

File No. 150909

Committee Item No. \_\_\_\_\_

Board Item No. 25

### COMMITTEE/BOARD OF SUPERVISORS

#### AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_

Date: \_\_\_\_\_

Board of Supervisors Meeting

Date: September 22, 2015

#### Cmte Board

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion                                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Resolution                                   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/> | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/> | <input type="checkbox"/>            | Youth Commission Report                      |
| <input type="checkbox"/> | <input 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 type="checkbox"/>            | Public Correspondence                        |

#### OTHER (Use back side if additional space is needed)

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 183971</u>                                    |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PW/Planning Ten Map Decision - September 19, 2014</u>       |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Treasurer/Tax Collector Certification - August 10, 2015</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u>  |

Completed by: John Carroll

Date: September 17, 2015

Completed by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [Final Map 8158 - 1955-1963 Beach Street]

2  
3 **Motion approving Final Map 8158, a 6 residential unit Condominium Project, located at**  
4 **1955-1963 Beach Street, being a subdivision of Assessor's Block No. 0441A, Lot**  
5 **No. 001, and adopting findings pursuant to the General Plan, and the eight priority**  
6 **policies of Planning Code, Section 101.1.**

7  
8       MOVED, That the certain map entitled "FINAL MAP 8158", a 6 residential unit  
9 Condominium Project, located at 1955-1963 Beach Street, being a subdivision of Assessor's  
10 Block No. 0441A, Lot No. 001, comprising 4 sheets, approved September 2, 2015, by  
11 Department of Public Works Order No. 183971 is hereby approved and said map is adopted  
12 as an Official Final Map 8158; and, be it

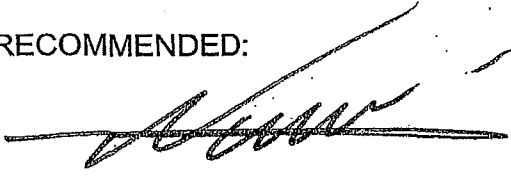
13       FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
14 and incorporates by reference herein as though fully set forth the findings made by the City  
15 Planning Department, by its letter dated September 19, 2014, that the proposed subdivision is  
16 consistent with the objectives and policies of the General Plan and the eight priority policies of  
17 Planning Code, Section 101.1; and, be it

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

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

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RECOMMENDED:



---

Mohammed Nuru  
Director of Public Works

DESCRIPTION APPROVED:



---

Bruce R. Storrs, PLS  
City and County Surveyor



Edwin M. Lee, Mayor  
Mohammed Nuru, Director

Office of the City and County Surveyor  
1155 Market Street, 3rd Floor  
San Francisco, Ca 94103  
(415) 554-5827 www.sfdpw.org

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2015 SEP -9 AM 8:23  
*ll*



Bruce R. Storrs, City and County Surveyor

**DPW Order No: 183971**

**CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS**

APPROVING FINAL MAP 8158, 1955-1963 BEACH STREET, A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 001 IN ASSESSORS BLOCK NO. 441A.

**A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT**

The City Planning Department in its letter dated September 19, 2014, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

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

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 8158", each comprising 4 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated September 19, 2014, from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

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

RECOMMENDED:

APPROVED:

Bruce R. Storrs, PLS  
City and County Surveyor, DPW

Mohammed Nuru



cc: File (2)  
Board of Supervisors (signed)  
Tax Collector's Office

APPROVED:

MOHAMMED NURU, DIRECTOR

9/2/2015

9/2/2015

**X** Bruce R. Storrs

---

Storrs, Bruce  
City and County Surveyor  
Signed by: Storrs, Bruce

**X** Mohammed Nuru

---

Nuru, Mohammed  
Director, DPW  
Signed by: Nuru, Mohammed



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



RECEIVED

17 SEP 22 AM 11:44

Department of Public Works  
Office of the City and County Surveyor

1155 Market Street, 3rd Floor  
San Francisco, CA 94103

Edwin M. Lee, Mayor  
Mohammed Nuru, Director

Fuad S. Sweiss, PE, PLS,  
City Engineer & Deputy Director of Engineering

Bruce R. Storrs, City and County Surveyor

### TENTATIVE MAP DECISION

Date: April 15, 2014

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

Project ID: 8158			
Project Type: 6 Units Condo Conversion			
Address#	StreetName	Block	Lot
1955 - 1963	BEACH ST	0441A	001
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

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 environmental review per Class 1 California Environmental Quality Act Guidelines.

X

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

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 reasons (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

**Enclosures:**

- Application
- Print of Tentative Map

Sincerely,

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

PLANNING DEPARTMENT

DATE 9/19/2014

L A LAURA AJELLO FOR

Mr. Scott F. Sanchez, Zoning Administrator

**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

**RECORDING REQUESTED BY**

**And When Recorded Mail To:**

**At:** Sirkin Law APC  
388 Market Street, Suite 1300  
**Ad:** San Francisco, CA 94111

**City:**

**State:** \_\_\_\_\_ **ZIP:** \_\_\_\_\_

**CONFORMED COPY of document recorded**

06/04/2014, 20143890974

on \_\_\_\_\_ with document no. \_\_\_\_\_  
This document has not been compared with the original  
**SAN FRANCISCO ASSESSOR-RECORDER**

(Space Above This Line For Recorder's Use)

*JOHN B. DONATONI, SANDRA L. DONATONI*

*We Andrew Creager, Laurel Kinori, Ian Kinori, Hugh Creager,*

*Don Toy, Alice Toy, J. Roger Wood, Angela Donatoni*

the owners of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows: (or see attached sheet marked "Exhibit A" on which property is more fully described):

**BEING ASSESSOR'S BLOCK: BLOCK: 0441B; LOT: 001,**

**COMMONLY KNOWN AS: 1955-1963 BEACH STREET;**

Said Restrictions consist of conditions attached to the approval of Condominium Conversion Application No. 2014.0613Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 8158.

The tentative map filed with the present application indicates that the subject building at 1955-1963 Beach Street is a six-unit building located in a RH-1 (Residential, Housing, One Family) Zoning District. Within the RH-1 Zoning District, a maximum of one dwelling unit can be considered legal and conforming to the Planning Code. The remaining five units must be considered a legal, nonconforming dwelling units.

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

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

Title No. 13-35517483-A-RK  
Locate No. CACT17738-7738-2355-0035517483

**LEGAL DESCRIPTION**

**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 the point of intersection of the Southerly line of Beach Street and the Westerly line of Avila Street; running thence Southerly along said line of Avila Street 32 feet; thence at a right angle Westerly 100.30 feet; thence at a right angle Northerly 32 feet to the Southerly line of Beach Street; thence at a right angle Easterly along said line of Beach Street 100.30 feet to the point of commencement.

Being Part of Marina Gardens.

Assessor's Parcel No. Lot-001, Block 0441A



**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

*John E. Donaton*  
(Signature)

John E. Donaton  
(Printed Name)

Dated: May 12, 2014 at Walnut Creek, California.  
(Month, Day) (City)

*Sandra L. Donaton Trustee*  
(Signature)

Sandra L. Donaton  
(Printed Name)

Dated: May 12, 2014 at Walnut Creek, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

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

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

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

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

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

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

**ACKNOWLEDGMENT**

State of California  
County of Contra Costa

On May 12, 2014 before me, LINDA MOORE, notary public  
(insert name and title of the officer)

personally appeared John E. Donatori and Sandra L. Donatori  
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

*Linda Moore*

(Seal)



**ACKNOWLEDGMENT**

State of California San Francisco  
County of San Francisco

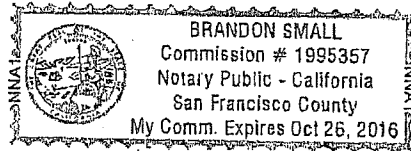
On May 10, 2014 before me, Brandon Small a notary  
(insert name and title of the officer)

personally appeared Andrew Cullen Creager  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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 Brandon Small (Seal)



**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

  
(Signature)

Laurel Logovit Kinori  
(Printed Name)

Dated: Mar 1, 2006 at San Francisco, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) (Printed Name)  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) (Printed Name)  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) (Printed Name)  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) (Printed Name)  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

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

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of San Francisco

On MAY 1st, 20124 before me, \*\*\*\*\*ANTHONY GUERRERO, NOTARY PUBLIC\*\*\*\*\*

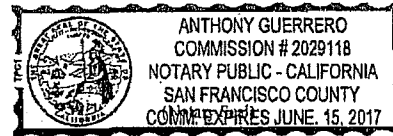
personally appeared \*\*\*\*\*LAUREL REGINA LOBOVITS KINORI\*\*\*\*\*

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.

*Anthony Guerrero*  
Signature of Notary Public

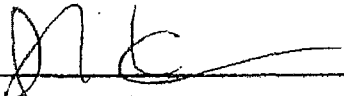


## ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT <b>NOTICE OF SPECIAL RESTRICTIONS</b> <hr/> TITLE OR DESCRIPTION OF ATTACHED DOCUMENT <hr/> <b>UNDER THE PLANNING CODE</b> <hr/> TITLE OR DESCRIPTION OF ATTACHED DOCUMENT CONTINUED <hr/> Number of Pages <u>3</u> Document Date <u>MAY 1st, 20124</u>
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CAPACITY CLAIMED BY THE SIGNER  <input checked="" type="checkbox"/> Individual <del>(s)</del> <input type="checkbox"/> <del>Corporate Officer</del> <hr/> <div style="text-align: center;">(Title)</div> <input type="checkbox"/> <del>Partner(s)</del> <input type="checkbox"/> <del>Attorney-in-fact</del> <input type="checkbox"/> <del>Trustee(s)</del> <input type="checkbox"/> <del>Other</del>
--

**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

(Signature)  (Printed Name) Ilan Etkov  
Dated: May 13, 2014 at San Francisco, California.  
(Month, Day) (City)

(Signature) \_\_\_\_\_ (Printed Name) \_\_\_\_\_  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

(Signature) \_\_\_\_\_ (Printed Name) \_\_\_\_\_  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

(Signature) \_\_\_\_\_ (Printed Name) \_\_\_\_\_  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

(Signature) \_\_\_\_\_ (Printed Name) \_\_\_\_\_  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

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

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of San Francisco

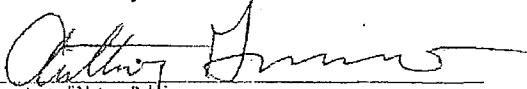
On MAY 13th, 2014 before me, \*\*\*\*\*ANTHONY GUERRERO, NOTARY PUBLIC\*\*\*\*\*

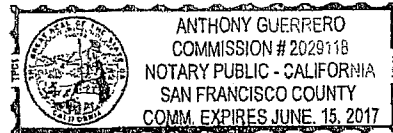
personally appeared ILAN MENACHEM KINORI\*\*\*\*\*

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 of Notary Public



## ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT <b>NOTICE OF SPECIAL RESTRICTIONS</b> <hr/> TITLE OR DESCRIPTION OF ATTACHED DOCUMENT <hr/> <b>UNDER THE PLANNING CODE *****</b> <hr/> TITLE OR DESCRIPTION OF ATTACHED DOCUMENT CONTINUED <hr/> Number of Pages <u>3</u> Document Date <u>MAY 13th, 2014</u>
---

<b>CAPACITY CLAIMED BY THE SIGNER</b> <input checked="" type="checkbox"/> Individual (s) <input type="checkbox"/> <del>Corporate Officer</del> ***** _____ (Title) <input type="checkbox"/> Partner(s) <input type="checkbox"/> Attorney-in-Fact <input type="checkbox"/> Trustee(s) ***** <input type="checkbox"/> Other
---



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

  
(Signature)

HUGH G. CREAGER  
(Printed Name)

Dated: 5/21, 2011 at CORONADO, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

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

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

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

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

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

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

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

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

**ACKNOWLEDGMENT**

State of California  
County of SAN DIEGO )

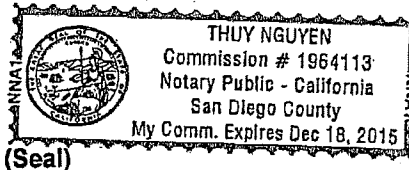
On May 24 2014 before me, THUY NGUYEN, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared HUGH G. CREAGER  
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.

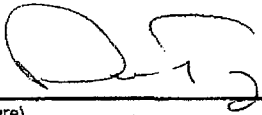
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

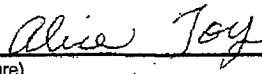
WITNESS my hand and official seal.

Signature *Thuy Nguyen*



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

 \_\_\_\_\_  
(Signature) (Printed Name) DON TOY  
Dated: 5/13, 20 14 at San Francisco, California.  
(Month, Day) (City)

 \_\_\_\_\_  
(Signature) (Printed Name) ALICE TOY  
Dated: 5-13, 20 14 at San Francisco, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) (Printed Name)  
Dated: \_\_\_\_\_, 20 \_\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) (Printed Name)  
Dated: \_\_\_\_\_, 20 \_\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) (Printed Name)  
Dated: \_\_\_\_\_, 20 \_\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

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

**ACKNOWLEDGMENT**

State of California  
County of San Francisco

On May 13, 2014 before me, H. Horsfield, Notary Public  
(insert name and title of the officer)

personally appeared Don Toy and Alice Toy  
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  (Seal)



**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

**SEE ATTACHED  
FOR  
NOTARIZATION**

*J. Roger Wood*  
(Signature)

J. ROGER WOOD  
(Printed Name)

Dated: May 3, 2014 at Orlando, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) (Printed Name)  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) (Printed Name)  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) (Printed Name)  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) (Printed Name)  
Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

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

# CERTIFICATE OF ACKNOWLEDGMENT California All-Purpose Acknowledgment

State of California  
County of Contra Costa

On 5/3/14 before me, DAVID STURROCK, Notary Public,  
Date Name of Officer

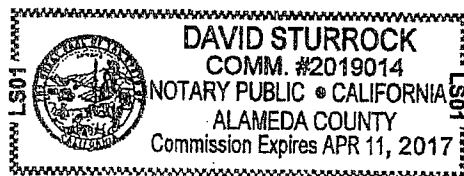
personally appeared J. ROGER WOOD  
Name of Signer(s)

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

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

WITNESS my hand and official seal.

[Signature]  
Signature of Notary Public



Place Notary Seal Above

## Description of Attached Document

Title or Type of Document: NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Document Date: \_\_\_\_\_ Number of Pages: 2

Signers(s) other than named above: \_\_\_\_\_

**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

Alu D. A. Anaela Donatoni  
(Signature) (Printed Name)

Dated: 5/10, 2014 at San Francisco, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) (Printed Name)

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

\_\_\_\_\_  
(Signature) (Printed Name)

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

\_\_\_\_\_  
(Signature) (Printed Name)

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

\_\_\_\_\_  
(Signature) (Printed Name)

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

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

**ACKNOWLEDGMENT**


State of California  
County of San Francisco

On May 10, 2014 before me, PEPPINA RAYNA HARLOW  
(insert name and title of the officer)

personally appeared ANGELA Donatori  
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 

(Seal)







# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

## Planning Commission Motion No. 19231

HEARING DATE: SEPTEMBER 11, 2014

Date: August 21, 2014  
Case No.: 2014.0613Q  
Project Address: 1955-1963 Beach Street  
Zoning: RH-1 (Residential, House, One-Family) District  
40-X Height and Bulk District  
Block/Lot: 0441A/001  
Project Sponsor: Cam Perridge  
388 Market Street, Suite 1300  
San Francisco, CA 94111  
Staff Contact: Laura Ajello – (415) 575-9142  
[laura.ajello@sfgov.org](mailto:laura.ajello@sfgov.org)

ADOPTING FINDINGS RELATING TO THE REVIEW FOR CONSISTENCY WITH THE GENERAL PLAN TO ALLOW A CONDOMINIUM CONVERSION SUBDIVISION OF A TWO-STORY OVER GARAGE, SIX-UNIT BUILDING INTO RESIDENTIAL CONDOMINIUMS WITHIN A RH-1 (RESIDENTIAL, HOUSE, ONE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

### PREAMBLE

On April 7, 2014, Cam Perridge (hereinafter "Project Sponsor") filed an application with the Department of Public Works, Bureau of Street Use and Mapping for Planning Department review to allow the Condominium Conversion Subdivision of a two-story-over-garage, six-unit building into residential condominiums within a RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District. The subject building is considered a legal use as the Report of Residential Building Record indicates that the legal authorized occupancy and use is a six-unit dwelling.

On September 11, 2014, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Condominium Conversion Subdivision Application No. 2014.0613Q.

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

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

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

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

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

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

**MOVED**, that the Commission hereby approves the Condominium Conversion Subdivision requested in Application No. 2014.0613Q based on the following findings:

#### **FINDINGS**

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

- 1. The above recitals are accurate and constitute findings of this Commission.

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

## HOUSING ELEMENT

### Objectives and Policies

#### OBJECTIVE 2:

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

#### Policy 2.4:

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

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

#### OBJECTIVE 3:

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

#### Policy 3.3:

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

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

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

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

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

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

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

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

*No housing would be removed for this project.*

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

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

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

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

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

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

- G. That landmarks and historic buildings be preserved.

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

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

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

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

Motion No. 19231  
Hearing Date: September 11, 2014

CASE NO. 2014.0613Q  
1955-1963 Beach Street

### DECISION

That based upon the Record, the submissions by the Applicant, Department staff and other interested parties, the oral testimony presented to this Commission at the public hearings and all other written materials submitted by all parties, the Commission hereby **APPROVES** Condominium Conversion Subdivision Application No. 2014.0613Q.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on September 11, 2014.

Jonas Ionin  
Commission Secretary

AYES: Wu, Fong, Antonini, Hillis, Johnson, Moore, Richards

NAYS: None

ABSENT: None

ADOPTED: September 11, 2014



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**CERTIFICATE SHOWING TAXES A LIEN, BUT NOT YET DUE**

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that the subdivision designated on the map entitled is subject to the following City & County property taxes and Special Assessments which are a lien on the property but which taxes are not yet due:

Block No.            0441a                      Lot No.    001  
Address:            1955 - 1961    BEACH ST

Estimated probable assessed value of property within the proposed Subdivision/Parcel

Map:                                      \$ 4,229,541

Established or estimated tax rate:                                      1.2000%

Estimated taxes liened but not yet due:                                      \$50,754.49

Amount of Assessment not yet due:                                      \$1,345.51

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

**Dated this August 10, 2015. This certificate is valid for the earlier of 60 days from this date or December 31, 2015. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.**



---

**CERTIFICATE OF REDEMPTIONS OFFICER  
SHOWING TAXES AND ASSESSMENTS PAID.**

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No.        0441a                      Lot No.    001

Address:        1955 - 1961    BEACH    ST

for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

David Augustine, Tax Collector

The above certificate pertains to taxes and special assessments collected as taxes for the period prior to this current tax year.

**Dated this August 10, 2015. This certificate is valid for the earlier of 60 days from this date or December 31, 2015. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.**



**OWNERS' STATEMENT:**

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF THE REAL PROPERTY SUBDIVIDED AND SHOWN ON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED "FINAL MAP 8158" IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS:

J. Roger Wood  
J. ROGER WOOD, TRUSTEE OF THE CALIFORNIA PROPERTIES TRUST  
Hugh C. Creager  
HUGH C. CREAGER  
Alice Toy  
ALICE TOY, TRUSTEE OF THE TOY FAMILY TRUST DATED JANUARY 23, 1992  
Laurel R. Lobovitz  
LAUREL R. LOBOVITZ  
John E. Donatoni  
JOHN E. DONATONI, TRUSTEE OF THE DONATONI FAMILY TRUST DATED APRIL 23, 1992  
Andrew C. Creager  
ANDREW C. CREAGER  
DDN Toy  
DDN TOY, TRUSTEE OF THE TOY FAMILY TRUST DATED JANUARY 23, 1992  
ILAN KNORI  
ILAN KNORI  
Angela N. Donatoni  
ANGELA N. DONATONI  
Sandra L. Donatoni  
SANDRA L. DONATONI, TRUSTEE OF THE DONATONI FAMILY TRUST, DATED APRIL 23, 1992

**OWNER'S ACKNOWLEDGMENT:**

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

STATE OF California  
COUNTY OF Nameda  
ON 06-19-2015 BEFORE ME Amin Patel Kaur,  
NOTARY PUBLIC, PERSONALLY APPEARED J. ROGER WOOD, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), 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 Amin Patel Kaur  
NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2058824  
MY COMMISSION EXPIRES: Feb 22, 2018  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Nameda

**OWNER'S ACKNOWLEDGMENT:**

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

STATE OF CA  
COUNTY OF San Diego  
ON 12-22-2015 BEFORE ME J. Creager  
NOTARY PUBLIC, PERSONALLY APPEARED HUGH C. CREAGER, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), 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 J. Creager  
NOTARY PUBLIC, STATE OF CA COMMISSION No.: 1949713  
MY COMMISSION EXPIRES: 26 Aug 2015  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Diego

**OWNER'S ACKNOWLEDGMENT:**

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

STATE OF California  
COUNTY OF San Francisco  
ON June 9th 2015 BEFORE ME Brandon Small  
NOTARY PUBLIC, PERSONALLY APPEARED ANDREW C. CREAGER, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), 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 Brandon Small  
NOTARY PUBLIC, STATE OF CA COMMISSION No.: 1995357  
MY COMMISSION EXPIRES: 10/26/16  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

**OWNERS' ACKNOWLEDGMENT:**

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

STATE OF California  
COUNTY OF San Francisco  
ON June 24, 2015 BEFORE ME Helen Dumont  
NOTARY PUBLIC, PERSONALLY APPEARED DON TOY AND ALICE TOY, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), 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 Helen Dumont  
NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2003575  
MY COMMISSION EXPIRES: 1/1/2017  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

**OWNERS' ACKNOWLEDGMENT:**

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

STATE OF CA  
COUNTY OF New Haven  
ON 20 Jan 2015 BEFORE ME Amy Stevens  
NOTARY PUBLIC, PERSONALLY APPEARED ILAN KNORI AND LAUREL R. LOBOVITZ, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), 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 Amy Stevens  
NOTARY PUBLIC, STATE OF CA COMMISSION No.: 134417  
MY COMMISSION EXPIRES: 3/31/16  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: New Haven

**OWNER'S ACKNOWLEDGMENT:**

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

STATE OF CA  
COUNTY OF Santa Clara  
ON 10th July 2015 BEFORE ME Ami M. Pandit  
NOTARY PUBLIC, PERSONALLY APPEARED ANGELA N. DONATONI, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), 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 Ami Pandit  
NOTARY PUBLIC, STATE OF CA COMMISSION No.: 1975211  
MY COMMISSION EXPIRES: April 15, 2016  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Palo Alto

**OWNERS' ACKNOWLEDGMENT:**

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

STATE OF CA  
COUNTY OF CONTRA COSTA  
ON 2-19-2015 BEFORE ME P. CASTELLANO  
NOTARY PUBLIC, PERSONALLY APPEARED JOHN E. DONATONI AND SANDRA L. DONATONI, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), 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 P. Castellano  
NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2016809  
MY COMMISSION EXPIRES: 8-21-18  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: CONTRA COSTA

**FINAL MAP NO. 8158**

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT  
A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED  
RECORDED ON AUGUST 08, 2008, AS Doc. 2008-1628947-00  
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
MAY, 2015

**BAY AREA LAND SURVEYING INC.**

961 MITCHELL WAY  
EL SOBRANTE, CA 94803  
(510) 223-9167  
SHT. 1 OF 4

ASSESSOR'S BLOCK 441A, LOT 001, 1955-1963 BEACH STREET

**BENEFICIARY'S STATEMENT:**

THE UNDERSIGNED AS BENEFICIARY, UNDER THE DEED OF TRUST RECORDED ON JUNE 1, 2007, AS INSTRUMENT 2007-159744-00, AND ON FEBRUARY 15, 2012, AS INSTRUMENT 2012-154905-00, IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED FINAL MAP NO. 8158.

IN WITNESS WHEREOF, THE UNDERSIGNED, STERLING BANK AND TRUST, F.S.B. HAVING EXECUTED THIS STATEMENT THIS 16 DAY OF March, 2012.

BY: [Signature] BY: Stephen H. Adams  
TITLE: Senior Vice President TITLE:

**BENEFICIARY'S ACKNOWLEDGMENT:**

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

STATE OF CALIFORNIA  
COUNTY OF San Francisco

ON June 26, 2015 BEFORE ME, NICK DEMPOUBIS NOTARY PUBLIC, PERSONALLY APPEARED STEPHEN ADAMS WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)/NAME SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(ES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE [Signature]  
NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2047194  
MY COMMISSION EXPIRES: OCT 23, 2017  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

**BENEFICIARYS' STATEMENT:**

THE UNDERSIGNED AS BENEFICIARY, UNDER THE DEED OF TRUST RECORDED ON AUGUST 8, 2008, AS INSTRUMENT 2008-162846-00, IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED FINAL MAP NO. 8158.

IN WITNESS WHEREOF, THE UNDERSIGNED, JOHN DONATONI AND SANDRA L. DONATONI, TRUSTEES OF THE DONATONI FAMILY TRUST, HAVING EXECUTED THIS STATEMENT THIS 14 DAY OF July, 2012.

BY: [Signature] BY: Sandra L. Donatoni  
TITLE: Trustee TITLE: Trustee

**BENEFICIARYS' ACKNOWLEDGMENT:**

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

STATE OF CA  
COUNTY OF CONTRA COSTA

ON 7-14, 2015 BEFORE ME, P. CASTELLANI NOTARY PUBLIC, PERSONALLY APPEARED JOHN E. DONATONI AND SANDRA L. DONATONI, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)/NAME SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(ES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE [Signature]  
NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2076809  
MY COMMISSION EXPIRES: 9-21-18  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: CONTRA COSTA

962

**FINAL MAP NO. 8158**  
A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT  
A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED RECORDED ON AUGUST 05, 2008, AS Doc. 2008-162847-00 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
MAY 2015  
BAY AREA LAND SURVEYING INC.  
961 LATCHELL WAY  
EL SOBRANTE, CA 94503  
(510) 223-5167  
SHT. 2 OF 4

963

**APPROVALS:**

THIS MAP IS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY ORDER  
NO. \_\_\_\_\_

BY: MOHAMMED NUBU DATE: \_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**APPROVED AS TO FORM:**

DENNIS J. HERRERA, CITY ATTORNEY

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**TAX STATEMENT:**

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

DATED \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
CLERK OF THE BOARD OF SUPERVISORS  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**BOARD OF SUPERVISORS APPROVAL**

ON \_\_\_\_\_, 20\_\_\_\_, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. \_\_\_\_\_ A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. \_\_\_\_\_

**CLERK'S STATEMENT:**

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. \_\_\_\_\_ ADOPTED APPROVED THIS MAP ENTITLED "FINAL MAP NO. 8158."

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

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

**SURVEYOR'S STATEMENT:**

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, AT THE REQUEST OF ANDY CREAGER IN JULY OF 2013. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



DATE: MAY 28, 2015  
Michael J. Foster  
MICHAEL J. FOSTER, L.S. 7170

**CITY AND COUNTY SURVEYOR'S STATEMENT:**

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



BRUCE R. STORRS, CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO

DATE: SEPTEMBER 1, 2015  
Bruce R. Storrs  
BY: \_\_\_\_\_  
BRUCE R. STORRS, L.S. 6814

**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_, IN BOOK \_\_\_\_\_ OF CONDOMINIUM MAPS, AT PAGES \_\_\_\_\_ AT THE REQUEST OF MICHAEL J. FOSTER

SIGNED: \_\_\_\_\_  
COUNTY RECORDER  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**OFFER OF LIFE TIME LEASE:**

THIS CONVERSION IS ALLOWED BY THE EXPEDITED CONVERSION PROGRAM.  
OFFER OF LIFE TIME LEASE:  
RECORDED JUL 14 11 2015,  
AS DOC. No. 2015031700  
AGREEMENT TO PROVIDE LIFE TIME LEASE:  
RECORDED AUG 17 14 2015,  
AS DOC. No. 20150278197  
LIFE TIME LEASE:  
RECORDED \_\_\_\_\_ 2015,  
AS-DOC-No. \_\_\_\_\_

**OFFER OF LIFE TIME LEASE:**

THIS CONVERSION IS ALLOWED BY THE EXPEDITED CONVERSION PROGRAM.  
OFFER OF LIFE TIME LEASE:  
RECORDED JUL 17 11 2015,  
AS Doc. No. 2015031700  
AGREEMENT TO PROVIDE LIFE-TIME LEASE:  
RECORDED \_\_\_\_\_ 2015,  
AS-DOC-No. \_\_\_\_\_  
LIFE-TIME-LEASE:  
RECORDED \_\_\_\_\_ 2015,  
AS-DOC-No. \_\_\_\_\_

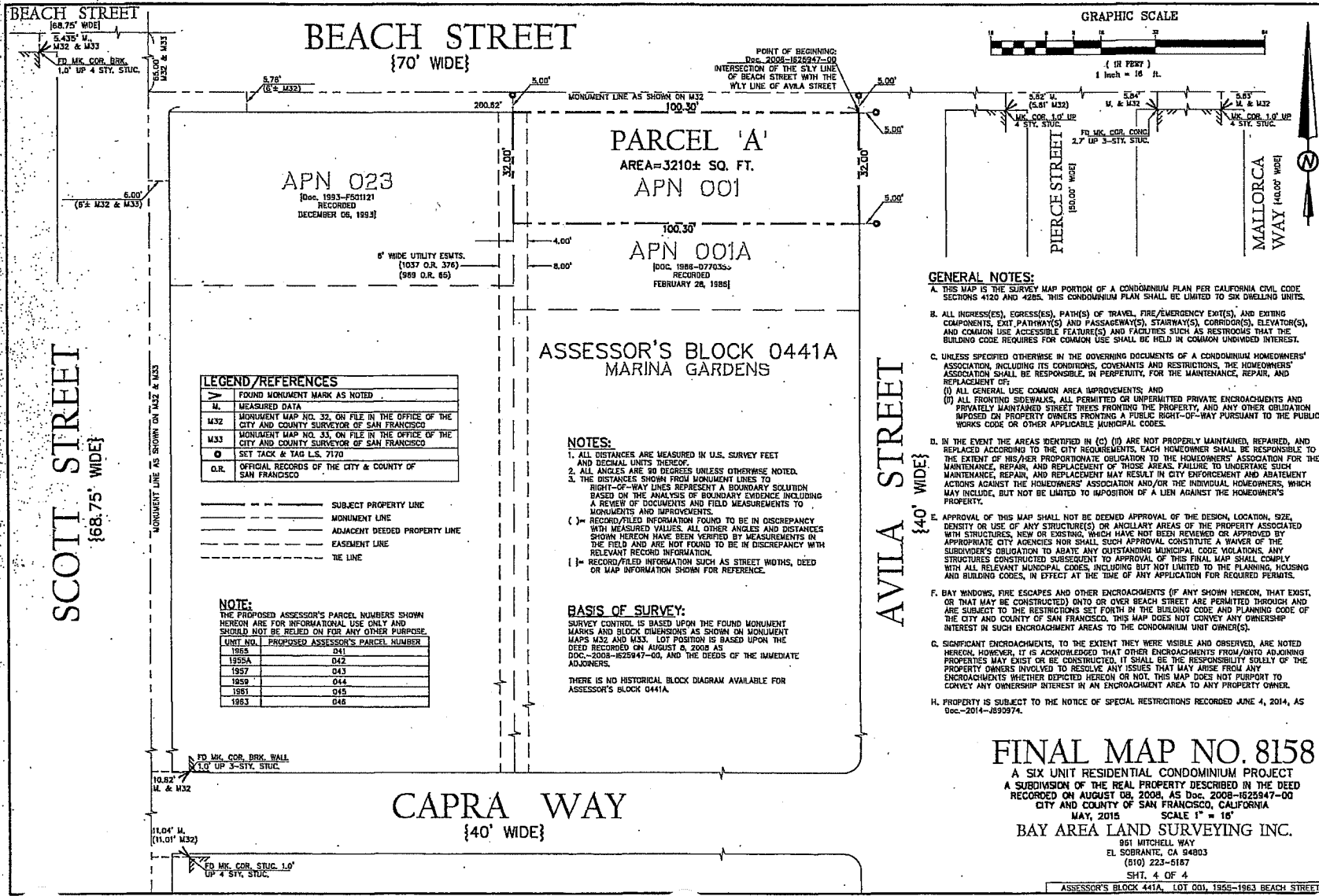
**FINAL MAP NO. 8158**

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT  
A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED RECORDED ON AUGUST 06, 2008, AS Doc. 2008-1625847-00 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
MAY 2015

BAY AREA LAND SURVEYING INC.

901 MITCHELL WAY  
EL SEBASTIANE, CA 94803  
(510) 223-5167  
SHT. 3 OF 4

ASSESSOR'S BLOCK 441A, LOT 001, 1955-1963 BEACH STREET



**BEACH STREET**  
 {70' WIDE}

**PARCEL 'A'**  
 AREA=3210± SQ. FT.  
 APN 001

**APN 023**  
 [Doc. 1993-PS01121  
 RECORDED  
 DECEMBER 06, 1993]

**APN 001A**  
 [Doc. 1988-0770335  
 RECORDED  
 FEBRUARY 26, 1988]

**ASSESSOR'S BLOCK 0441A**  
 MARINA GARDENS

**LEGEND/REFERENCES**

V	FOUND MONUMENT MARK AS NOTED
M	MEASURED DATA
M32	MONUMENT MAP NO. 32, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO
M33	MONUMENT MAP NO. 33, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO
O	SET TACK & TAG L.S. 7170
O.R.	OFFICIAL RECORDS OF THE CITY & COUNTY OF SAN FRANCISCO

---	SUBJECT PROPERTY LINE
---	MONUMENT LINE
---	ADJACENT DEEDED PROPERTY LINE
---	EASEMENT LINE
---	THE LINE

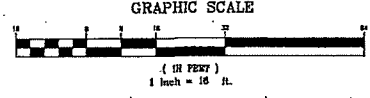
**NOTE:**  
 THE PROPOSED ASSESSOR'S PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED ON FOR ANY OTHER PURPOSE

UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
1955	041
1955A	042
1957	043
1959	044
1961	045
1963	046

- NOTES:**
- ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET AND DECIMAL UNITS THEREOF.
  - ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
  - THE DISTANCES SHOWN FROM MONUMENT LINES TO RIGHT-OF-WAY LINES REPRESENT A BOUNDARY SOLUTION BASED ON THE ANALYSIS OF BOUNDARY EVIDENCE INCLUDING A REVIEW OF DOCUMENTS AND FIELD MEASUREMENTS TO MONUMENTS AND IMPROVEMENTS.
- (-) RECORD/FILED INFORMATION FOUND TO BE IN DISCREPANCY WITH MEASURED VALUES. ALL OTHER ANGLES AND DISTANCES SHOWN HEREON HAVE BEEN VERIFIED BY MEASUREMENTS IN THE FIELD AND ARE NOT FOUND TO BE IN DISCREPANCY WITH RELEVANT RECORD INFORMATION.
- (+) RECORD/FILED INFORMATION SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION SHOWN FOR REFERENCE.

**BASIS OF SURVEY:**  
 SURVEY CONTROL IS BASED UPON THE FOUND MONUMENT MARKS AND BLOCK DIMENSIONS AS SHOWN ON MONUMENT MAPS M32 AND M33. LOT POSITION IS BASED UPON THE DEED RECORDED ON AUGUST 6, 2008 AS DOC-2008-1625947-00, AND THE DEEDS OF THE IMMEDIATE ADJORSERS.

THERE IS NO HISTORICAL BLOCK DIAGRAM AVAILABLE FOR ASSESSOR'S BLOCK 0441A.



- GENERAL NOTES:**
- THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN PER CALIFORNIA CIVIL CODE SECTIONS 4100 AND 4202. THIS CONDOMINIUM PLAN SHALL BE LIMITED TO SIX DWELING UNITS.
  - ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S), AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
  - UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS AND RESTRICTIONS, THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
    - ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
    - ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.
  - IN THE EVENT THE AREAS IDENTIFIED IN (C) (i) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.
  - APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.
  - BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER BEACH STREET ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).
  - SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM/ONTO ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DETECTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.
  - PROPERTY IS SUBJECT TO THE NOTICE OF SPECIAL RESTRICTIONS RECORDED JUNE 4, 2014, AS Doc.-2014-J89974.

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 MAY, 2015  
 SCALE 1" = 16'  
**BAY AREA LAND SURVEYING INC.**  
 851 MITCHELL WAY  
 EL SOBRANTE, CA 94803  
 (510) 223-5167  
 SHT. 4 OF 4  
 ASSESSOR'S BLOCK 441A, LOT 001, 1955-1963 BEACH STREET