

File No. 151254

Committee Item No. _____

Board Item No. 56

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____
Board of Supervisors Meeting

Date: _____
Date: December 15, 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 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

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 184263 - November 16, 2015</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Ten Map Decision - January 26, 2015</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Motion No. 19289 - November 25, 2014</u>
<u>and Notice of Special Restrictions</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>TTX Certification - October 22, 2015</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u> |

Prepared by: John Carroll
Prepared by: _____

Date: December 11, 2015
Date: _____

1 [Final Map 8300 - 2438 Lake Street]
2

3 **Motion approving Final Map 8300, a six residential unit Condominium Project, located**
4 **at 2438 Lake Street, being a subdivision of Assessor's Block No. 1333, Lot No. 020, and**
5 **adopting findings pursuant to the General Plan, and the eight priority policies of**
6 **Planning Code, Section 101.1.**
7

8 MOVED, That the certain map entitled "FINAL MAP 8300", a six residential unit
9 Condominium Project, located at 2438 Lake Street, being a subdivision of Assessor's Block
10 No. 1333, Lot No. 020, comprising 4 sheets, approved November 16, 2015 by Department of
11 Public Works Order No. 184263 is hereby approved and said map is adopted as an Official
12 Final Map 8300; and, be it

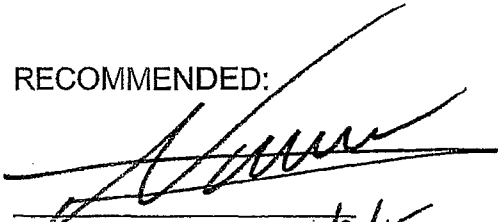
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the City
15 Planning Department, by its letter dated January 26, 2015, that the proposed subdivision is
16 consistent with the objectives and policies of the General Plan, and the eight priority policies
17 of 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.
25

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RECOMMENDED:

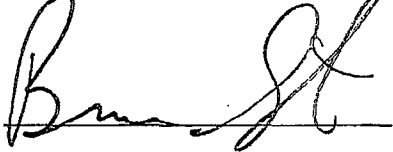


Mohammed Nuru

12/2/15

Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS

City and County Surveyor



RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2015 DEC -2 PM 2:54

[Handwritten signature]

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



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 184263

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

APPROVING FINAL MAP 8300, 2438 LAKE STREET, A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 020 IN ASSESSORS BLOCK NO. 1333.

A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated January 26, 2015, 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 8300", 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 January 26, 2015, 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

11/16/2015

11/16/2015

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
JAN 27 AM 11:22

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

NW

Date: July 15, 2014

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

Project ID: 8300			
Project Type: 6 Units Condo Conversion			
Address#	StreetName	Block	Lot
2438	LAKE ST	1333	020
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 1/26/2015

L. A. LAURA AJELLO FOR

Mr. Scott F. Sanchez, Zoning Administrator



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion 19289

HEARING DATE: DECEMBER 4, 2014

Date: November 25, 2014
Case No.: 2014.1176Q
Project Address: 2438 Lake Street
Zoning: RM-1 (Residential, Mixed, Low Density) District
40-X Height and Bulk District
Block/Lot: 1333/020
Project Sponsor: Cam Perridge
388 Market Street, Suite 1300
San Francisco, CA 94111
Staff Contact: Laura Ajello - (415) 575-9142
laura.ajello@sfgov.org

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

PREAMBLE

On July 21, 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 three-story-over-garage, six-unit building into residential condominiums within a RM-1 (Residential, Mixed, Low 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.

On December 3, 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. 2014.1176Q.

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. 2014.1176Q 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 19289
Hearing Date: December 4, 2014

CASE NO. 2014.1176Q
2438 Lake 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. 2014.1176Q.**

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on December 3, 2014.

Jonas Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 3, 2014

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY

And When Recorded Mail To:

Name:

Addl **SIRKINLAW APC**
 388 Market St • Ste 1300
City: San Francisco • California • 94111

State:

CONFORMED COPY of document recorded
01/12/2015, 2015K003567
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)

We Emmanuel Darzius, Fred Tanaka, Alexander Ruzhinsky,
Phillip M. Ng, Pierre Martin, mila martin, Paul Houchow Lee,
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: 1333, LOT: 020;

COMMONLY KNOWN AS: 2438 LAKE STREET;

hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code).

Said Restrictions consist of conditions attached to the approval of Condominium Conversion Application No. 2014.1176Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 8300.

The tentative map filed with the present application indicates that the subject building at 2438 Lake Street is a six-unit building located in a RM-1 (Residential, Mixed, Low Density) Zoning District. Within the RM-1 Zoning District, a maximum of three dwelling units can be considered legal and conforming to the Planning Code. The remaining three units must be considered legal, nonconforming dwelling units.

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

1. That three of the dwelling units shall be designated as nonconforming dwelling units if and when any future expansion occurs. Section 181 of the Planning Code provides that

ORDER NO. : 0227014237-HK

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 on the Northerly line of Lake Street, distant thereon 57 feet and 6 inches Easterly from the Easterly line of 26th Avenue; and running thence Easterly along said Northerly line of Lake Street 25, feet; thence at a right angle Northerly 108 feet; thence at a right angle Westerly 25 feet; thence at a right angle Southerly 108 feet to the point of beginning.

Being part of Outside Land Block No. 47

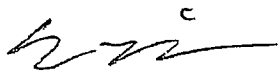
Assessor's Lot 20; Block 1333

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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.

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

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



 (Signature) Emanuel Dargatzis

 (Printed Name)

Dated: December 22, 2014 at Dublin, California.
(Month, Day) (City)

Please see attached CA Certificate of Acknowledgement
 HITEN BHUPATANI, DEC 22, 2014

 (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

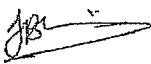
State of California
County of ALAMEDA

On DEC 22, 2014 before me, HITEN BHUPTANI, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared EMMANUEL DARZINS
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

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Fred Tanaka (Signature) Fred Tanaka (Printed Name)

Dated: December, 19, 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)

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

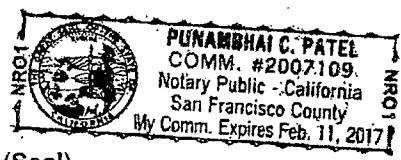
On DEC 19th, 2014 before me, PUNAMBHAI C. PATEL / NOTARY PUBLIC
(insert name and title of the officer)

personally appeared FRED M. TALAKA
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

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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.

 ALEXANDER RUZHINSKY
(Signature) (Printed Name)
Dated: 12/19/2014, 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)

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

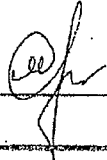
On December 19, 2014 before me, Svetlana Magidina, Notary Public
(insert name and title of the officer)

personally appeared Alexander Ruzhinsky
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

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- 3. Minor modifications as determined by the Zoning Administrator may be permitted.
- 4. The property owners shall record a copy of these conditions with the Office of the Recorder of the City and County of San Francisco as part of the property records for the block and lot identified above.

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

Philip M. Ng Philip M. Ng
(Signature) (Printed Name)

Dated: Dec. 18, 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)

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 Dec 18, 2014 before me, Lina Lei Hammon, Notary Public
(insert name and title of the officer)

personally appeared Phillip M. Ng
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 Lina Lei Hammon (Seal)

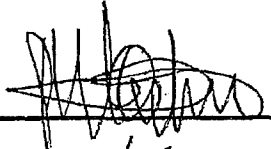



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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.

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

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

 PIERRE MARTIN
(Signature) (Printed Name)
Dated: 12/22, 2014 at SAN FRANCISCO, California.
(Month, Day) (City)

 MILA MARTIN
(Signature) (Printed Name)
Dated: 12/22, 2014 at SAN FRANCISCO, 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

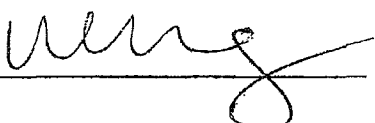
State of California
County of San Francisco

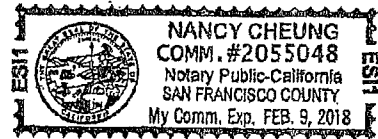
On December 22, 2014 before me, Nancy Cheung, Notary Public
(insert name and title of the officer)

personally appeared Pierre Martin and Mila Martin
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)

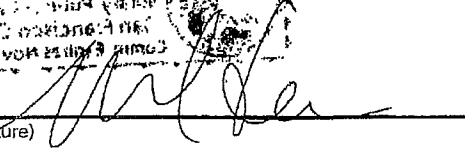


NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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.

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

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


(Signature)

PAUL HON HOW LEE
(Printed Name)

Dated: 12-23, 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)

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

ACKNOWLEDGMENT

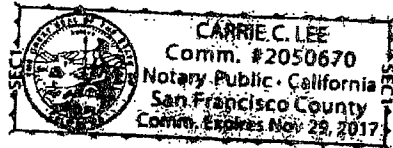
State of California
County of San Francisco

On December 23, 2014 before me, Carrie C. Lee, Notary Public
(insert name and title of the officer)

personally appeared - Paul Honchow Lee -
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 *Carrie C. Lee* (Seal)



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. 1333 Lot No. 020

Address: 2438 LAKE ST

Estimated probable assessed value of property within the proposed Subdivision/Parcel Map: \$ 3,269,666

Established or estimated tax rate: 1.1826%

Estimated taxes liened but not yet due: \$38,667.06

Amount of Assessment not yet due: \$890.02

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this October 22, 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.

Office of the Treasurer & Tax Collector
City and County of San Francisco

Property Tax Section



José Cisneros, Treasurer

**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. 1333 Lot No. 020

Address: 2438 LAKE 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 October 22, 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.

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, titled "Final Map No. 7915", comprising of one(1) sheet. By our signatures hereon, we do hereby consent to the preparation and recordation of said map, the subject property shown within the distinctive border line.

In witness whereof we have caused these presents to be executed this 17th day of August, 2015.

Owners: Brian Fernando, a single man and Leonor P. Fernando, Trustee of the Leonor P. Fernando Trust established July 20, 1998, as to an undivided 30% interest; and Thomas Hemphill and Regan Tremblay Hemphill, Trustees of the Thomas Hemphill and Regan Tremblay Hemphill Revocable Living Trust, as to an undivided 13% interest; and Bernhard Bense, Trustee of the Bernhard Bense 2007 Revocable Trust, as to an undivided 18% interest; and Karen L. Forlano, a married woman as her sole and separate property as to an undivided 18% interest; and Judith Basler, an unmarried woman as to an undivided 20% interest

Brian Fernando
Signature
Brian Fernando
Name (typed or printed)
Notary Public in and for said County and State
San Mateo County
Principal County of Business
01-02-2018
Commission Expires
2050920
Commission Number of Notary

Leonor P. Fernando, Trustee
Leonor P. Fernando, Trustee of the Leonor P. Fernando Trust established July 20, 1998

Thomas Hemphill 8/13/15
Thomas Hemphill, Trustee of the Thomas Hemphill and Regan Tremblay Hemphill Revocable Living Trust

Regan Tremblay Hemphill 8/13/15
Regan Tremblay Hemphill, Trustee of the Thomas Hemphill and Regan Tremblay Hemphill Revocable Living Trust

Bernhard Bense
Bernhard Bense, Trustee of the Bernhard Bense 2007 Revocable Trust

Karen L. Forlano 08/13/2015
Karen L. Forlano

Judith Basler 08/13/2015
Judith Basler

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.

Owner's Acknowledgement: } SS.
State of California }
County of San Mateo }

on August 17, 2015, before me, Alexandra Gurau, a Notary Public, personally appeared Brian Fernando and Leonor P. Fernando, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons 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.
Alexandra Gurau
Signature
Alexandra Gurau
Name (typed or printed)
Notary Public in and for said County and State
San Mateo County
Principal County of Business
01-02-2018
Commission Expires
2050920
Commission Number of Notary

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.

Owner's Acknowledgement: } SS.
State of California }
County of San Francisco }

on 08-13, 2015, before me, R.A. DRUECKER, a Notary Public, personally appeared Karen L. Forlano who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

Witness my hand and official seal.

R.A. DRUECKER
Signature
R.A. DRUECKER
Name (typed or printed)
Notary Public in and for said County and State
SAN FRANCISCO, CA
Principal County of Business
02-13-2017
Commission Expires
2004171
Commission Number of Notary

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.

Owner's Acknowledgement: } SS.
State of California }
County of San Francisco }

on 08-13, 2015, before me, R.A. DRUECKER, a Notary Public, personally appeared Thomas Hemphill and Regan Tremblay Hemphill who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons 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.

R.A. DRUECKER
Signature
R.A. DRUECKER
Name (typed or printed)
Notary Public in and for said County and State
SAN FRANCISCO, CA
Principal County of Business
02-13-2017
Commission Expires
2004171
Commission Number of Notary

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.

Owner's Acknowledgement: } SS.
State of California }
County of San Francisco }

on 08-13, 2015, before me, R.A. DRUECKER, a Notary Public, personally appeared Judith Basler who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

Witness my hand and official seal.

R.A. DRUECKER
Signature
R.A. DRUECKER
Name (typed or printed)
Notary Public in and for said County and State
SAN FRANCISCO, CA
Principal County of Business
02-13-2017
Commission Expires
2004171
Commission Number of Notary

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.

Owner's Acknowledgement: } SS.
State of California }
County of San Francisco }

on 8/14, 2015, before me, Gene Broley, a Notary Public, personally appeared Bernhard Bense who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

Witness my hand and official seal.

Gene Broley
Signature
Gene Broley
Name (typed or printed)
Notary Public in and for said County and State
San Francisco, CA
Principal County of Business
Feb 14 2019
Commission Expires
200194
Commission Number of Notary

Final Map No. 7915

A 5 Unit Residential Condominium Project
A subdivision of that real property shown as "Lot 37" on that certain parcel map filed for record August 19, 2003 in Book 45 of Parcel Maps, Page 164, in the Office of the Recorder, City and County of San Francisco, State of California

Paul Webb
Licensed Surveyor • 2724 Ninth Street, Suite B, Berkeley, CA 94710
August 2015 Sheet 1 of 3 Sheets

AB: 0840 Lot: 037 Address: 457 Oak Street

4464

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, made at the request of Bernhard Sene on January 12, 2015. I hereby state that this Final Map substantially conforms to the approved or conditionally approved tentative map, if any. I further state that all monuments are of the character and occupy the positions indicated and that the monuments are sufficient to enable the survey to be retraced.

By: Paulo Webb
Date: 8/11/2015

Paul Webb
Licensed Surveyor No. 5530
License Expires: September 30, 2016



Lender's Statement:

The undersigned consent to the preparation and filing of this map, titled "Final Map No. 7915", comprising of three (3) sheets. By our signatures hereto, we hereby consent to the preparation and recordation of said map, the subject property shown within the distinctive border line.

Name and Title: Douglas S. Waggener, J.P.
Print Name: Douglas S. Waggener, J.P.
Name and Title: _____
Print Name: _____

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 ordinances 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

By: Bruce R. Storrs
Date: NOVEMBER 20 2015
Bruce R. Storrs L.S. 6914



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.

Beneficiary's Acknowledgement:
State of California } SS.
County of San Francisco

on September 8 2015, before me, Sophia Chaban, a Notary Public, personally appeared Douglas S. Waggener who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons 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]
Name (typed or printed): Sophia Chaban
Notary Public In and for said County and State
San Francisco
Principal County of Business
Feb. 25, 2016
Commission Expires
1970524
Commission Number of Notary

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

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. 7915", comprising _____ sheets.

In testimony whereof, I have hereunto subscribed my hand and caused the seal of this office to be affixed.

By: _____ Date: _____
Clerk of the Board of Supervisors
City and County of San Francisco
State of California

Approvals:

This map is approved this _____ day of _____, 20__.

By Order No. _____
By: _____ Date: _____

Mohammed Nuru
Director of Public Works and Advisory Agency
City and County of San Francisco, State of California

Approved as to Form:
Dennis J. Herrera, City Attorney

By: _____
Deputy City Attorney
City and County of San Francisco, State of California

Board of Supervisor's Approval:

On _____, 201 __, 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. _____.

Recorder's Statement:

Filed this _____ day of _____, 20__, at _____ minutes past _____ m., in Book _____ of Condominium Maps, at pages _____, inclusive, Official Records of the City and County of San Francisco, State of California, at the request of Paul Webb, L.S. 5530.

By: _____ Date: _____
County Recorder
City and County of San Francisco
State of California

Final Map No. 7915

A 5 Unit Residential Condominium Project
A subdivision of that real property
shown as "Lot 37" on that certain parcel map filed for record
August 19, 2003 in Book 45 of Parcel Maps, Page 164,
In the Office of the Recorder,
City and County of San Francisco, State of California

Paul Webb
Licensed Surveyor • 2724 Ninth Street, Suite B, Berkeley, CA 94710
August 2015 Sheet 2 of 3 Sheets

AB: 0840 Lot: 037 Address: 457 Oak Street

4466

