AGREEMENT, made and entered into this Twenty-ninth day of August 1924, between MAX & MILDRED A. BRITMAN, City of San Francisco, County of San Francisco, State of California, hereinafter called "seller" and EDWARD DANZBY, 1794 Post Street, of San Francisco, County of San Francisco, State of California, hereinafter called "buyer".

WITNESSETH: That the sellers, in consideration of the covenants and agreements on the part of the buyer hereinafter contained, agree to sell and convey to the buyer, and the buyer agrees to buy, all that certain lot or parcel of land situate in San Francisco, County of San Francisco, State of California, bounded and described as follows, to-wit:

PARCEL of land known as Lots Number Nineteen and Twenty.

COMMENCING at a point on the Westerly line of Twenty-second Avenue distant thereon one hundred (100') Southerly from the point formed by the intersection of the said Westerly line of Twenty-second Avenue with the Southerly line of Lawton Street, and thence running Southerly along the said Westerly line of Twenty-second Avenue fifty feet (50) feet thence at a right angle Westerly one hundred and twenty (120) feet; thence at a right angle Northerly fifty feet (50) feet, thence at a right angle one hundred and twenty feet to the Westerly line of Twenty-second Avenue and the point of commencement.

BEING a portion of Outside Land Block Number 843.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, for the sum of ELEVEN HUNDRED (\$1,100.00) DOLLARS, DOLLARS lawful money of the United States.

AND the buyer, in consideration of the premises, agree to pay to the seller, the said purchase price of ELEVEN HUNDRED (\$1,100.00) DOLLARS, DOLLARS, as follows:

THE sum of TWO HUNDRED (\$200.00) DOLLARS upon the execution of this agreement, receipt whereof is hereby acknowledged, and the balance of said purchase price, to-wit: NINE HUNDRED (\$900.00) DOLLARS in monthly installments as follows: bearing interest on the unpaid balance at seven (7) per cent per annum the sum of TWENTY (\$20.00) DOLLARS on the Twenty-eight day of September 1924, and the sum of TWENTY (\$20.00) DOLLARS, on the Twenty-eight day of each and every month thereafter, until the purchase price is fully paid, provided that said purchase price and all interest on unpaid balances, as herein provided, shall be fully paid on or before the ___ day of 19__.

ALL unpaid balances of said purchase price shall bear interest at the rate of seven per cent per annum from the date hereof until paid, and the buyer agree to pay said interest monthly on the Twenty-eight day of every month, all payments of principal and interest hereunder to be made until further notice at Italian American Bank of San Francisco.

FR-0140 No. 576 92

OWNER'S CERTIFICATE: FR-0140 No. 577

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE ONLY OWNER(S) OF AND HOLDER(S) OF SECURITY INTEREST OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THESE MAPS THAT I AM (WE ARE) THE ONLY PERSON(S) WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY...

IN WITNESS WHEREOF I (WE) HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 9th DAY OF MARCH, 1981. BY: Charles J. Cross, Trustee; Patricia Broad, Trustee; William M. Bredemeyer, Trustee; William P. White, Trustee.

TRUSTEE: Cal Fed Enterprises, a California corporation. BY: Patricia Broad or William M. Bredemeyer. TRUSTEE: Founders Title Company, a California corporation. BY: William P. White.

OWNER'S ACKNOWLEDGEMENT:

STATE OF CALIFORNIA COUNTY OF SAN FRANCISCO. ON THIS 9th DAY OF MARCH, 1981, BEFORE ME, William M. Bredemeyer, a Notary Public in and for said State and County, personally appeared Charles J. Cross, known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument and who acknowledged to me that they executed the same.

Wm. M. Bredemeyer, Notary Public, My Commission Expires: Aug. 16, 1983.



TRUSTEE'S ACKNOWLEDGEMENT:

STATE OF CALIFORNIA COUNTY OF SAN FRANCISCO. ON THIS 9th DAY OF MARCH, 1981, BEFORE ME, William M. Bredemeyer, a Notary Public in and for said State and County, personally appeared Patricia Broad and William M. Bredemeyer, known to me to be the persons who executed it on behalf of said corporation and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Wm. M. Bredemeyer, Notary Public.

CITY ENGINEER'S CERTIFICATE:

I, FRANK R. MOSE, JR., CITY ENGINEER OF THE CITY AND COUNTY OF SAN FRANCISCO DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP ENTITLED 'PARCEL MAP OF 162-164 ALHAMBRA STREET, SAN FRANCISCO, CALIFORNIA' COMPRISING 3 SHEETS, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERE OF...

FRANK R. MOSE, JR., CITY ENGINEER, CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

SURVEYOR'S CERTIFICATE:

I DO HEREBY STATE THAT DURING THE YEAR OF 1980 A SURVEY WAS MADE UNDER MY DIRECTION AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN ON THIS MAP ENTITLED 'PARCEL MAP OF 162-164 ALHAMBRA STREET, SAN FRANCISCO, CALIFORNIA' COMPRISING 3 SHEETS. I DO HEREBY CERTIFY THAT THE MONUMENTS AND BENCH MARKS ARE OF THE CHARACTER AND OCCUPY OR WILL OCCUPY THE POSITIONS INDICATED ON THE WITHIN MAP AND THAT THEY ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED AND THAT THE BUILDING IS AS SHOWN.

WITNESS MY HAND AND SEAL THIS 10th DAY OF APRIL, 1981. William M. Bredemeyer, Notary Public.

TRANSAMERICAN ENGINEERS & ASSOCIATES, BY: ARANA, E.S. 3075

RECORDATION DATA:

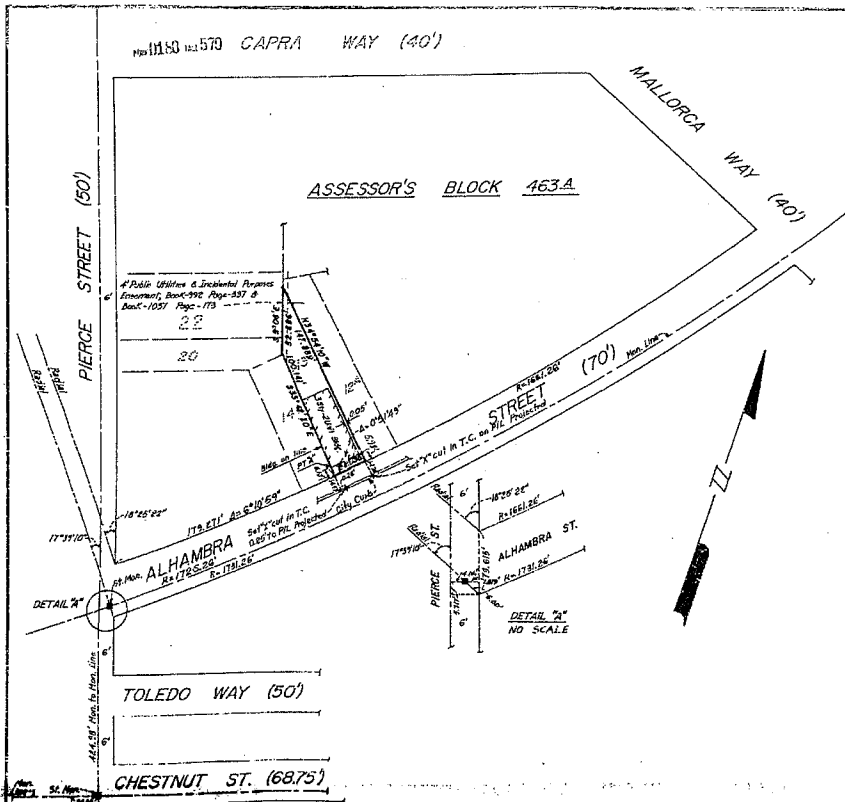
FILED FOR RECORD THIS 10th DAY OF APRIL, 1981, AT 7 MINUTES PAST 3 P.M. IN PARCEL MAPBOOK 19, AT PAGES 92 TO 96 INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF Charles J. Cross and William M. Bredemeyer. William M. Bredemeyer, County Recorder, City and County of San Francisco, State of California.

TRUSTEE'S ACKNOWLEDGEMENT:

STATE OF CALIFORNIA COUNTY OF SAN FRANCISCO. ON THIS 9th DAY OF MARCH, 1981, BEFORE ME, William M. Bredemeyer, a Notary Public in and for said State and County, personally appeared Patricia Broad and William M. Bredemeyer, known to me to be the persons who executed it on behalf of said corporation and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Wm. M. Bredemeyer, Notary Public.

RECORDED AT REQUEST OF APR 10 1981 City & County of San Francisco, CA. PARCEL MAP OF 162-164 ALHAMBRA STREET A CONDOMINIUM BEING A RESUBDIVISION OF LOT 13 A PORTION OF ASSESSOR'S BLK. NO. 463A SAN FRANCISCO, CALIFORNIA TRANSAMERICAN ENGINEERS & ASSOCIATES



NOTE: CITY MONUMENT LINES PER MONUMENT MAP No. 7-5-47

GENERAL NOTES

162-164 578 93

1. THE SUBDIVISION DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE CALIFORNIA CONDOMINIUM ACT, TITLE 9, PART 4, DIVISION SECTIONS OF THE CIVIL CODE.
2. "UNIT" MEANS A NUMBERED PARCEL SO DESIGNATED. THE BOUNDARIES OF EACH UNIT ARE THE INTERIOR UNFINISHED SURFACES (EXCLUSIVE OF PAINT, PAPER, WAX, TILE, ENAMEL, WALLS, FLOORS, FIREPLACES, SINKS, TUBS AND WINDOW FRAMES, DOORS AND DOOR FRAMES AND TRIM) AND INCLUDES BOTH THE PORTIONS OF A BUILDING SO DESIGNATED AND THE AIR SPACE SO ENCOMPASSED. (PER SECTION 1330 (2) CALIFORNIA CIVIL CODE).
3. "COMMON AREA" MEANS ALL LANDS AND IMPROVEMENTS NOT LOCATED WITHIN ANY UNIT. THE COMMON AREA ALSO INCLUDES BUT NOT BY WAY OF LIMITATIONS ALL STAIRWAYS AND LIGHT WELLS, ROOFS, FOUNDATIONS, PILES AND DUCTS FOR THE MUTUAL USE OF ADJOINING UNITS, FLUES, CHUTES, CONDUITS, COLUMNS AND GUIDES TO THE UNFINISHED SURFACE THEREOF, ALL, REGARDLESS OF LOCATION WITHIN THE SAID UNITS.
4. THE OWNER OF EACH UNIT SHALL OWN AN UNDIVIDED INTEREST IN THE COMMON AREA AS SHOWN ON SHEET NO. 3.
5. ALL ANGLES SHOWN ARE 90 DEGREES UNLESS EXPRESSLY OTHERWISE INDICATED.
6. ALL WALLS ARE 0.34" THICK UNLESS OTHERWISE NOTED.
7. THE SERIALY NUMBERED (LETTERED) PARCELS SHOWN ON SHEET 3, (P-152A THROUGH P-154) ARE PARKING AREAS, ASSIGNMENT FOR THE EXCLUSIVE USE OF SAID AREAS MAY BE GRANTED AS APPURTENANCES OF PARTICULAR UNITS.
8. BENCH MARKS: ELEVATIONS SHOWN ARE BASED ON CITY DATUM AND WERE OBTAINED FROM A GROUP OF CITY BENCH MARKS, LOCATED AT THE INTERSECTION OF ALHAMBRA ST. & PIERCE ST.
9. THE SERIALY NUMBER PARCELS SHOWN ON SHEET 3, (S-152 THROUGH S-154) IS A STORAGE AREA. ASSIGNMENT FOR THE EXCLUSIVE USE OF SAID AREA MAY BE GRANTED AS APPURTENANCES OF PARTICULAR UNITS.

PARCEL MAP OF
162-164 ALHAMBRA STREET
A CONDOMINIUM
BEING A RESUBDIVISION OF LOT 13
A PORTION OF ASSESSOR'S BLK. NO. 463A
SAN FRANCISCO, CALIFORNIA

THE AMERICAN ENGINEERS & ARCHITECTS
3293 Wisconsin Street, San Francisco, Ca 94110

APN 0180 01581

APN 0180 01580

94

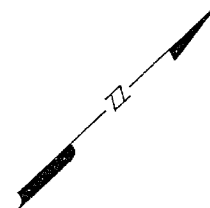
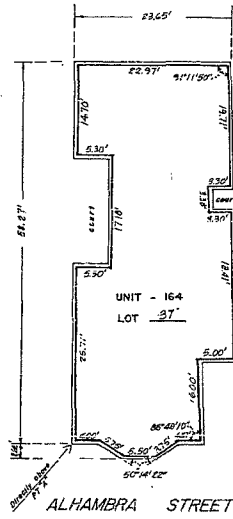
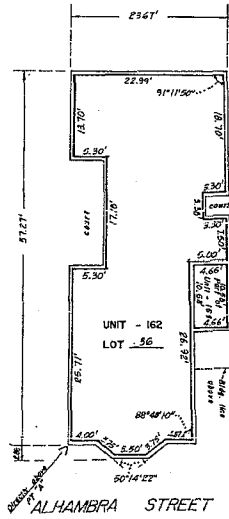
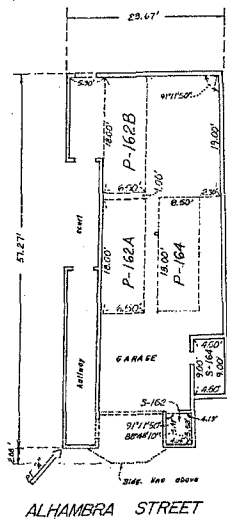


TABLE FOR LOT AREA AND PERCENTAGE OF INTEREST IN COMMON AREA

UNIT	LOT	SQ. FT.	%
162	56	1122.59	77.70
164	57	1245.70	58.60

PARCEL MAP OF
162-164 ALHAMBRA STREET
A CONDOMINIUM
 BEING A RESUBDIVISION OF LOT 15
 A PORTION OF ASSESSOR'S BLK. NO. 463A
 SAN FRANCISCO, CALIFORNIA

Updated



First American Title

First American Title Company

One Embarcadero Center, Suite 250

San Francisco, CA 94111-3632

California Department of Insurance License No. 151

Charles John Cross
c/o John Britton,
W. J. Britton & Co. , 1345 Mission Street
San Francisco, CA 94103
Phone: (415)934-1151

Customer Reference:

Order Number: 3811-5152501 (DL)

Title Officer: Douglas Lagomarsino
Phone: (415)796-6122
Fax No.: (866)420-3241
E-Mail: dlagomarsino@firstam.com

Buyer:

Owner: CROSS

Property: 162-164 Alhambra Street
San Francisco, CA 94123

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of July 13, 2016 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

To Be Determined

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

CHARLES CROSS, TRUSTEE OF THE CHARLES CROSS TRUST DATED MAY 1, 2012

The estate or interest in the land hereinafter described or referred to covered by this Report is:

FEE

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2016-2017, a lien not yet due or payable.
2. All taxes - secured, supplemental, defaulted, escaped and including bonds and assessments are not available at this time. Please verify any/all tax amounts and assessment information with the County Tax Collector prior to the close of the contemplated transaction.
3. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
4. Covenants, conditions, restrictions and easements in the document recorded September 29, 1924 as BOOK/REEL 942, PAGE/IMAGE 297 of Official Records, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, sexual orientation, familial status, disability, handicap, national origin, genetic information, gender, gender identity, gender expression, source of income (as defined in California Government Code § 12955(p)) or ancestry, to the extent such covenants, conditions or restrictions violation 42 U.S.C. § 3604(c) or California Government Code § 12955. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
5. An easement for public utilities and incidental purposes in the document recorded January 23, 1925 as BOOK/REEL 992, PAGE/IMAGE 337 of Official Records.

6. THE EFFECT OF PARCEL MAP OF 162-164 ALHAMBRA STREET, A CONDOMINIUM, FILED ON APRIL 10, 1981 IN BOOK 19 OF PARCEL MAPS, AT PAGES 92 TO 94, CITY AND COUNTY OF SAN FRANCISCO RECORDS.

Prior to the issuance of any policy of title insurance, the Company will require:

7. With respect to the trust referred to in the vesting:
 - a. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
 - b. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
 - c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None

2. We find no open deeds of trust. Escrow please confirm before closing.

NOTE to proposed insured lender only: No Private transfer fee covenant, as defined in Federal Housing Finance Agency Final Rule 12 CFR Part 1228, that was created and first appears in the Public Records on or after February 8, 2011, encumbers the Title except as follows: None

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

Real property in the City of San Francisco, County of San Francisco, State of California, described as follows:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF ALHAMBRA STREET, DISTANT THEREON 179.271 FEET NORTHEASTERLY FROM THE EASTERLY LINE OF PIERCE STREET; RUNNING THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF ALHAMBRA STREET 25.036 FEET; THENCE NORTH 34 DEGREES 54' 10" WEST 147.889 FEET; THENCE SOUTH 9 DEGREES 6' EAST 52.686 FEET; THENCE SOUTH 33 DEGREES 42' 20" EAST 100.141 FEET TO THE POINT OF BEGINNING

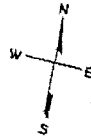
BEING A PORTION OF MARINA GARDENS.

APN: LOT 013 AND BLOCK 0463A

LOTS MERGED

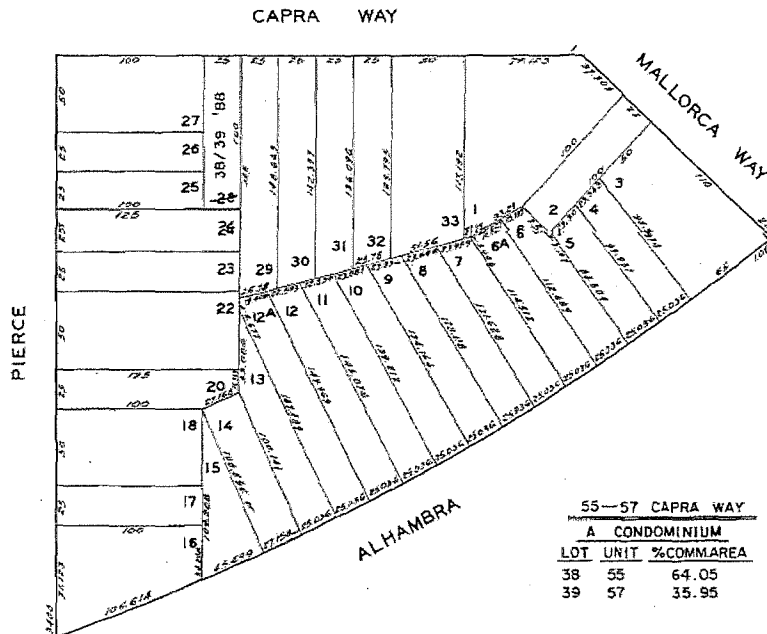
LOT 22	INTO LOT 1	1982
27	-	1986
28	-	1988
29	-	1988

© COPYRIGHT SAN FRANCISCO
CITY & COUNTY ASSESSOR 1995



463A

W. A. BLK. 403
MARINA GARDENS
REVISED 1988



55-57 CAPRA WAY

A CONDOMINIUM		
LOT	UNIT	%COMMAREA
38	55	64.05
39	57	35.95

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

**EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)**

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - (a) building;
 - (b) zoning;
 - (c) land use;
 - (d) improvements on the Land;
 - (e) land division; and
 - (f) environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - (a) that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - (b) that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - (c) that result in no loss to You; or
 - (d) that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - (a) to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - (b) in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows: For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)

EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
 - (a) and use
 - (b) improvements on the land
 - (c) and division
 - (d) environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date.
This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.

2. The right to take the land by condemning it, unless:

- (a) a notice of exercising the right appears in the public records on the Policy Date
 - (b) the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks:
- (a) that are created, allowed, or agreed to by you
 - (b) that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records
 - (c) that result in no loss to you
 - (d) that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
- (a) to any land outside the area specifically described and referred to in Item 3 of Schedule A OR
 - (b) in streets, alleys, or waterways that touch your land
- This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.



First American Title

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

APPROVED
Dept. of Building Insp.

OCT 19 2015

Tom C. Hui

TOM C. HUI, S.D.
DIRECTOR

\$63P
F 274
9/17/15

FORM 3/18

APPROVED FOR ISSUANCE

**APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS**

**CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION**

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER THE COUNTER ISSUANCE

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.

NUMBER OF PLAN SETS



APPROVAL NUMBER

OSHA APPROVAL REC'D

DETAILS: DATE OF PERMIT OCT 19 2015, EXPIRES OCT 19 2016, ADDRESS, PHONE, APPROVAL NUMBER

**INFORMATION TO BE FURNISHED BY ALL APPLICANTS
LEGAL DESCRIPTION OF EXISTING BUILDING**

Table with 5 columns: NO. OF STORIES, ALL COLS. STORES OF OCCUPANCY, NO. OF ENCLOSURES AND DECKS, ADJACENT USE, PERMITS REQUIRED

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

Table with 5 columns: NO. OF STORIES, ALL COLS. STORES OF OCCUPANCY, NO. OF ENCLOSURES AND DECKS, ADJACENT USE, PERMITS REQUIRED

Table with 5 columns: WILL THERE BE A CHANGE IN THE USE OF THE BUILDING, WILL THERE BE A CHANGE IN THE OCCUPANCY, WILL THERE BE A CHANGE IN THE HEIGHT, WILL THERE BE A CHANGE IN THE AREA, WILL THERE BE A CHANGE IN THE VOLUME

Table with 5 columns: ADDRESS, CITY, COUNTY, ZIP, PHONE

PERMIT TO BE ISSUED FOR ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFER TO SECTION 101.10 OF THE CODE)

ADDITIONAL INFORMATION

Table with 5 columns: IS THIS A REPAIR OR MAINTENANCE PROJECT, IS THIS A DEMOLITION PROJECT, IS THIS A CONVERSION PROJECT, IS THIS A CHANGE OF USE PROJECT, IS THIS A CHANGE OF OCCUPANCY PROJECT

IMPORTANT NOTICES

1. This permit is issued by the Department of Building Inspection... 2. The permit holder shall be responsible for obtaining all necessary permits... 3. The permit holder shall be responsible for obtaining all necessary permits...

NOTICE TO APPLICANT

1. This permit is issued by the Department of Building Inspection... 2. The permit holder shall be responsible for obtaining all necessary permits... 3. The permit holder shall be responsible for obtaining all necessary permits...

BY THOMAS LE

[Handwritten signature]

See 24 # approval

- 1. Has Doelling
- 3 total - RH-3

~~1~~ Paper 9/13/15

SRE ARCHITECT'S STATEMENT ON
SECRET T. 1 FOR SRS-16C STRENGTHENING ISSUE

[Handwritten mark]

CHECKED
OCT 16 2015
BY THOMAS LE

[Handwritten signature]

REYNALDO URTEGA

SEP 17 2015

[Handwritten signature]
9/17/15

SRE-16C Security Clearance

CENTRAL PERMIT BUREAU
1860 Mission Street
San Francisco, California 94103

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
(415)558-6088

Receipt No: 1372765
Application/Permit No: 201509177273

PERMIT IS GRANTED TO

ERECT ALTER BUILDING ERECT SIGN DATE OF ISSUE 19-OCT-15
 DEMOLISH BUILDING GRADE FILING FEE RECEIPT # _____
 LOWER CURB OCCUPY STREET SPACE
 EXCAVATE STREET OR SIDEWALK POST NOTICE
 HOUSE NUMBER CERTIFICATE REPAIR OR CONSTRUCT SIDEWALK

THIS PERMIT IS GRANTED IN ACCORDANCE WITH PROVISIONS OF THE CHARTER AND ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO AND/OR THE CURRENT STANDARD SPECIFICATIONS OF THE DEPARTMENT OF BUILDING INSPECTION

* ADDITIONAL INFORMATION REGARDING SPECIFIC PERMITS IS GIVEN ON THE BACK OF THIS FORM.

SUPPLEMENTAL FEE PAID:

FINAL PLAN CHECK EXPEDITER FEE PENALTY
 STRUCTURAL LTR DCP FEE FIRE

DBI P/C PAID AT FILING \$0.00

OWNER:

CHARLES CROSS TRUST

LOCATION OF JOB: RCUSE NUMBER: EXISTING ASSIGNED
 STREET ADDRESS: 162 ALHAMBRA ST 0463A/013
 164 ALHAMBRA ST 0463A/013

METES AND BOUNDS

FRONTAGE FT. 3 # STORES 5 TYPE R-2 LEGAL OCCUPANCIES

BUILDING USE APARTMENTS ESTIMATED COST \$ 305,000.00

SIDEWALK SO. FT. ST. SPACE LINEAR FT. 20 3 FT. CURB SECT. TO BE LOWERED

PARKING METER LINEAR FT. PARKING METER DAYS

WORK MUST COMMENCE ON BUILDING WITHIN TIME PER CODE, UNLESS EXTENSION AUTHORIZED PRIOR TO EXPIRATION. IF UNDER ENFORCEMENT ORDERS, SPECIAL TIME PERIODS SPECIFIED IN NOTICE OF VIOLATION OR ABATEMENT ORDER WILL APPLY.

TIME FOR COMPLETION OF WORK UNDER THIS BUILDING PERMIT EXPIRES 1080 Days AFTER DATE OF ISSUANCE. IF UNDER ENFORCEMENT ORDERS, SPECIAL TIME PERIODS WHERE SPECIFIED WILL APPLY. (NOTE: STREET SPACE PERMIT EXPIRES ON COMPLETION OF WORK OR WHEN REVOKED BY DIRECTOR OF PUBLIC WORKS. SEE BACK OF FORM FOR OTHER TIME LIMITS.)

DON CLEMONS 707321209395

PERMIT 1372765

FEE PAYOR: 18766 JAMIE LEE LANE
 ADDRESS: SONOMA CA 95476
 CITY:

APPEAL: _____
 CENTRAL PERMIT BUREAU-0.011 CVICTORI

SUBTOTAL OF FEES WITH APPLICABLE SURCHARGES \$20,467.06

STRONG MOTION 39.65

SUBTOTAL OTHER FEES 39.65

TOTAL \$ 20,506.71

SEPARATE PERMITS MUST BE OBTAINED FOR ELECTRICAL, PLUMBING OR OTHER RELATED WORK
 9003-18 (Rev. 10/95)

CALIFORNIA NEWSPAPER SERVICE BUREAU

DAILY JOURNAL CORPORATION

Mailing Address : 915 E FIRST ST, LOS ANGELES, CA 90012
Telephone (800) 788-7840 / Fax (800) 464-2839
Visit us @ www.LegalAdstore.com

Brent Jalipa
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)
1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description: BJ - Hearing Notice - 161174 - Ten Map Appeal
162-164 Alhambra Street

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

11/04/2016

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

EXM# 2943022

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Tuesday, November 15, 2016 Time: 3:00 p.m.
Location: Legislative Chamber, City Hall, Room 250 1 Dr. Carlton B. Goodlett, Place, San Francisco, CA

Subject: File No. 161174.

Hearing of persons interested in or objecting to the decision of Public Works dated October 18, 2016, approving a Tentative Map for three units of new construction at 162-164 Alhambra Street, Assessor's Parcel Block No.0463A, Lot No. 013. (District 2) (Appellants: John Barrett, Kathleen Eckhart, and Mauricio Franco) (Filed October 28, 2016).

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors.

Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information relating to these matters will be available for public review on Thursday, November 10, 2016. Angela Calvillo Clerk of the Board



* A 0 0 0 0 0 4 2 6 6 1 7 1 *

SAN FRANCISCO EXAMINER • DAILY CITY INDEPENDENT • SAN MATEO WEEKLY • REDWOOD CITY TRIBUNE • ENQUIRER-BULLETIN • FOSTER CITY PROGRESS • MILLBRAE - SAN BRUNO SUN • BOUTIQUE & VILLAGER

INVITATION FOR BIDS

Port of San Francisco (the "Port"), a department of the City and County of San Francisco (the "City") announces **Contract #2773 SW 21 PARKING LOT ELECTRICAL SERVICE PROJECT**. The work will consist of installing a new electric service into Seawall Lot 321 (82 The Embarcadero, Lot 002). The project will include excavation across Front Street to the northwest corner of the Priority Public Parking Lot, installation of underground 3" conduit & wiring, constructing new curb ramps, and installation of new 10x20 electric service pedestal. Bidders shall possess a Class "C-10" California Contractor's license. Partnering Level 1 is required. Refer to Section 01 31 33 for more details on partnering. Estimated construction cost is **\$25,000**. To be qualified to bid, the Contractor must meet the Contractor Qualifications noted under Section 01 11 3, Advertisement for Bids. If bidder does not meet the experience requirements stated in this specification, the City may determine the bidder to be unqualified to perform the work under this contract. This contract will be procured under the San Francisco Micro-BE Set-aside Construction Contract program. In accordance with San Francisco Administrative Code Chapter 6, no Bid is accepted and no contract less than \$600,000 is awarded until such time as the Port Executive Director, or designee, issues an acceptance to award. Pursuant to Charter Section 3.105, all contract awards are subject to certification by the Controller as to the availability of funds. Bidders shall submit proof of a current Business Tax Registration Certificate. Failure of a Bidder to provide such proof prior to Award, or as otherwise required in the Advertisement for Bids, could, at the discretion of the Department head, constitute a refusal to enter into the Contract and result in a forfeiture of the Bid bond.

Bids Due: 11/15/16 10:30 AM, Pier 1. For questions contact Arnel Prestosa, (415) 274-0627. Information for the bid package can be found at www.portofsf.org and www.sfgov.org/oca.

CNS-2942275#

job placements for seniors and adults with disabilities for the City and County of San Francisco.

The contract agreement shall have a tentative term from January 1, 2017 to June 30, 2019. In addition, the City shall have the option to extend the term for a period of two (2) years, for a total five (5) years, subject to annual availability of funds, annual satisfactory grantee performance, and meet the annual funding amount for this contract is expected to be \$250,000 with a total of \$750,000 for the grant period ending in June 30, 2019. SF-HSA has the sole, absolute discretion to exercise the right to enter into contracts of a shorter duration. Due date for responses is **December 9, 2016 by 5:00 PM**. An RFP packet may be picked up at SFHSA, Office of Contract Management, 1650 Mission Street, Suite 300, on or after **November 2, 2016**. RFP packets are available on the Internet at <http://mission.sfgov.org/OCABidPublication/Select/ConsultantsandProfessionalServices/> from the Category Drop Down Menu and look for RFP 701.

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

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CITY AND COUNTY OF SAN FRANCISCO HUMAN SERVICES AGENCY REQUEST FOR PROPOSALS (RFP) #720

The San Francisco Human Services Agency (SFHSA) announces its intent to seek proposals from organizations or individuals interested in contracting to recruit and develop workites and provide

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT
File No. 271217

The following person(s) is (are) doing business as: **CREATIVE SLATE CONSULTING, 707 Lacey Lane, Redwood City, CA 94065, County of San Mateo**

This business is conducted by an individual. The registrant(s) commenced to transact business under the fictitious business name or names listed above on Oct. 21, 2016. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

This statement was filed with the County Clerk of San Mateo County on October 21, 2016
Mark Church, County Clerk
DIANA SIRON, Deputy Clerk
Original
10/28, 11/4, 11/11, 11/18, 11/25/16
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. 271242

The following person(s) is (are) doing business as: **GOLDEN HAMMER BUILDER, 6153 Thornton Ave #C, Newark, CA 94560**

This business is conducted by an individual. The registrant(s) commenced to transact business under the fictitious business name or names listed above on 10/25/2016. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

This statement was filed with the County Clerk of San Mateo County on October 25, 2016
Mark Church, County Clerk
DIANA SIRON, Deputy Clerk
Original
11/4, 11/11, 11/18, 11/25/16
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. A-039237-00

Fictitious Business Name(s): **A Dash Z, 200 Ordway St., San Francisco, CA 94134, County of San Francisco**

The business is conducted by an individual. The registrant commenced to transact business under the fictitious business name or names listed above on 10/27/2016. I declare that all information in this statement is true and correct. (A registrant who declares as true any material

matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).
S/Anna Swan

This statement was filed with the San Francisco County Clerk on October 27, 2016
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 where there is a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).
11/4, 11/11, 11/18, 11/25/16
CNS-2944616#
SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAME STATEMENT
File No. 271219

The following person(s) is (are) doing business as: **M & Z TAX SERVICES, 439 Grand Ave., #202, South San Francisco, CA 94060**

This business is conducted by an individual. The registrant(s) commenced to transact business under the fictitious business name or names listed above on n/a. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

This statement was filed with the County Clerk of San Mateo County on October 21, 2016
Mark Church, County Clerk
Shella Arconot, Deputy Clerk
Original
10/28, 11/4, 11/11, 11/18/16
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. 271124

The following person(s) is (are) doing business as: **Wilson Tech Services, 225 Mirada Rd., Hall Moon Bay, CA 94019, County of San Mateo**

This business is conducted by an individual. The registrant(s) commenced to transact business under the fictitious business name or names listed above on 01/17/2010. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

This statement was filed with the County Clerk of San

Francisco, CA 94103. This business was conducted by LLC. I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).
S/ R. Michael Donnelly, for Lamp Shades San Francisco LLC, Officer
This statement was filed with the County Clerk of San Francisco County on October 10, 2016
10/14, 10/21, 10/28, 11/4/16
CNS-2935735#
SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAME STATEMENT
File No. 271271

The following person(s) is (are) doing business as: **Head Baby Press, 637 Caribbean Way, San Mateo, CA 94402**

This business is conducted by an individual. The registrant(s) commenced to transact business under the fictitious business name or names listed above on n/a. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

This statement was filed with the County Clerk of San Mateo County on 10/27/2016.
Mark Church, County Clerk
ANSHU NAND, Deputy
Original Filing
11/4, 11/11, 11/18, 11/25/16
NPEN-2936807#
EXAMINER - BOUTIQUE & VILLAGER

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

The following person(s) has (have) abandoned the use of the fictitious business name: **Lamp Shades San Francisco, 199 Potrero Ave San Francisco, CA 94103, County of San Francisco**

This statement was filed with the County Clerk's office in San Francisco County on 4/4/14 under File No. 0357634-00.
Lamp Shades San Francisco LLC, 199 Potrero Ave, San

Francisco, CA 94103. This business was conducted by LLC. I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).
S/ R. Michael Donnelly, for Lamp Shades San Francisco LLC, Officer
This statement was filed with the County Clerk of San Francisco County on October 10, 2016
10/14, 10/21, 10/28, 11/4/16
CNS-2935735#
SAN FRANCISCO EXAMINER

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

The following person(s) has (have) abandoned the use of the fictitious business name: **Brasa Rotisserie, 562 Madrid St. San Francisco, CA 94112, County of San Francisco**

The fictitious business name referred to above was filed in the County Clerk's office in San Francisco County on 04/17/2015 under File No. 0364366.
Fernando Quinones, 237 Alameda Circle, Pittsburg, CA 94565
Eduardo Roman, 33 Richland Ave, San Francisco, CA 94112
This business was conducted by a general partnership. I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).
S/ Fernando Quinones
This statement was filed with the County Clerk of San Francisco County on October 11, 2016.
10/14, 10/21, 10/28, 11/4/16
CNS-293706#
SAN FRANCISCO EXAMINER

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

The following person(s) has (have) abandoned the use of the fictitious business name: **PILGRIM KITCHEN, 311 EL CAMINO REAL, BELMONT, CA 94002**

This business is conducted by a Corporation. The registrant(s) commenced to transact business under the fictitious business name or names listed above on n/a. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

GOLDEN SUN BAKERY INC S/ CHIHONG LIU, CEO.
This statement was filed with the County Clerk of San Mateo County on 10/27/2016.
Mark Church, County Clerk
ANSHU NAND, Deputy

Original Filing 11/4, 11/11, 11/18, 11/25/16 NPEN-2922379# EXAMINER - BOUTIQUE & VILLAGER

GOVERNMENT

CITY OF BELMONT PLANNING COMMISSION NOTICE OF PUBLIC HEARING

The following application will be heard at a regular meeting of the Belmont Planning Commission to be held in the Council Chambers at Belmont City Hall, One Twin Pines Lane, Belmont, California at 7:00 p.m. on:

TUESDAY, NOVEMBER 15, 2016

PUBLIC HEARING - 3430 Lodge Drive

To consider a Floor Area Exception and Single Family Design Review to construct an addition to the existing single-family residence for a total of 2,466 square feet for the site (2,599 sq ft, maximum permitted for the site). (Appl. No. PA2016-0045)
APN: 043-106-050; Zoned: R-1B - Single Family Residential
CEQA STATUS: Categorically Exempt, Section 15301, Class 16(1)
APPLICANT: Daniel Biermann for Design Studio
OWNERS: Kirk & Ilana Herne
PROJECT PLANNER: Rob Gill, (650) 598-4204, rgill@belmont.gov
A staff report on this project will be available on the Friday afternoon before the meeting. All interested parties will be heard, comments may be submitted through the hearing date.
Please check the Planning Commission Meeting Calendar for meeting dates/cancellations.
www.belmont.gov/meetings/agendas&minutes
Public Notices are posted on the Bulletin Board outside of City Hall.
November 4, 2016
Carlos de Melo, Planning Commission Secretary
11/4/16
SPEN-294245#
EXAMINER - REDWOOD CITY TRIBUNE

GOLDEN GATE BRIDGE, HIGHWAY AND TRANSPORTATION DISTRICT NOTICE INVITING SEALED BIDS

The Golden Gate Bridge, Highway and Transportation District (District) seeks bids for Contract No. 2017-FT-14, Dry-Docking of the M.V. Del Norte Ferry. Interested Bidders must submit sealed bids to the Office of the Secretary of the District by Friday, November 18, 2016, at 2:00 p.m., PT, at which time bids will be publicly opened and read.
Requests for approved equals, modifications or clarifications of any requirement must be submitted in writing by Wednesday, November 9, 2016, at 4:30 p.m., PT. The Bid Documents are available for download on the District's website. To download the Bid Documents, go to the District's website home page

Jalipa, Brent (BOS)

From: SF Docs (LIB)
Sent: Friday, November 04, 2016 10:43 AM
To: BOS Legislation, (BOS)
Subject: RE: HEARING NOTICE - Appeal of Tentative Map - 162-164 Alhambra Street - Appeal Hearing on November 15, 2016

Categories: 161174

Hi Brent,

I have posted the agenda.

Thank you,

Michael

From: BOS Legislation, (BOS)
Sent: Friday, November 4, 2016 10:34 AM
To: SF Docs (LIB) <sfdocs@sfgov.org>
Cc: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Subject: FW: HEARING NOTICE - Appeal of Tentative Map - 162-164 Alhambra Street - Appeal Hearing on November 15, 2016

Good morning,

Please kindly post the below-linked hearing notice for public viewing at the library

Thanks in advance,

Brent Jalipa

Legislative Clerk

Board of Supervisors - Clerk's Office

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

(415) 554-7712 | Fax: (415) 554-5163

brent.jalipa@sfgov.org | www.sfbos.org

From: BOS Legislation, (BOS)
Sent: Friday, November 04, 2016 10:31 AM
To: Jeb Barrett <jebbarrett@gmail.com>; Kassie Eckhart <kassie.eckhart@gmail.com>; Franco Maurice <maurice1950@comcast.net>; imarockstew@hotmail.com; charles@cross.bz; michelle@sflandsurveyor.com; rick@sflandsurveyor.com; cmacario@hbcondolaw.com
Cc: BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; Givner, Jon (CAT) <jon.givner@sfgov.org>; Stacy, Kate (CAT) <kate.stacy@sfgov.org>; Byrne, Marlena (CAT) <marlena.byrne@sfgov.org>; Malamut, John (CAT) <john.malamut@sfgov.org>; Nuru, Mohammed (DPW) <Mohammed.Nuru@sfdpw.org>; Storrs, Bruce (DPW) <Bruce.Storrs@sfdpw.org>; Ryan, James (DPW) <James.Ryan@sfdpw.org>; Sanguinetti, Jerry (DPW) <Jerry.Sanguinetti@sfdpw.org>; Mapping, Subdivision (DPW) <Subdivision.Mapping@sfdpw.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS)

Jalipa, Brent (BOS)

From: BOS Legislation, (BOS)
Sent: Friday, November 04, 2016 10:31 AM
To: Jeb Barrett; Kassie Eckhart; Franco Maurice; imarockstew@hotmail.com; charles@cross.bz; michelle@sflandsurveyor.com; rick@sflandsurveyor.com; cmacario@hbcondolaw.com
Cc: BOS-Supervisors; BOS-Legislative Aides; Givner, Jon (CAT); Stacy, Kate (CAT); Byrne, Marlena (CAT); Malamut, John (CAT); Nuru, Mohammed (DPW); Storrs, Bruce (DPW); Ryan, James (DPW); Sanguinetti, Jerry (DPW); Mapping, Subdivision (DPW); Sanchez, Scott (CPC); Rodgers, AnMarie (CPC); Starr, Aaron (CPC); BOS Legislation, (BOS); Calvillo, Angela (BOS); Somera, Alisa (BOS); Lew, Lisa (BOS)
Subject: HEARING NOTICE - Appeal of Tentative Map - 162-164 Alhambra Street - Appeal Hearing on November 15, 2016
Categories: 161174

Good morning,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on **November 15, 2016, at 3:00 p.m.**, to hear an appeal of the Tentative Map for a proposed subdivision at 162-164 Alhambra Street.

Please find the following link to the hearing notice for the matter.

[November 15, 2016 - Board of Supervisors - 162-164 Alhambra Street Appeal](#)

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 161174](#)

Thank you,

Brent Jalipa

Legislative Clerk

Board of Supervisors - Clerk's Office

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

(415) 554-7712 | Fax: (415) 554-5163

brent.jalipa@sfgov.org | www.sfbos.org



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

<alisa.somera@sfgov.org>; Lew, Lisa (BOS) <lisa.lew@sfgov.org>

Subject: HEARING NOTICE - Appeal of Tentative Map - 162-164 Alhambra Street - Appeal Hearing on November 15, 2016

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[Board of Supervisors File No. 161174](#)

Thank you,

Brent Jalipa

Legislative Clerk

Board of Supervisors - Clerk's Office

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San Francisco, CA 94102

(415) 554-7712 | Fax: (415) 554-5163

brent.jalipa@sfgov.org | www.sfbos.org



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

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BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:


Date: Tuesday, November 15, 2016

Time: 3:00 p.m.

Location: Legislative Chamber, City Hall, Room 250
1 Dr. Carlton B. Goodlett, Place, San Francisco, CA

Subject: File No. 161174. Hearing of persons interested in or objecting to the decision of Public Works dated October 18, 2016, approving a Tentative Map for three units of new construction at 162-164 Alhambra Street, Assessor's Parcel Block No. 0463A, Lot No. 013. (District 2) (Appellants: John Barrett, Kathleen Eckhart, and Mauricio Franco) (Filed October 28, 2016).

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information relating to these matters will be available for public review on Thursday, November 10, 2016.


Angela Calvillo
Clerk of the Board

DATED/MAILED/POSTED:

November 4, 2016

RECEIVED
BOARD of SUPERVISORS
SAN FRANCISCO

2016 NOV -4 AM 8:53

BY _____



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5227

PROOF OF MAILING

Legislative File No. 161174

Description of Items: 162-164 Alhambra Street Public Hearing Notices

I, Brent Jay Jalipa, an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

Date: 11/4/16

Time: 8:40 am

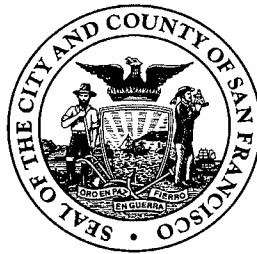
USPS Location: Clerk's Office USPS Pick-up

Mailbox/Mailslot Pick-Up Times (if applicable): N/A

Signature: 

Instructions: Upon completion, original must be filed in the above referenced file.

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
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Fax No. 554-5163
TDD/TTY No. 544-5227

November 1, 2016

FILE NO. 161174

Received from the Board of Supervisors Clerk's Office a check in the amount of Three Hundred and Fifteen Dollars (\$315), representing filing fee paid by John Barrett (Appellant) for Appeal of the Tentative Map for 162-164 Alhambra Street.

PUBLIC WORKS

By:

Ahmed Etzeiny
Print Name

[Signature] 11/2/16
Signature and Date

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5227

October 28, 2016

John Barrett
162 Alhambra Street
San Francisco, CA 94123

Subject: Tentative Map Appeal - 162-164 Alhambra Street

Dear Mr. Barrett:

Pursuant to Subdivision Code, Section 1314, the Office of the Clerk of the Board has scheduled an appeal hearing on **Tuesday, November 15, 2016, at 3:00 p.m.**, at the Board of Supervisors meeting to be held in City Hall, 1 Dr. Carlton B. Goodlett Place, Legislative Chamber, Room 250, San Francisco, CA 94102, concerning approval of the subject Tentative Map for properties located at:

162-164 Alhambra Street, Assessor's Parcel Block No. 0463A, Lot No. 013.

Please provide to the Clerk's Office by 12:00 noon:

11 days prior to the hearing: names and addresses of interested parties to be notified of the hearing, in spreadsheet format; and

8 days prior to the hearing: any documentation which you may want available to the Board members prior to the hearing.

For the above, the Clerk's office requests one electronic file (sent to bos.legislation@sfgov.org) and one hard copy of the documentation for distribution.

NOTE: If electronic versions of the documentation are not available, please submit 18 hard copies of the materials to the Clerk's Office for distribution. If you are unable to make the deadlines prescribed above, it is your responsibility to ensure that all parties receive copies of the materials.

Continues on next page

If you have any questions, please feel free to contact Legislative Clerks John Carroll at (415) 554-4445, or Brent Jalipa at (415) 554-7712.

Sincerely,



for Angela Calvillo
Clerk of the Board

c:
Charles Cross, Property Owner
Jon Givner, Deputy City Attorney
Kate Stacy, Deputy City Attorney
Marlena Byrne, Deputy City Attorney
John Malamut, Deputy City Attorney
Mohammed Nuru, Director, Public Works
Jerry Sanguinetti, Public Works-Bureau of Street Use and Mapping
Fuad Sweiss, City Engineer, Public Works
Bruce Storrs, Public Works
Scott Sanchez, Zoning Administrator, Planning Department
Lisa Gibson, Planning Department
AnMarie Rodgers, Planning Department
Aaron Starr, Planning Department

Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

Clerk of the Board

Subject:

Hearing - Appeal of Tentative Map Approval - 162-164 Alhambra Street

The text is listed below or attached:

Hearing of persons interested in or objecting to the decision of Public Works dated October 18, 2016, approving a Tentative Map for three units of new construction at 162-164 Alhambra Street, Assessor's Parcel Block No. 0463A, Lot No. 013. (District 2) (Appellants: John Barrett, Kathleen Eckhart, and Mauricio Franco) (Filed October 28, 2016).

Signature of Sponsoring Supervisor: *Alia Gomez*

For Clerk's Use Only: