

File No. 201215

Committee Item No. _____

Board Item No. 33

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: November 3, 2020

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER

- Public Works Order No. 203695
- Tentative Map Decision - 4/28/20
- Planning Department Motion No. 20634 - 01/30/20
- Notice of Special Restrictions - 4/10/20
- Tax Certificate - 9/25/20
- Final Maps
- _____
- _____

Prepared by: Lisa Lew

Date: October 30, 2020

Prepared by: _____

Date: _____

1 [Final Map No. 10139 - 901-911 Union Street]

2

3 **Motion approving Final Map No. 10139, a six residential unit condominium project,**
4 **located at 901-911 Union Street, being a subdivision of Assessor’s Parcel Block No.**
5 **0120, Lot No. 001; and adopting findings pursuant to the General Plan, and the eight**
6 **priority policies of Planning Code, Section 101.1.**

7

8 MOVED, That the certain map entitled “Final Map No. 10139”, a six residential unit
9 condominium project, located at 901-911 Union Street, being a subdivision of Assessor’s
10 Parcel Block No. 0120, Lot No. 001, comprising six sheets, approved October 7, 2020, by
11 Department of Public Works Order No. 203695 is hereby approved and said map is adopted
12 as an Official Final Map No. 10139; and, be it

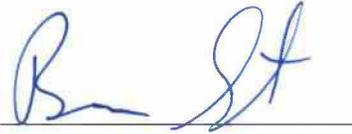
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the
15 Planning Department, by its letter dated APRIL 28, 2020, that the proposed subdivision is
16 consistent with the General Plan and the priority policies of Planning Code, Section 101.1;
17 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.

25

1 DESCRIPTION APPROVED:

2 
3 _____

4 Bruce R. Storrs, PLS
5 City and County Surveyor

RECOMMENDED:



Alaric Degrafinried
Acting Director of Public Works

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San Francisco Public Works
General – Director’s Office
City Hall, Room 348
1 Dr. Carlton B. Goodlett Place, S.F., CA 94102
(415) 554-6920 www.SFPublicWorks.org

Public Works Order No: 203695

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

APPROVING FINAL MAP NO. 10139, 901-911 UNION STREET, A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 001 IN ASSESSORS BLOCK NO. 0120 (OR ASSESSORS PARCEL NUMBER 0120-001). [SEE MAP]

A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated APRIL 28, 2020 stated that the subdivision is consistent with the General Plan and the Priority Policies of City Planning Code Section 101.1.

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

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the “Final Map No. 10139”, comprising 6 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 APRIL 28, 2020, from the City Planning Department stating the subdivision is consistent with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

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

RECOMMENDED:

APPROVED:

X

DocuSigned by:

Bruce Storrs

Storrs, Bruce^{97ABC41507B0494...}

City & County Surveyor

X

DocuSigned by:

Alan Degrafinried

Degrafinried, Alan^{18178336C84404A5...}

Acting Director



TENTATIVE MAP DECISION

Date: April 28, 2020

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

Project ID: 10139			
Project Type: 6 Units Condo Conversion			
Address#	StreetName	Block	Lot
901 - 911	UNION ST	0120	001
Tentative Map Referral			

Attention: Mr. Corey Teague.

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

*(*In the course of review by City agencies, any discovered items of concern should be brought to the attention of Public Works for consideration.)*

Sincerely,

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

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

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

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 _____ Date _____

Planner's Name _____
 for, Corey Teague, Zoning Administrator



Attention: Mr. Corey Teague.

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

(*In the course of review by City agencies, any discovered items of concern should be brought to the attention of Public Works for consideration.)

Sincerely,

Adrian VerHagen Digitally signed by Adrian VerHagen
 Date: 2020.04.28 11:48:04 -07'00'

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

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

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

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

Date

Planner's Name
 for, Corey Teague, Zoning Administrator



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. 20634

HEARING DATE: JANUARY 30, 2020

Record No.: 2019-017311CND
Project Address: 901-911 Union Street
Zoning: RM-2 (Residential-Mixed, Moderate Density)
40-X Height & Bulk District
Block/Lot: 0120/001
Project Sponsor: Rosemarie MacGuinness
SirkinLaw, APC
50 California Street, Suite 3400
San Francisco, CA 94111
Property Owner: Neil and Lynn McKinnion
Frank C, Herringer and Maryellen Cattani Herringer
Richard Behrens and Catherine Behrens
William T. Ring and Constance W. Ring
Robert B. Galliani and Mara J. Anastasi Galliani
Samantha Wellington
901-911 Union Street
San Francisco, CA 94133
Staff Contact: Carolyn Fahey – (415) 575-9139
Carolyn.Fahey@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS RELATING TO A CONDOMINIUM CONVERSION SUBDIVISION OF A THREE-STORY, SIX-UNIT BUILDING INTO RESIDENTIAL CONDOMINIUMS, PURSUANT TO THE GENERAL PLAN AND SUBDIVISION CODE SECTIONS 1386 AND 1396.4, WITHIN AN RM-2 (RESIDENTIAL-MIXED, MODERATE DENSITY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On September 24, 2019, Rosemarie MacGuinness, (hereinafter “Project Sponsor”) filed Application No. 10139 (hereinafter “Project”) with the Department of Public Works, Bureau of Street Use and Mapping for Planning Department (hereinafter “Department”) review to allow the Condominium Conversion Subdivision of a three-story, six-unit building into residential condominiums at 901-911 Union Street (hereinafter “Project Site”), Lot 001 in Assessor’s Block 0120, within an RM-2 (Residential-Mixed, Moderate Density) 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.

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

On January 30, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Condominium Conversion Subdivision Application No. 2019-017311CND.

The Planning Department Commission Secretary is the Custodian of Records; the File for Case No. 2019-017311CND is located at 1650 Mission Street, Suite 400, San Francisco, California.

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. 2019-017311CND 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. **Project Description.** The Project proposes the conversion of a three-story building with six dwelling units to residential condominiums.
3. **Site Description and Present Use.** The Project Site is located on the south side of Union Street in the Russian Hill neighborhood between Taylor and Jones Streets. The lot contains a three-story building with six dwelling units. The Project Site is located within an RM-2 (Residential-Mixed, Moderate Density) Zoning District and a 40-X Height & Bulk District. A maximum of six dwelling units are permitted at the Project Site as of right.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within an RM-2 Zoning District and the Russian Hill neighborhood. The surrounding properties, and neighborhood as a whole, are zoned for medium-density residential use. The neighborhood is characterized by three- and four-story buildings with three dwelling units and consistent pattern of rear yard open space, excepting corner lots which tend to be higher density with less open space.
5. **Public Outreach and Comments.** The Department has not received any letters or phone calls in support of, or in opposition to the project.
6. **Subdivision Code Compliance**
 - a. 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 six years prior to the annual April 15th triggering date for conversions and owners of record had a fully executed agreement for an exclusive right of occupancy on or before April 15, 2013.
 - 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 six years prior to the annual April 15th triggering date for conversion and the owners of record had a fully executed agreement for an exclusive right of occupancy on or before April 15, 2013.

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 and applicable provisions of the Subdivision Code 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 recorded offer of a lifetime lease for all tenants as a condition of final map approval, and requires that no less than 40 percent of the units as represented through the owning or renting tenant of each unit either have signed Intent to Purchase forms or be in a position of accepting the offer for such a lifetime lease. The Code prohibits any increase in rents while the conversion application is pending before the City.

Section 1386, Article 9 of the Subdivision Code of the City and County of San Francisco requires that the Planning Commission disapprove the Tentative Map if it determines that vacancies in the project have been increased, elderly or permanently disabled tenants have been displaced or discriminated against in leasing units, evictions have occurred for the purpose of preparing the building for conversion, or the subdivider has knowingly submitted incorrect information (to mislead or misdirect efforts by agencies of the City in the administration of the Subdivision Code). In the evaluation of displacement of elderly tenants, the Commission shall consider any such displacements over the preceding three years and the reasons for the displacement.

- b. The applicant requests Planning Department review of a Condominium Conversion Subdivision Application to allow for the conversion of the multi-unit building.

- c. As required by Section 1396.4 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 six years prior to the annual April 15 triggering date for this proposed conversion and the owners of record had a fully executed agreement for an exclusive right of occupancy on or before April 15, 2013.
 - d. 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.
 - e. 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.
7. **General Plan Compliance.** The Project is, on balance, consistent with the Objectives and Policies of the General Plan:

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.

8. **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,

The proposal is a change in form of residential tenure, and would not affect the City's supply of affordable housing.

- 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.

9. 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.
10. The Commission hereby finds that approval of the Condominium Conversion Subdivision would promote the health, safety and welfare of the City.

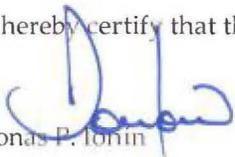
DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department 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. 2019-017311CND.**

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on January 30, 2020.


Jonas P. Iorini
Commission Secretary

AYES: Koppel, Moore, Diamond, Fung

NAYS: None

ABSENT: Melgar, Johnson, Richards

ADOPTED: January 30, 2020

EXHIBIT A

AUTHORIZATION

This authorization is for a condominium conversion of a three-story, six-unit building into residential condominiums located at 901-911 Union Street, Block 0120, and Lot 001 pursuant to Subdivision Code Section(s) 1386 and 1396.4 within the RM-2 District and a 40-X Height and Bulk District and subject to conditions of approval reviewed and approved by the Commission on **January 30, 2020** under Motion No. 20634. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **January 30, 2020** under Motion No. 20634.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 20634 shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

RECORDING REQUESTED BY:

Old Republic Title Company
0227021125

AND WHEN RECORDED MAIL TO:

Lynn G. McKinnon
901 Union Street
San Francisco, CA 94133

901-911 Union Street

Block 0120, Lot 001

20209K92238500011

San Francisco Assessor-Recorder

Carmen Chu, Assessor-Recorder

DOC 2020-K922385-00

Acct 9001-Old Republic Title Company- SF, CA

Friday, APR 10, 2020 07:50:21

Ttl Pd \$119.00 Nbr-0006180202

okc/RE/1-11

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

ACCOMMODATION

Recording Requested By

Old Republic Title

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

OKTC
0227021125

RECORDING REQUESTED BY

And When Recorded Mail To:

Lynn G. McKinnon
901 Union Street
San Francisco, California 94133

901-911 Union Street, San Francisco, California 94133
APN: Block: 0120, Lot: 001

(Space Above This Line For Recorder's Use)

We, Neil McKinnon and Lynn G. McKinnon, Trustees of the McKinnon Family Trust of 1997, dated September 15, 1997; Frank C. Herringer and Maryellen Cattani Herringer, Trustees of The Herringer 1995 Family Trust; Richard Behrens and Catherine Behrens, Trustees of the Behrens Family Trust dated May 6, 2015, and any amendments thereto; William T. Ring and Constance W. Ring, Trustees of The Ring Family Trust dated April 29, 1991; Robert B. Galliani and Mara J. Anastasi Galliani, Trustees of The Galliani 1992 Living Trust dated 11/13/1992; and, Samanthas Wellington, the owners of that certain real property situated in the City and County of San Francisco, State of California, more particularly described as follows:

Beginning at a point of intersection of the Southerly line of Union Street with the Westerly line of Taylor Street; running thence Southerly along said line of Taylor Street 62 feet, 6 inches; thence at a right angle Westerly 82 feet; 6 inches; thence at a right angle Northerly 62 feet, 6 inches to the Southerly line of Union Street; thence at a right angle Easterly along said line of Union Street 82 feet and 6 inches to the point of beginning.

Being a part of 50 Vara Block No. 210.

Assessor's Lot 001; Block 0120

COMMONLY KNOWN AS: 901 Union Street;

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

Said Restrictions consist of conditions attached to Condominium Referral No. 2019-017311CND authorized by the Planning Commission of the City and County of San Francisco on January 30, 2020, as set forth on Planning Commission Motion No. 20634, a three-story, six-unit building into residential condominiums located at 901-911 Union Street, Block 0120, Lot 001, pursuant to Subdivision Code sections 1386 and 1396.4 within the RM-2 District and a 40-X Height and Bulk District.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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

AUTHORIZATION

This authorization is for a condominium conversion of a three-story, six-unit building into residential condominiums located at 901–911 Union Street, Block 0120, Lot 001, pursuant to Subdivision Code sections 1386 and 1396.4 within the RM-2 District and a 40-X Height and Bulk District and subject to conditions of approval reviewed and approved by the Commission on January 30, 2020, under Motion No. 20634. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on January 30, 2020, under Motion No. 20634.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 20634 shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

(3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Neil McKinnon
Neil McKinnon, Trustee

Lynn G. McKinnon
Lynn G. McKinnon, Trustee

Dated March 30/20 at San Francisco, CA

Dated 3/30/2020 at San Francisco, CA

Each signature must be acknowledged by a notary public before recordation.

CALIFORNIA ALL-PURPOSE 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 03/30/2020 before me, George Ibrahim Habash, Notary Public
(Name and title of the officer)

personally appeared Neil McKinnon and Lynn G. McKinnon, 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] (Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

[Signature]
Frank C. Herring, Trustee

Maryellen Cattani Herring
Maryellen Cattani Herring, Trustee

Dated 3/24/2020 at Oakland San Francisco, CA

Dated 3/24/2020 at Oakland San Francisco, CA

Each signature must be acknowledged by a notary public before recordation.

CALIFORNIA ALL-PURPOSE 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 Alameda

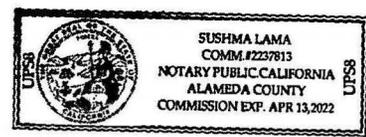
On 03/24/2020 before me, Sushma Lama, a notary public
(Name and title of the officer)

personally appeared Frank Casper Herring & Maryellen Cattani^{Herring}, 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] (Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Richard Behrens
Richard Behrens, Trustee
Dated 2/23/2020 at Bodega Bay, CA ^{RB, CB}

Catherine Behrens
Catherine Behrens, Trustee
Dated 23 Mar 2020 at San Francisco, CA ^{BODEGA BAY, CB, RB}

Each signature must be acknowledged by a notary public before recordation.

CALIFORNIA ALL-PURPOSE 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 SONOMA

On MARCH 23, 2020 before me, SHONA L. WEIR, NOTARY PUBLIC
(Name and title of the officer)

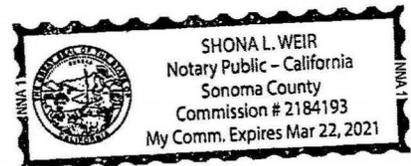
personally appeared RICHARD BEHRENS & CATHERINE BEHRENS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by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

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

WITNESS my hand and official seal.

Signature: [Handwritten Signature]

(Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

William T. Ring
William T. Ring, Trustee

Constance Ring
Constance Ring, Trustee

Dated 3/28/20 at San Francisco, CA

Dated 3-28-20 at San Francisco, CA

Each signature must be acknowledged by a notary public before recordation.

CALIFORNIA ALL-PURPOSE 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 Mateo

On 3/28/20 before me, R. Padilla, Notary Public
(Name and title of the officer)

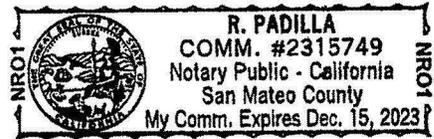
personally appeared William Ring and Constance Ring, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their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

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

WITNESS my hand and official seal.

Signature: [Handwritten Signature]

(Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

[Signature]
Robert B. Galliani, Trustee

[Signature]
Mara J. Anastasi Galliani, Trustee

Dated 3/23/2020 at San Francisco, CA

Dated _____ at San Francisco, CA

Each signature must be acknowledged by a notary public before recordation.

CALIFORNIA ALL-PURPOSE 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 Alameda

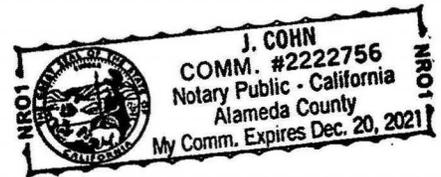
On March 23 2020 before me, J. Cohn, Notary Public
(Name and title of the officer)

personally appeared Robert B. Galliani and Mara J. Anastasi - Galliani, 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] (Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Samantha Wellington

Dated 6 April 2020 at San Francisco, CA

Each signature must be acknowledged by a notary public before recordation.

CALIFORNIA ALL-PURPOSE 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 04/06/2020 before me, OULD SAPPRASERT O'BRIEN, NOTARY PUBLIC
(Name and title of the officer)

personally appeared SAMANTHA WELLINGTON, 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: *OULD SAPPRASERT O'BRIEN*

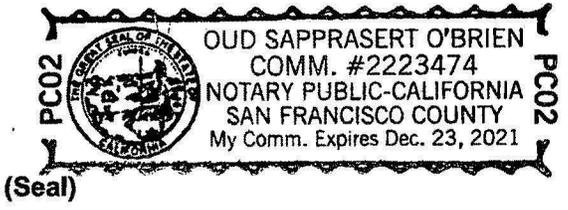


EXHIBIT A

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

Beginning at a point of intersection of the Southerly line of Union Street with the Westerly line of Taylor Street; running thence Southerly along said line of Taylor Street 62 feet, 6 inches; thence at a right angle Westerly 82 feet; 6 inches; thence at a right angle Northerly 62 feet, 6 inches to the Southerly line of Union Street; thence at a right angle Easterly along said line of Union Street 82 feet and 6 inches to the point of beginning.

Being a part of 50 Vara Block No. 210.

Assessor's Lot 001; Block 0120



TAX CERTIFICATE

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

There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: **0120**

Lot: **001**

Address: **901 UNION ST**

David Augustine, Tax Collector

Dated **September 25, 2020** this certificate is valid for the earlier of 60 days from **September 25, 2020** or **December 31, 2020**. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at tax.certificate@sfgov.org to obtain another certificate.

OWNER'S STATEMENT

THE UNDERSIGNED OWNERS ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP COMPRISING OF SIX (6) SHEETS. BY OUR SIGNATURES HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

Neil McKinnon

NEIL MCKINNON, TRUSTEE OF THE MCKINNON FAMILY TRUST OF 1997, DATED SEPTEMBER 15, 1997.

Lynn G. McKinnon

LYNN G. MCKINNON, TRUSTEE OF THE MCKINNON FAMILY TRUST OF 1997, DATED SEPTEMBER 15, 1997.

Frank C. Herring

FRANK C. HERRINGER, TRUSTEE OF THE HERRINGER 1995 FAMILY TRUST.

Maryellen Cattani Herring

MARYELLEN CATTANI HERRINGER, TRUSTEE OF THE HERRINGER 1995 FAMILY TRUST.

Richard Behrens

RICHARD BEHRENS, TRUSTEE OF THE BEHRENS FAMILY TRUST DATED MAY 6, 2015 AND ANY AMENDMENTS THERETO.

Catherine Behrens

CATHERINE BEHRENS, TRUSTEE OF THE BEHRENS FAMILY TRUST DATED MAY 6, 2015 AND ANY AMENDMENTS THERETO.

William T. Ring

WILLIAM T. RING, TRUSTEE OF THE RING FAMILY TRUST DATED APRIL 29, 1991.

Constance W. Ring

CONSTANCE W. RING, TRUSTEE OF THE RING FAMILY TRUST DATED APRIL 29, 1991.

Robert B. Galliani

ROBERT B. GALLIANI, TRUSTEE OF THE GALLIANI 1992 LIVING TRUST, DATED NOVEMBER 13, 1992.

Mara J. Anastasi Galliani

MARA J. ANASTASI GALLIANI, TRUSTEE OF THE GALLIANI 1992 LIVING TRUST, DATED NOVEMBER 13, 1992.

Samantha Wellington

SAMANTHA WELLINGTON

GENERAL NOTES

A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 6 DWELLING UNITS.

B) ALL INGRESS (ES), EGRESS (ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.

C) UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS, AND RESTRICTIONS, THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:

(I) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
(II) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.

D) IN THE EVENT THE AREAS IDENTIFIED IN (C)(II) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.

E) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE 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.

F) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER UNION STREET AND TAYLOR STREET ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).

G) SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM/ONTO ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DEPICTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____ M., IN BOOK _____ OF FINAL MAPS, AT PAGE _____, AT THE REQUEST OF FORESIGHT LAND SURVEYING, INC.

SIGNED: _____
COUNTY RECORDER
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 LYNN MCKINNON ON NOVEMBER 15, 2018. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE THE RECORDING OF THIS MAP, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: *Gregory T. Ippolito*
GREGORY T. IPPOLITO L.S. 8649

DATE: 6-9-20



CITY AND COUNTY SURVEYOR'S STATEMENT

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

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

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

DATE: OCTOBER 5 2020



FINAL MAP NO. 10139

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY
AS DESCRIBED IN THAT GRANT DEED RECORDED
MARCH 10, 2017 AS DOC:2017-K419492
OFFICIAL RECORDS OF
THE CITY AND COUNTY OF SAN FRANCISCO
BEING A PORTION OF 50 VARA BLOCK 210

FORESIGHT

LAND SURVEYING, INC.

301 CALIFORNIA DRIVE SUITE #2 BURLINGAME, CA 94010
JUNE, 2020 415-735-6180 JOB#19004 SHEET 1 OF 6

APN 0120 - 001 / 901-911 UNION STREET

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 July 14 2020 BEFORE ME, (George Munzar) NOTARY

PUBLIC), PERSONALLY APPEARED CATHERINE BEHRENS, 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] (Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2303333

MY COMMISSION EXPIRES: 8.29.23

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Mateo County

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 July 14 2020 BEFORE ME, (George Munzar) NOTARY

PUBLIC), PERSONALLY APPEARED WILLIAM T. RING, 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] (Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2303333

MY COMMISSION EXPIRES: 8.29.23

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Mateo County

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.

Montana STATE OF CALIFORNIA) COUNTY OF Missoula)

ON July 16th 2020 BEFORE ME, (Daylen Egger) NOTARY

PUBLIC), PERSONALLY APPEARED Robert B. Galliani, 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] (Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: N/A

MY COMMISSION EXPIRES: 09/24/2023

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Missoula County

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 July 14 2020 BEFORE ME, (George Munzar) NOTARY

PUBLIC), PERSONALLY APPEARED SAMANTHA WELLINGTON, 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] (Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2303333

MY COMMISSION EXPIRES: 8.29.23

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Mateo County

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 July 14 2020 BEFORE ME, (George Munzar) NOTARY

PUBLIC), PERSONALLY APPEARED CONSTANCE W. RING, 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] (Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2303333

MY COMMISSION EXPIRES: 8.29.23

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Mateo County

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.

Montana STATE OF CALIFORNIA) COUNTY OF Missoula)

ON July 16th 2020 BEFORE ME, (Daylen Egger) NOTARY

PUBLIC), PERSONALLY APPEARED Mara Anastasi-Galliani, 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] (Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: N/A

MY COMMISSION EXPIRES: 09/24/2023

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Missoula County

FINAL MAP NO. 10139

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT A SUBDIVISION OF THAT REAL PROPERTY AS DESCRIBED IN THAT GRANT DEED RECORDED MARCH 10, 2017 AS DOC:2017-K419492 OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO BEING A PORTION OF 50 VARA BLOCK 210

FORESIGHT

LAND SURVEYING, INC.

301 CALIFORNIA DRIVE SUITE #2 BURLINGAME, CA 94010 JUNE, 2020 415-735-6180 JOB#:19004 SHEET 2 OF 6

APN 0120 - 001 / 901-911 UNION STREET

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 JULY 14 2020 BEFORE ME, (George MUNIAR) NOTARY

PUBLIC), PERSONALLY APPEARED NEEL MCKENNON, 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] (Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2303333

MY COMMISSION EXPIRES: 8.29.23

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN MATEO COUNTY

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 JULY 14 2020 BEFORE ME, (George MUNIAR) NOTARY

PUBLIC), PERSONALLY APPEARED FRANK C. HERRINGER, 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] (Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2303333

MY COMMISSION EXPIRES: 8.29.23

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN MATEO COUNTY

OWNER'S ACKNOWLEDGMENT

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STATE OF CALIFORNIA) COUNTY OF SAN FRANCISCO)

ON JULY 14 2020 BEFORE ME, (George MUNIAR) NOTARY

PUBLIC), PERSONALLY APPEARED RICHARD BEHRENS, 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] (Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2303333

MY COMMISSION EXPIRES: 8.29.23

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN MATEO COUNTY

OWNER'S ACKNOWLEDGMENT

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STATE OF CALIFORNIA) COUNTY OF SAN FRANCISCO)

ON JULY 14 2020 BEFORE ME, (George MUNIAR) NOTARY

PUBLIC), PERSONALLY APPEARED LYNN G. MCKENNON, 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] (Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2303333

MY COMMISSION EXPIRES: 8.29.23

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN MATEO COUNTY

OWNER'S ACKNOWLEDGMENT

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STATE OF CALIFORNIA) COUNTY OF SAN FRANCISCO)

ON JULY 14 2020 BEFORE ME, (George MUNIAR) NOTARY

PUBLIC), PERSONALLY APPEARED MARY ELLEN CATTANI HERRINGER, 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] (Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2303333

MY COMMISSION EXPIRES: 8.29.23

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN MATEO COUNTY

FINAL MAP NO. 10139

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT A SUBDIVISION OF THAT REAL PROPERTY AS DESCRIBED IN THAT GRANT DEED RECORDED MARCH 10, 2017 AS DOC:2017-K419492 OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO BEING A PORTION OF 50 VARA BLOCK 210

FORESIGHT LAND SURVEYING, INC

301 CALIFORNIA DRIVE SUITE #2 BURLINGAME, CA 94010 JUNE, 2020 415-735-6180 JOB#19004 SHEET 3 OF 6 APN 0120 - 001 / 901-911 UNION STREET

BENEFICIARY

STERLING BANK & TRUST, F.S.B.

BENEFICIARY UNDER THE FOLLOWING DEED OF TRUST:

(RECORDED MARCH 15, 2016 AS DOCUMENT NO. 2016-K215721)

BY: John Felich TITLE: ASST VICE PRESIDENT

PRINTED NAME: JOHN FELICH

BENEFICIARY

BANK OF MARIN

BENEFICIARY UNDER THE FOLLOWING DEED OF TRUST:

(RECORDED MARCH 10, 2017 AS DOCUMENT NO. 2017-K419493)

BY: C. Pinney TITLE: First Vice President

PRINTED NAME: Coreen Pinney

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 MICHIGAN
COUNTY OF OAKLAND

ON July 7th 2020 BEFORE ME, LAWRENCE W. BUSLEPP NOTARY

PUBLIC), PERSONALLY APPEARED JOHN FELICH, 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 MICHIGAN THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT. WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE [Signature]
(Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF MI COMMISSION No.:

MY COMMISSION EXPIRES: 6/25/2024

COUNTY OF PRINCIPAL PLACE OF BUSINESS: OAKLAND

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 Marin)

ON July 23 2020 BEFORE ME, Tamara Ressler NOTARY

PUBLIC), PERSONALLY APPEARED Coreen Pinney, 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]
(Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2205061

MY COMMISSION EXPIRES: July 14, 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Marin



FINAL MAP NO. 10139

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY
AS DESCRIBED IN THAT GRANT DEED RECORDED
MARCH 10, 2017 AS DOC:2017-K419492
OFFICIAL RECORDS OF
THE CITY AND COUNTY OF SAN FRANCISCO
BEING A PORTION OF 50 VARA BLOCK 210

FORESIGHT

LAND SURVEYING, INC.

301 CALIFORNIA DRIVE SUITE #2 BURLINGAME, CA 94010
JUNE, 2020 415-735-6180 JOB#19004 SHEET 4 OF 6

APN 0120 - 001 / 901-911 UNION STREET

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 _____, 20____, APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 10139".

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

BOARD OF SUPERVISORS APPROVAL

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

TAX STATEMENT

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

DATED _____ DAY OF _____, 20____.

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

APPROVALS

THIS MAP IS APPROVED THIS 7th DAY OF October, 2020

BY ORDER NO. 203695

BY: [Signature]

DATE: October 23, 2020

ALARIC DEGRAFINRIED
ACTING DIRECTOR OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY

BY: [Signature]

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

FINAL MAP NO. 10139
A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY
AS DESCRIBED IN THAT GRANT DEED RECORDED
MARCH 10, 2017 AS DOC:2017-K419492
OFFICIAL RECORDS OF
THE CITY AND COUNTY OF SAN FRANCISCO
BEING A PORTION OF 50 VARA BLOCK 210

FORESIGHT

LAND SURVEYING, INC

301 CALIFORNIA DRIVE SUITE #2 BURLINGAME, CA 94010
JUNE, 2020 415-735-6180 JOB#19004 SHEET 5 OF 6

APN 0120 - 001 / 901-911 UNION STREET

REFERENCES

- (R1) GRANT DEED RECORDED MARCH 10, 2017 AS DOCUMENT NO.2017-K419492. ON FILE IN THE OFFICE OF THE RECORDER.
- (R2) BLOCK DIAGRAM OF 50 VARA BLOCK 210, DATED APRIL 19, 1909. ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, CITY AND COUNTY OF SAN FRANCISCO AS 0120A.
- (R3) CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NO. 11. ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, CITY AND COUNTY OF SAN FRANCISCO.
- (R4) 49 PM 1-2. RECORDED AUGUST 1, 2014. ON FILE IN THE OFFICE OF THE RECORDER.
- (R5) 59 CM 180-183. RECORDED JUNE 29, 1999. ON FILE IN THE OFFICE OF THE RECORDER.
- (R6) 9 CM 89-97. RECORDED SEPTEMBER 13, 1978. ON FILE IN THE OFFICE OF THE RECORDER.
- (R7) 122 CM 89-90. RECORDED NOVEMBER 12, 2013. ON FILE IN THE OFFICE OF THE RECORDER.

- (R8) 78 CM 14-16. RECORDED DECEMBER 11, 2002. ON FILE IN THE OFFICE OF THE RECORDER.
- (R9) 132 CM 178-180. RECORDED SEPTEMBER 26, 2017. ON FILE IN THE OFFICE OF THE RECORDER.
- (R10) 122 CM 138-140. RECORDED DECEMBER 4, 2013. ON FILE IN THE OFFICE OF THE RECORDER.
- (R11) 42 CM 5-7. RECORDED OCTOBER 29, 1993. ON FILE IN THE OFFICE OF THE RECORDER.
- (R12) GG MAPS 146. RECORDED APRIL 10, 2017. ON FILE IN THE OFFICE OF THE RECORDER.
- (R13) CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP OF THE 50 VARA DISTRICT DATED JANUARY 1935. ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR AS W-08-0161.
- (R14) MONUMENT MAP OF THE 50 VARA DISTRICT OF THE CITY AND COUNTY OF SAN FRANCISCO. PREPARED UNDER RESOLUTION NO.2764 (NEW SERIES) OCTOBER 12, 1908. APPROVED AND MADE OFFICIAL BY ORDINANCE NO.1028 (NEW SERIES) DECEMBER 20TH 1909.

NOTES

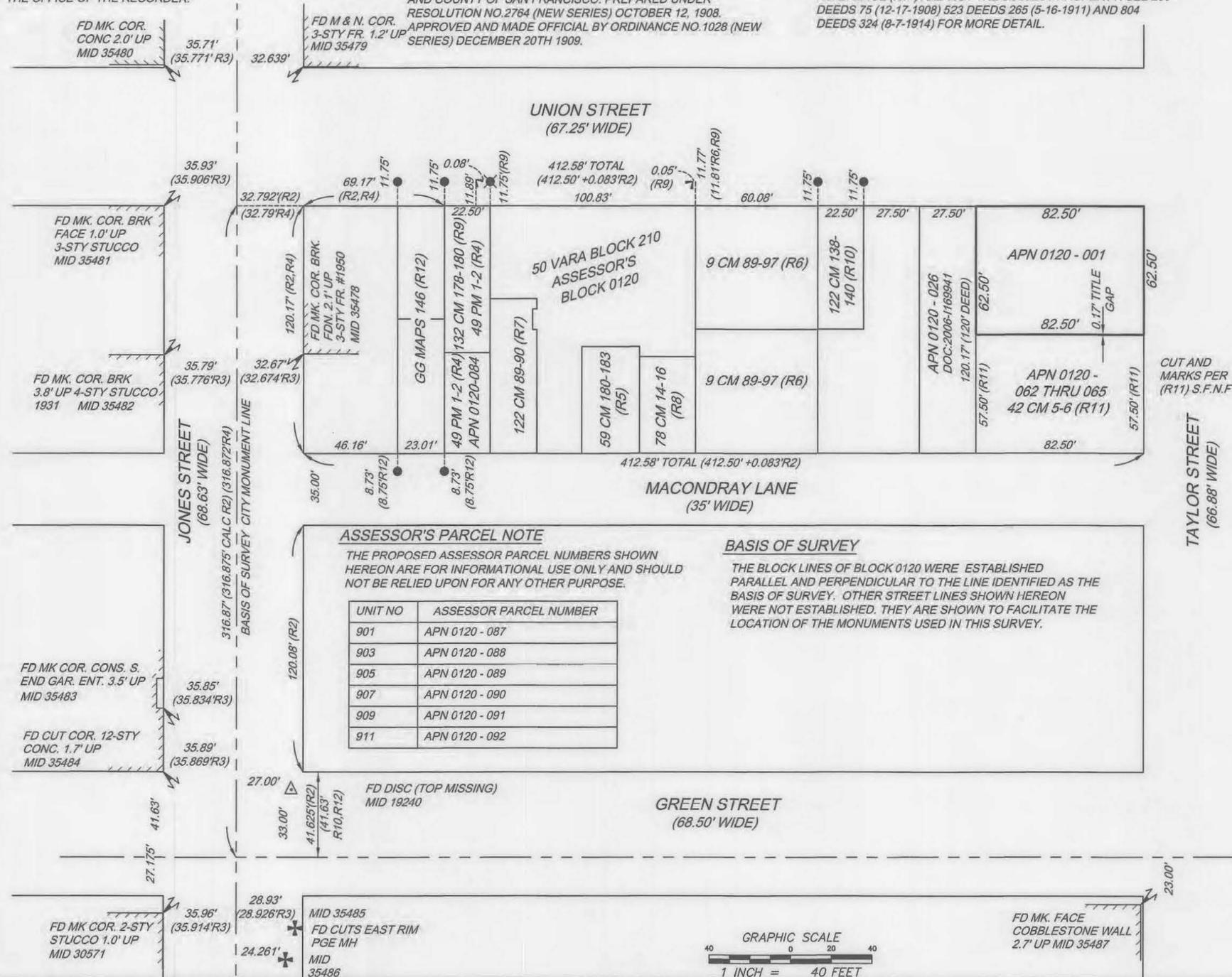
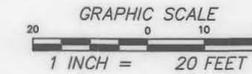
- 1) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. MONUMENT LINES AS SHOWN.
- 2) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
- 3) RECORD = MEASURED UNLESS OTHERWISE NOTED.
- 4) SURVEY TAGS AND CUTS PER MAP REFERENCES (R4,R5,R6,R7, AND R8) WERE SEARCH FOR AND NOT FOUND.
- 5) THE SUBJECT PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE RECORDED APRIL 10, 2020 AS DOC:2020-K922385.
- 6) BASED ON THE CURRENT DEED DESCRIPTION AND THE LOCATION OF MAP REFERENCE (R11) THERE IS A TITLE GAP BETWEEN THE TWO PROPERTIES. MCENERNEY DEEDS FOR THE TWO PROPERTIES PLACE THE GAP WITHIN THE LANDS OF MAP REFERENCE (R11) AND NOT THE SUBJECT PROPERTY. SEE 250 DEEDS 75 (12-17-1908) 523 DEEDS 285 (5-16-1911) AND 804 DEEDS 324 (8-7-1914) FOR MORE DETAIL.

FIELD SURVEY COMPLETION

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON JANUARY 14, 2019. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

LEGEND

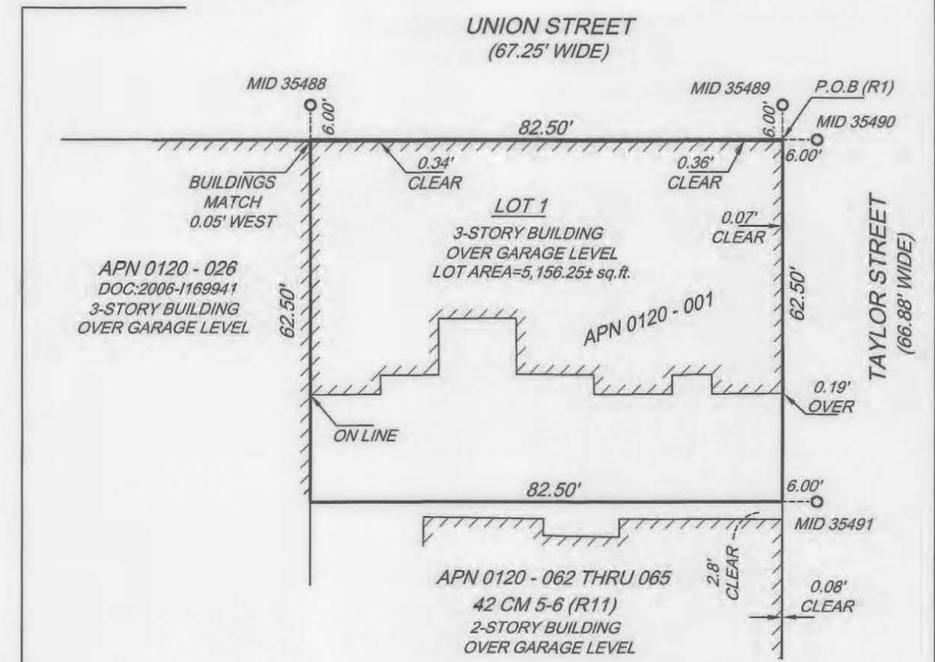
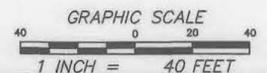
- FD FOUND
- CALC CALCULATED
- APN ASSESSOR'S PARCEL NUMBER
- MID MONUMENT NAME PER CITY & COUNTY OF SAN FRANCISCO DATABASE
- P.O.B POINT OF BEGINNING
- () MAP REFERENCE
- SET RIVET & 3/4" BRASS TAG STAMPED "LS 8649"
- ⊥ FD L CUT UNKNOWN ORIGIN UNLESS OTHERWISE NOTED
- ⚡ FD MARK
- FD NAIL & 3/4" BRASS TAG STAMPED "LS 6216" PER (R10) AND (R12)
- ⊗ FD RIVET & 3/4" BRASS TAG STAMPED "LS 8649"
- PROPERTY LINE
- - - MONUMENT LINE
- - - - - DIMENSION LINE



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

UNIT NO	ASSESSOR PARCEL NUMBER
901	APN 0120 - 087
903	APN 0120 - 088
905	APN 0120 - 089
907	APN 0120 - 090
909	APN 0120 - 091
911	APN 0120 - 092

BASIS OF SURVEY
THE BLOCK LINES OF BLOCK 0120 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE LINE IDENTIFIED AS THE BASIS OF SURVEY. OTHER STREET LINES SHOWN HEREON WERE NOT ESTABLISHED. THEY ARE SHOWN TO FACILITATE THE LOCATION OF THE MONUMENTS USED IN THIS SURVEY.



FINAL MAP NO.10139
A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY
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MARCH 10, 2017 AS DOC:2017-K419492
OFFICIAL RECORDS OF
THE CITY AND COUNTY OF SAN FRANCISCO
BEING A PORTION OF 50 VARA BLOCK 210

FORESIGHT LAND SURVEYING, INC

301 CALIFORNIA DRIVE SUITE #2 BURLINGAME, CA 94010
JUNE, 2020 415-735-6180 JOB#19004 SHEET 6 OF 6
APN 0120 - 001 / 901-911 UNION STREET

From: [Mapping, Subdivision \(DPW\)](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Spitz, Jeremy \(DPW\)](#); [TOM, CHRISTOPHER \(CAT\)](#); [MARQUEZ, JENINE \(CAT\)](#); [SKELLEN, LAUREN \(CAT\)](#); [Suskind, Suzanne \(DPW\)](#); [PETERSON, ERIN \(CAT\)](#); [Crooms, Michael \(DPW\)](#); [Storrs, Bruce \(DPW\)](#)
Subject: PID:10139 BOS Final Map Submittal
Date: Monday, October 26, 2020 10:11:45 AM
Attachments: [Order203695.docx.pdf](#)
[Summary.pdf](#)
[10139_Motion_20200930.doc](#)
[10139_SIGNED_MOTION_20201026.pdf](#)
[10139_DCP_APPROVAL_20200428.pdf](#)
[M-20634_\(ID_1176936\).pdf](#)
[NSR_2019-017311CND_Recorded_04102020.pdf](#)
[10139_TAX_CERT_20200925.pdf](#)
[10139_SIGNED_MYLAR_20201026.pdf](#)

To: Board of Supervisors,

The following map is being forwarded to you for your information, as this map will be in front of you for approval at the November 10, 2020 meeting.

Please view link below which hold the documents for review:

RE: Final Map signature for 901-911 Union Street, PID: 10139

Regarding: BOS Approval for Final Map
APN: 0120/001
Project Type: 6 Units Condominium Conversion

See attached documents:

- PDF of signed DPW Order and DocuSign Summary
- Word document of Motion and signed Motion
- PDF of DCP approval/Motion/NSR
- PDF of current Tax Certificate
- PDF of signed Mylar map

If you have any questions regarding this submittal please feel free to contact Bruce Storrs at 415.554.5833 or by email at bruce.storrs@sfdpw.org.

Kind regards,

Jessica Mendoza | Subdivision and Mapping
Bureau of Street Use & Mapping | San Francisco Public Works
49 South Van Ness Avenue, 9th Floor | San Francisco, CA 94103
Jessica.Mendoza@sfdpw.org