

File No. 190746

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

Board Item No. 35

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

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

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

Board of Supervisors Meeting

Date: July 9, 2019

#### Cmte Board

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion                                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Resolution                                   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/> | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/> | <input type="checkbox"/>            | Youth Commission Report                      |
| <input type="checkbox"/> | <input type="checkbox"/>            | Introduction Form                            |
| <input type="checkbox"/> | <input type="checkbox"/>            | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | 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"/> | Public Works Order No. 201417                           |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tentative Map Decision - 11/08/17                       |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Notice of Planning Department Requirement #1 - 07/12/17 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Notice of Special Restrictions - 11/08/17               |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Planning Commission Motion No. 19998 - 09/28/17         |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tax Certificate - 06/21/19                              |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Final Maps  |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____   |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____   |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____   |

Prepared by: Lisa Lew

Date: July 5, 2019

Prepared by: \_\_\_\_\_

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

1 [Final Map 9367 - 301-303-305-307-309-311 Lake Street]

2  
3 **Motion approving Final Map 9367, a six unit residential condominium project, located at**  
4 **301-303-305-307-309-311 Lake Street, being a subdivision of Assessor's Parcel Block**  
5 **No. 1364, Lot No. 001; and adopting findings pursuant to the General Plan, and the**  
6 **eight priority policies of Planning Code, Section 101.1.**

7  
8       MOVED, That the certain map entitled "Final Map 9367", a six unit residential  
9 condominium project, located at 301-303-305-307-309-311 Lake Street, being a subdivision of  
10 Assessor's Parcel Block No. 1364, Lot No. 001, comprising four sheets, approved June 18,  
11 2019, by Department of Public Works Order No. 201417 is hereby approved and said map is  
12 adopted as an Official Final Map 9367; and, be it

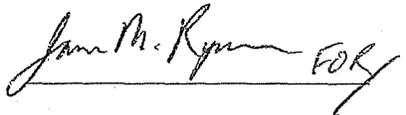
13       FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
14 and incorporates by reference herein as though fully set forth the findings made by the  
15 Planning Department, by its letter dated November 8, 2017, that the proposed subdivision is  
16 consistent with the 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.

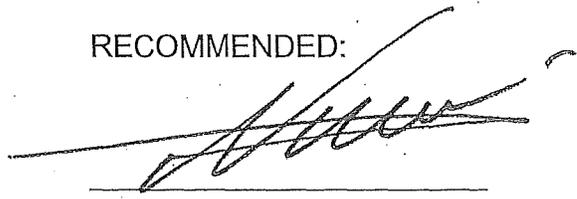
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25

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS  
City and County Surveyor

RECOMMENDED:



Mohammed Nuru  
Director of Public Works

City and County of San Francisco



London N. Breed, Mayor  
Mohammed Nuru, Director

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2010 JUN 28 AM 10:20

AK

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: 201417

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

APPROVING FINAL MAP 9367, 301/303/305/307/309/311 LAKE STREET, A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 001 IN ASSESSORS BLOCK NO. 1364 (OR ASSESSORS PARCEL NUMBER 1364-001). [SEE MAP]

A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated NOVEMBER, 8, 2017 stated that the subdivision is consistent with the General Plan and the Priority Policies of City Planning Code Section 101.1.

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

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 9367", comprising 4 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated NOVEMBER, 8, 2017, from the City Planning Department stating the subdivision is consistent with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

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

RECOMMENDED:

APPROVED:



X DocuSigned by:  
*Bruce Storrs*

---

Storrs, Bruce<sup>97ABC41507B0494...</sup>  
County Surveyor

X DocuSigned by:  
*Nuru, Mohammed*

---

Nuru, Mohammed<sup>45AB17F474FA...</sup>  
Director



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



## TENTATIVE MAP DECISION

Date: May 25, 2017

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

Project ID: 9367			
Project Type: 6 Units Condo Conversion			
Address#	StreetName	Block	Lot
301 - 311	LAKE ST	1364	001
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

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

Sincerely,

Adrian  
 VerHag  
 en

Digitally signed by: Adrian VerHagen  
 DN: CN = Adrian VerHagen C = AD O = Bureau of Street-  
 Use and Mapping OU = Department of Public Works  
 / Date: 2017.05.25 11:11:20 -0800

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.

Notice of Special Restrictions 2017K536307; Planning Commission Motion #19998

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

PLANNING DEPARTMENT

Signed **Laura Ajello**  
Digitally signed by Laura Ajello  
 DN: dc=eng, dc=sfgov, dc=cityplanning, ou=CityPlanning,  
 ou=Current Planning, cn=Laura Ajello,  
 email=Laura.Ajello@sfgov.org  
 Date: 2017.11.13 09:42:56 -0800

Date: November 8, 2017

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



# SAN FRANCISCO PLANNING DEPARTMENT

## Notice of Planning Department Requirements #1

July 12, 2017

Paul Law Group  
870 Market Street, Suite 1105  
San Francisco, CA 94102

Attn.: Lyssa Kaye Paul (electronic delivery: [lyssa\\_paul@paulawgroupsf.com](mailto:lyssa_paul@paulawgroupsf.com))

RE: 301-311 Lake Street (Address of Permit Work)  
1364/001 (Assessor's Block/Lot)  
2017-007135CND (Building Permit Application Number)

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

The Planning Department has received your Condominium Conversion Application for review. Your application is being held because the following information is required before it is accepted as complete and/or is considered Planning Code-complying. Time limits for review of your project will not commence until we receive the requested information or materials and verify their accuracy.

In order to proceed with our review of your Building Permit Application, the following is required:

- 1. Legal, Nonconforming Dwelling Units.** The application indicates that the subject building is a six-unit building located in a RH-2 (Residential, House, Two Family) Zoning District. Within the RH-2 Zoning District, a maximum of two (2) dwelling units can be considered legal and conforming to the Planning Code. In the subject case, the remaining four (4) dwelling units must be considered legal, nonconforming dwelling units. Section 181 of the Planning Code provides that a nonconforming use and any structure occupied by such a use shall not be enlarged, intensified, extended or moved to another location, unless the result will be the elimination of the non-conforming use with exceptions outlined under Section 181(b) of the Code. Therefore, the owners of the property shall record on the land records of the City and County of San Francisco a Notice of Special Restrictions (NSR) to designate a nonconforming dwelling unit if and when any future expansions occur, therefore limiting future alterations pursuant to Planning Code Section 181. Contact staff if you wish to determine the conforming unit now. *An NSR will be provided after the Planning Commission hearing.*
- 2. Prop M Findings.** Please update Prop M findings to include a concise description of why each finding does not apply.
- 3. Notification Materials.** Submit Planning Commission notification materials at this time. Include an affidavit for material preparation.

Please direct any questions concerning this notice to the assigned planner, Laura Ajello at (415) 575-9142 or [laura.ajello@sfgov.org](mailto:laura.ajello@sfgov.org). Please do not come to the Planning Department to discuss this notice without an appointment. Thank you for your attention to this notice. An early and complete response on your part will help expedite our review of your permit application.

NOPDR #1 sent to:  
Paul Law Group  
870 Market Street, Suite 1105  
San Francisco, CA 94118

July 12, 2017  
2017-007135CND  
301-311 Lake Street

Encl: Embedded hyperlinks  
CC: Mapping, Subdivision (DPW) (subdivision.mapping@sfdpw.org)

G:\Condo Conversions\2017-007135CND - 301 Lake\NOPDR - 301 Lake.docx

Planning Department Applications and Publications are available at the Planning Information Center, 1660 Mission Street, 1<sup>st</sup> floor or via the Department website: [www.sfplanning.org](http://www.sfplanning.org).

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

**RECORDING REQUESTED BY**

And When Recorded Mail To:

Name: Emily Fancher

Address: 303 Lake St.

City: San Francisco

State: CA ZIP: 94118

CONFORMED COPY of document recorded

11/08/2017, 2017K536307

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)

I (We) Max Lath, Emily Fancher, Alan Maloney, Escon Maloney, Hsi-Hsi Yang, Rafael Solis, Deanna Johnson, Ramsey Lubat, Jennifer Kasinsky

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

**BEING ASSESSOR'S BLOCK: 1364; LOT: 001;**

**COMMONLY KNOWN AS: 301-311 LAKE STREET;**

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

Said Restrictions consist of conditions attached to the approval of Condominium Conversion Application No. 2017-007135CND by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 9367.

The tentative map filed with the present application indicates that the subject building at 301-311 Lake Street is a six-unit building located in a RH-2 (Residential, Housing, Two Family) Zoning District. Within the RH-2 Zoning District, a maximum of two dwelling units can be considered legal and conforming to the Planning Code. The remaining four units must be considered a legal, nonconforming dwelling units.

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

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

# NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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

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

Emily Fancher (Signature)      Emily Fancher (Printed Name)  
Dated: Oct 22, 2017 at San Francisco, California.  
(Month, Day) (City)

[Signature] (Signature)      Ann M Maloney (Printed Name)  
Dated: Oct 22, 2017 at San Francisco, California.  
(Month, Day) (City)

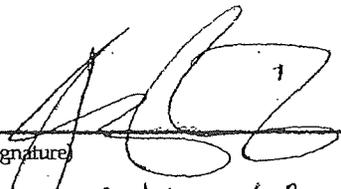
[Signature] (Signature)      Susan Maloney (Printed Name)  
Dated: Oct 23, 2017 at SAN FRANCISCO, California.  
(Month, Day) (City)

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

# NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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(Signature) \_\_\_\_\_  
Dated: October 23, 2017 at San Francisco, California.  
(Month, Day) (City)

Jennifer Pasinosky  
(Printed Name)

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

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

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

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

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

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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

State of California

County of San Francisco

On October 23, 2017 before me, Clifton Tam, Notary Public

Date

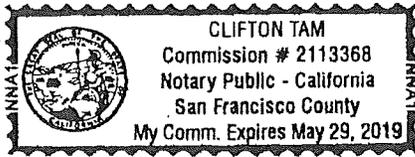
Here Insert Name and Title of the Officer

personally appeared Susan Maloney and Jennifer Pasinosky  
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

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

**Description of Attached Document**

Title or Type of Document: Notice of Special Restrictions Under the Planning Code Document Date: 10/23/17

Number of Pages: 3 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Partner —  Limited  General

Individual  Attorney in Fact

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**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.

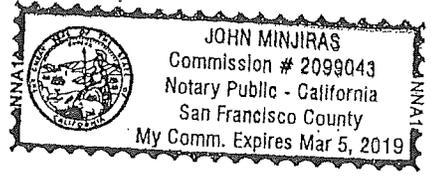
State of California  
County of SAN FRANCISCO

On 10/12/2017 before me, JOHN MINJIRAS <sup>NOTARY</sup> <sub>Public</sub>  
JOSE RAFAEL SOLIS, (insert name and title of the officer)

personally appeared EMILY FRANCHER, ALAN MALONEY  
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 John Minjiras (Seal)

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.

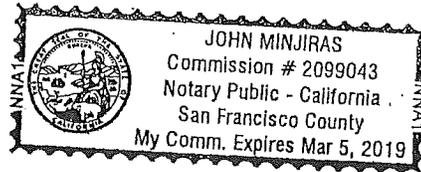
State of California  
County of SAN FRANCISCO

On 10/12/2017 before me, JOHN MINJIRAS <sup>NOTARY</sup> <sub>PUBLIC</sub>  
(insert name and title of the officer)

personally appeared RAMSEY LOBBAT, ALEXANDER CASH  
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 John Minjiras (Seal)





**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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

State of California )  
County of San Francisco )

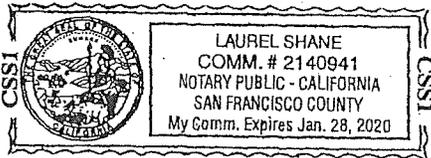
On October 24, 2017 before me, Laurel Shane, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Deanna L. Johnston  
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature \_\_\_\_\_  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

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

**Description of Attached Document**

Title or Type of Document: Notice of Special Restrictions Under the Planning Code

Document Date: 10/24/2017 Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

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

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



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

## Planning Commission Motion No. 19998

HEARING DATE: SEPTEMBER 28, 2017

Case No.: 2017-007135CND  
 Project Address: 301-311 Lake Street  
 Zoning: RH-2 (Residential, House, Two-Family) District  
 40-X Height and Bulk District  
 Block/Lot: 1364/001  
 Project Sponsor: Lyssa Kaye Paul  
 Paul Law Group  
 870 Market Street, Suite 1105  
 San Francisco, CA 94102  
 Staff Contact: Laura Ajello – (415) 575-9142  
[laura.ajello@sfgov.org](mailto:laura.ajello@sfgov.org)

ADOPTING FINDINGS RELATING TO THE REVIEW FOR CONSISTENCY WITH THE GENERAL PLAN TO ALLOW A CONDOMINIUM CONVERSION SUBDIVISION OF A THREE-STORY, SIX-UNIT BUILDING INTO RESIDENTIAL CONDOMINIUMS WITHIN A RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

### PREAMBLE

On May 4, 2017, Lyssa Kaye Paul (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, six-unit building into residential condominiums within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. The subject building is considered a legal use as the Report of Residential Building Record indicates that the legal authorized occupancy and use is a six-unit dwelling.

On September 28, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Condominium Conversion Subdivision Application No. 2017-007135CND.

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

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

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

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

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

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

**MOVED**, that the Commission hereby approves the Condominium Conversion Subdivision requested in Application No. 2017-007135CND based on the following findings:

#### **FINDINGS**

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

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

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

## **HOUSING ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 2:**

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

#### **Policy 2.4:**

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

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

#### **OBJECTIVE 3:**

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

#### **Policy 3.3:**

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

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

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

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

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

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

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

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

*No housing would be removed for this project.*

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

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

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

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

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

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

- G. That landmarks and historic buildings be preserved.

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

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

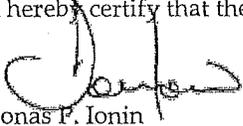
*The proposal is a change in form of residential tenure and would not affect public parks or open space,*

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

DECISION

That based upon the Record, the submissions by the Applicant, Department staff and other interested parties, the oral testimony presented to this Commission at the public hearings and all other written materials submitted by all parties, the Commission hereby APPROVES Condominium Conversion Subdivision Application No. 2017-007135CND.

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

  
Jonas P. Ionin  
Commission Secretary

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

NAYS: None

ABSENT: None

ADOPTED: September 28, 2017



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## TAX CERTIFICATE

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

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

Block: 1364  
Lot: 001  
Address: 301 - 311 Lake St

David Augustine, Tax Collector

Dated this 21st day of June 2019. This certificate is valid for the earlier of 60 days from this date or December 31, 2019. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at [tax.certificate@sfgov.org](mailto:tax.certificate@sfgov.org) to obtain another certificate.

OWNERS' STATEMENT:

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

OWNERS:

ALAN G. MALONEY

SUSAN R. G. MALONEY

DANIEL ABRAHAM TAUBER, TRUSTEE OF IRREVOCABLE TRUST OF ALAN MALONEY AND SUSAN MALONEY DATED DECEMBER 31, 2009 FOR THE PRIMARY BENEFIT OF MICHAEL JAMES MALONEY

DANIEL ABRAHAM TAUBER, TRUSTEE OF IRREVOCABLE TRUST OF ALAN MALONEY AND SUSAN MALONEY DATED DECEMBER 31, 2009 FOR THE PRIMARY BENEFIT OF LILY KATHERINE MALONEY

JOSE RAFAEL SOLIS

DEANNA JOHNSTON

ALEX LASH, TRUSTEE OF THE ALEX LASH AND EMILY FANCHER 2010 REVOCABLE TRUST

EMILY FANCHER, TRUSTEE OF THE ALEX LASH AND EMILY FANCHER 2010 REVOCABLE TRUST

RAMSEY P. LUBBAT, TRUSTEE OF THE LUBBAT-PASINOSKY TRUST DATED NOVEMBER 17, 2015

JENNIFER G. PASINOSKY, TRUSTEE OF THE LUBBAT-PASINOSKY TRUST DATED NOVEMBER 17, 2015

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 THE DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

ON January 29, 2019 BEFORE ME, JOHN MINISTRE, Notary Public, PERSONALLY APPEARED ALAN G MALONEY, 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(IES) 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: John Ministre

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2099043

MY COMMISSION EXPIRES: March 5, 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

OWNER'S ACKNOWLEDGMENT:

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

STATE OF California

COUNTY OF San Francisco

ON January 29, 2019 BEFORE ME, Alvin Benjamin, Notary Public, PERSONALLY APPEARED SUSAN R. G MALONEY, 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(IES) 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: Alvin Benjamin

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2225651

MY COMMISSION EXPIRES: December 17, 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

OWNER'S ACKNOWLEDGMENT:

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

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

ON FEB 2, 2019 BEFORE ME, LUPE RUIZ, Notary Public, PERSONALLY APPEARED DANIEL ABRAHAM TAUBER, 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(IES) 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: Lupe Ruiz

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2181249

MY COMMISSION EXPIRES: 1.23.2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

OWNER'S ACKNOWLEDGMENT:

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

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

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WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: Lupe Ruiz

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2181249

MY COMMISSION EXPIRES: 1.23.2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

OWNER'S ACKNOWLEDGMENT:

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STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

ON JANUARY 29, 2019 BEFORE ME, JOHN MINISTRE, Notary Public, PERSONALLY APPEARED JOSE RAFAEL SOLIS, 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(IES) UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: John Ministre

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2099043

MY COMMISSION EXPIRES: March 5, 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

FINAL MAP No. 9367

A 6-UNIT RESIDENTIAL CONDOMINIUM PROJECT A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON DECEMBER 21, 2016, AS Doc.-2016-K378603-00, ALSO BEING A PORTION OF OUTSIDE LAND BLOCK No. 75 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA JANUARY, 2019

BAY AREA LAND SURVEYING INC.

3065 RICHMOND PARKWAY, SUITE 101 RICHMOND, CA 94806 (510) 223-5187

1551

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 THE DOCUMENT.

STATE OF California  
COUNTY OF San Francisco

ON January 30, 2019 BEFORE ME, Suzanne A. Hartinson, Notary Public PERSONALLY APPEARED DEANNA JOHNSTON, 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(IES) 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: Suzanne A. Hartinson  
(NOTE: seal optional if the following information is completed)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2182516

MY COMMISSION EXPIRES: March 7, 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

OWNER'S ACKNOWLEDGMENT:

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

STATE OF California  
COUNTY OF San Francisco

ON January 29, 2019 BEFORE ME, Talia Munstins, Notary Public PERSONALLY APPEARED ALEX LASH, 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(IES) UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: Talia Munstins  
(NOTE: seal optional if the following information is completed)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2099043

MY COMMISSION EXPIRES: March 5, 2019

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

OWNER'S ACKNOWLEDGMENT:

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STATE OF California  
COUNTY OF San Francisco

ON January 29, 2019 BEFORE ME, Talia Munstins, Notary Public PERSONALLY APPEARED EMILY FANCHER, 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(IES) UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: Talia Munstins  
(NOTE: seal optional if the following information is completed)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2099043

MY COMMISSION EXPIRES: March 5, 2019

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

OWNER'S ACKNOWLEDGMENT:

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STATE OF California  
COUNTY OF San Francisco

ON February 2nd 2019 BEFORE ME, Antoine Bruce, Notary Public PERSONALLY APPEARED RAMSEY P. LUBBAT, 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(IES) 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: Antoine Bruce  
(NOTE: seal optional if the following information is completed)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2240993

MY COMMISSION EXPIRES: May 3, 2022

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

OWNER'S ACKNOWLEDGMENT:

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

STATE OF California  
COUNTY OF San Francisco

ON February 2nd 2019 BEFORE ME, Antoine Bruce, Notary Public PERSONALLY APPEARED JENNIFER G. PASINOSKY, 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(IES) 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: Antoine Bruce  
(NOTE: seal optional if the following information is completed)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2240993

MY COMMISSION EXPIRES: May 3, 2022

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

BENEFICIARY'S STATEMENT:

THE UNDERSIGNED AS BENEFICIARY, UNDER THE DEED OF TRUST RECORDED ON MAY 12, 2011, AT SERIES NUMBER 2011-180105, IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED FINAL MAP No. 9367.

IN WITNESS WHEREOF, THE UNDERSIGNED, NCB, F.S.B., A FEDERAL SAVINGS BANK, HAVING EXECUTED THIS STATEMENT THIS 30th DAY OF April, 2019

BY: Janet E. Cupp  
TITLE: NCB VP Project Appvl Mgr.

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 THE DOCUMENT.

STATE OF Ohio  
COUNTY OF Highland

ON 30th April 2019 BEFORE ME, Nancy E. Green PERSONALLY APPEARED Janet E. Cupp WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY(IES) 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: Nancy E. Green  
(NOTE: seal optional if the following information is completed)

NOTARY PUBLIC, STATE OF OH COMMISSION No.: 2016 RE-576568

MY COMMISSION EXPIRES: April 8, 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Highland

BENEFICIARY'S STATEMENT:

THE UNDERSIGNED AS BENEFICIARY, UNDER THE DEED OF TRUST RECORDED ON DECEMBER 18, 2011, AT SERIES NUMBER 2011-1322878, IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED FINAL MAP No. 9367.

IN WITNESS WHEREOF, THE UNDERSIGNED, NCB, F.S.B., A FEDERAL SAVINGS BANK, HAVING EXECUTED THIS STATEMENT THIS 30th DAY OF April, 2019

BY: Janet E. Cupp  
TITLE: NCB VP, Project Appvl Mgr.

FINAL MAP No. 9367

A 6-UNIT RESIDENTIAL CONDOMINIUM PROJECT  
A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN  
THAT CERTAIN DEED RECORDED ON DECEMBER 21,  
2016, AS Doc.-2016-K378603-00, ALSO BEING A  
PORTION OF OUTSIDE LAND BLOCK No. 75  
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
JANUARY, 2019

BAY AREA LAND SURVEYING INC.  
3085 RICHMOND PARKWAY, SUITE 101  
RICHMOND, CA 94806  
(510) 225-5187

1554

**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 THE DOCUMENT.

STATE OF Ohio  
COUNTY OF Highland  
ON May 15 2019 BEFORE ME, Nancy E. Green

PERSONALLY APPEARED Janet E. Cripp 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(IES) 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 OH COMMISSION No.: 2016 RE-576558

MY COMMISSION EXPIRES: April 8, 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Highland

**BENEFICIARY'S STATEMENT:**

THE UNDERSIGNED AS BENEFICIARY, UNDER THE DEED OF TRUST RECORDED ON JUNE 24, 2014, AT SERIES NUMBER 2014-J900356, IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED FINAL MAP No. 9367.

IN WITNESS WHEREOF, THE UNDERSIGNED, STERLING BANK & TRUST, F.S.B., A FEDERAL SAVINGS BANK, HAVING EXECUTED THIS STATEMENT THIS 7th DAY OF June, 2019.

BY: [Signature] Stephan H. Adams

TITLE: Senior Vice President

**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 THE DOCUMENT.

STATE OF California

COUNTY OF San Francisco

ON June 7 2019 BEFORE ME, NEK DEMOPoulos

PERSONALLY APPEARED Stephan H. Adams WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY(IES) 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.: 2216324

MY COMMISSION EXPIRES: OCT. 27, 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

**BENEFICIARY'S STATEMENT:**

THE UNDERSIGNED AS BENEFICIARY, UNDER THE DEED OF TRUST RECORDED ON AUGUST 10, 2015, AT SERIES NUMBER 2015-K112677, IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED FINAL MAP No. 9367.

IN WITNESS WHEREOF, THE UNDERSIGNED, NATIONAL COOPERATIVE BANK, N.A., A NATIONAL BANK, HAVING EXECUTED THIS STATEMENT THIS 15th DAY OF May, 2019

BY: [Signature]

TITLE: NCA VP PROJECT MANAGER

**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 THE DOCUMENT.

STATE OF OHIO  
COUNTY OF Highland  
ON May 15 2019 BEFORE ME, Nancy E. Green

PERSONALLY APPEARED JANET E CRIPP 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(IES) 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 OH COMMISSION No.: 2016 RE-576558

MY COMMISSION EXPIRES: April 8, 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Highland

**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, SHOWN 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. 9367".

IN TESTIMONY THEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF 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 15th DAY OF June, 2019.

BY ORDER No. 201417

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

**BOARD OF SUPERVISORS APPROVAL:**

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

**CITY SURVEYOR'S STATEMENT:**

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



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

DATE: June 18, 2019

BY: [Signature]  
BRUCE R. STORRS, L.S. 6914

**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 EMILY FANCHER IN FEBRUARY OF 2017. I HEREBY STATE THAT THIS PARCEL 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.



KEITH S. BUSH, L.S. 8494  
DATE: 3/28/2019

**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_, AT \_\_\_\_ M. IN BOOK \_\_\_\_ OF  
CONDOMINIUM MAPS, AT PAGES \_\_\_\_\_, AT THE REQUEST OF KEITH S. BUSH.

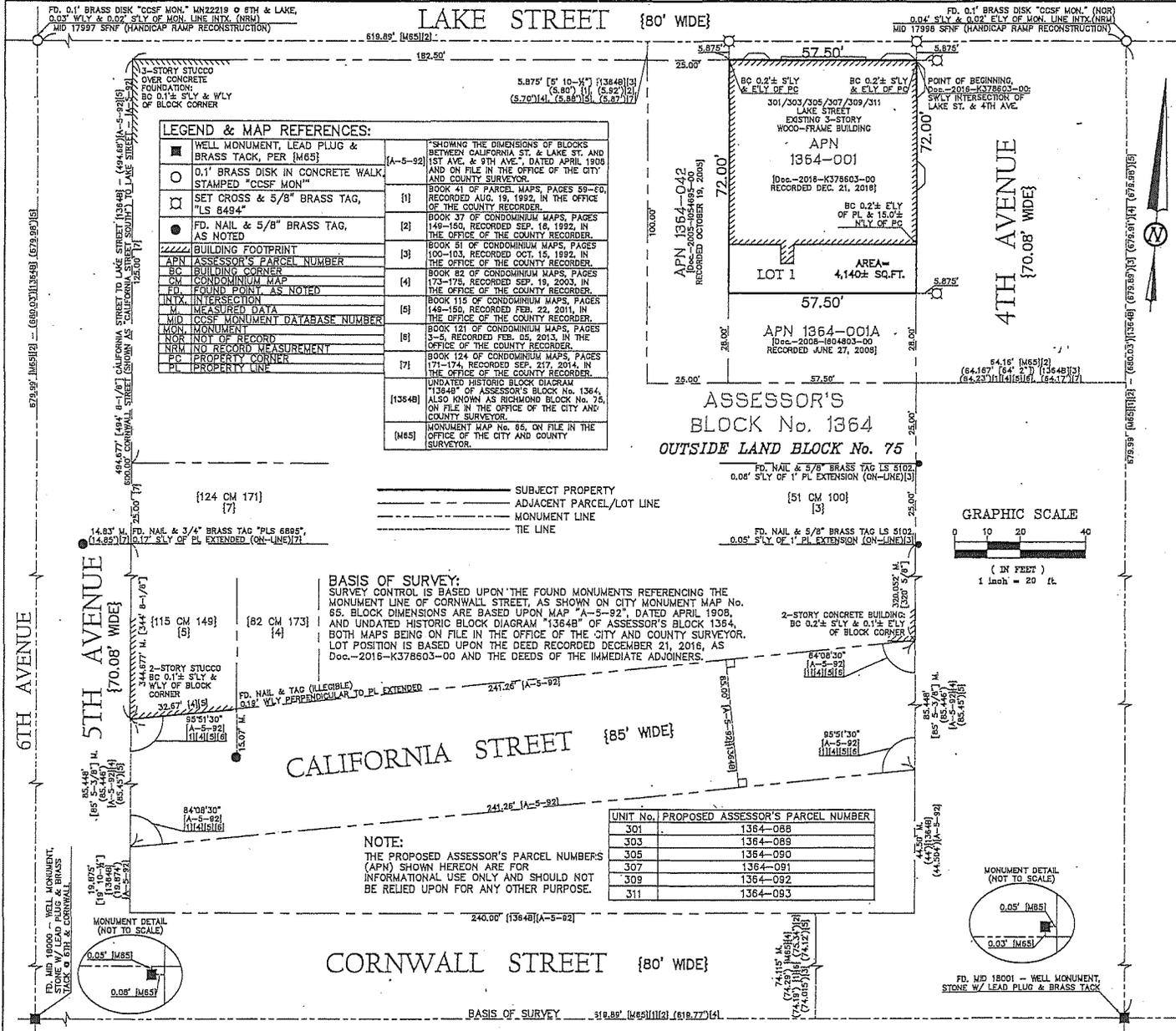
SIGNED: \_\_\_\_\_  
COUNTY RECORDER  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**FINAL MAP No. 9367**

A 6-UNIT RESIDENTIAL CONDOMINIUM PROJECT  
A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN  
THAT CERTAIN DEED RECORDED ON DECEMBER 21,  
2016, AS Doc.-2016-K378603-00, ALSO BEING A  
PORTION OF OUTSIDE LAND BLOCK No. 75  
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
JANUARY, 2019

BAY AREA LAND SURVEYING INC.  
3065 RICHMOND PARKWAY, SUITE 101  
RICHMOND, CA 94805  
(510) 223-5167

1555



**LEGEND & MAP REFERENCES:**

[Symbol]	WELL MONUMENT, LEAD PLUG & BRASS TACK, PER [M65]	[A-5-92]	SHOWING THE DIMENSIONS OF BLOCKS BETWEEN CALIFORNIA ST. & LAKE ST. AND 1ST AVE. & 9TH AVE., DATED APRIL 1908 AND ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
[Symbol]	0.1" BRASS DISK IN CONCRETE WALK STAMPED "CCSF MON"	[1]	BOOK 37 OF CONDOMINIUM MAPS, PAGES 59-60, RECORDED AUG. 19, 1992, IN THE OFFICE OF THE COUNTY RECORDER.
[Symbol]	SET CROSS & 5/8" BRASS TAG, "LS 8494"	[2]	BOOK 37 OF CONDOMINIUM MAPS, PAGES 149-150, RECORDED SEP. 18, 1992, IN THE OFFICE OF THE COUNTY RECORDER.
[Symbol]	FD. NAIL & 5/8" BRASS TAG, AS NOTED	[3]	BOOK 81 OF CONDOMINIUM MAPS, PAGES 100-103, RECORDED OCT. 15, 1992, IN THE OFFICE OF THE COUNTY RECORDER.
[Symbol]	BUILDING FOOTPRINT	[4]	BOOK 82 OF CONDOMINIUM MAPS, PAGES 173-176, RECORDED SEP. 19, 2003, IN THE OFFICE OF THE COUNTY RECORDER.
[Symbol]	APN ASSESSOR'S PARCEL NUMBER	[5]	BOOK 115 OF CONDOMINIUM MAPS, PAGES 149-150, RECORDED FEB. 22, 2011, IN THE OFFICE OF THE COUNTY RECORDER.
[Symbol]	BC BUILDING CORNER	[6]	BOOK 121 OF CONDOMINIUM MAPS, PAGES 3-5, RECORDED FEB. 09, 2013, IN THE OFFICE OF THE COUNTY RECORDER.
[Symbol]	CONDOMINIUM MAP	[7]	BOOK 124 OF CONDOMINIUM MAPS, PAGES 171-174, RECORDED SEP. 21, 2014, IN THE OFFICE OF THE COUNTY RECORDER.
[Symbol]	FD FOUND POINT, AS NOTED	[1364B]	UNDATED HISTORIC BLOCK DIAGRAM "1364B" OF ASSESSOR'S BLOCK No. 1364, ALSO KNOWN AS RICHMOND BLOCK No. 75, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
[Symbol]	INTX. INTERSECTION	[M65]	MONUMENT MAP No. 85, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
[Symbol]	MID CLOSE MONUMENT DATABASE NUMBER		
[Symbol]	MON. MONUMENT		
[Symbol]	NOR NOT OF RECORD		
[Symbol]	NRM NO RECORD MEASUREMENT		
[Symbol]	FD PROPERTY CORNER		
[Symbol]	PL PROPERTY LINE		

**ASSESSOR'S BLOCK No. 1364**  
**OUTSIDE LAND BLOCK No. 75**

**BASIS OF SURVEY:**  
 SURVEY CONTROL IS BASED UPON THE FOUND MONUMENTS REFERENCING THE MONUMENT LINE OF CORNWALL STREET AS SHOWN ON CITY MONUMENT MAP No. 85. BLOCK DIMENSIONS ARE BASED UPON MAP "A-5-92", DATED APRIL 1908, AND UNDATED HISTORIC BLOCK DIAGRAM "1364B" OF ASSESSOR'S BLOCK 1364, BOTH MAPS BEING ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR. LOT POSITION IS BASED UPON THE DEED RECORDED DECEMBER 21, 2016, AS Doc.-2016-K378603-00 AND THE DEEDS OF THE IMMEDIATE ADJOINERS.

UNIT No.	PROPOSED ASSESSOR'S PARCEL NUMBER
301	1364-088
303	1364-089
305	1364-090
307	1364-091
309	1364-092
311	1364-093

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

**FIELD SURVEY COMPLETION STATEMENT:**  
 THE FIELD SURVEY FOR THIS MAP WAS BEGUN ON (03/04/2017) MARCH 4, 2017, AND COMPLETED ON (03/28/2017) MARCH 28, 2017.  
 ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

- NOTES:**
- ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET AND DECIMAL UNITS THEREOF. IMPERIAL UNITS ARE ALSO SHOWN WHERE LISTED BY RELEVANT REFERENCE SOURCES.
  - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. ANGLES AND DISTANCES MEASURED ARE IN AGREEMENT WITH RECORD INFORMATION UNLESS OTHERWISE NOTED.
  - BUILDING CORNERS SHOWN ON THIS SURVEY WERE LOCATED AT SHOULDER HEIGHT (5'±).
- (-) RECORD/FILED INFORMATION FOUND TO BE IN DISCREPANCY WITH MEASURED VALUES. ALL OTHER ANGLES AND DISTANCES SHOWN HEREON HAVE BEEN VERIFIED BY MEASUREMENTS IN THE FIELD AND ARE NOT FOUND TO BE IN DISCREPANCY WITH RELEVANT RECORD INFORMATION.
- [ ] RECORD/FILED INFORMATION SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION SHOWN FOR REFERENCE.
- [ ] IMPERIAL UNITS, SHOWN WHERE RELEVANT.

FOUND MONUMENTS AND REFERENCE POINTS DEPICTED ON MAP REFERENCES LISTED IN THE MAP REFERENCE TABLE ARE SHOWN HEREON. MONUMENTS AND REFERENCE POINTS DEPICTED ON MAP REFERENCES LISTED IN THE MAP REFERENCE TABLE NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND.

- GENERAL NOTES:**
- THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT SHALL BE LIMITED TO A MAXIMUM OF 10 (10) DWELLING UNITS.
  - ALL ENCROACHMENTS, INCLUDING BUT NOT LIMITED TO: TRAVEL, FIRE, EMERGENCY EXIT(S), AND EXISTING COMPONENTS, EXIT PATHWAYS(S) AND PASSAGEWAYS(S), STAIRWAYS(S), CORRIDORS(S), ELEVATORS AND ACCESSIBLE RAMP(S), STAIRS AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING OWNER REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
  - UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS AND RESTRICTIONS, THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
    - ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
    - ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.
  - IN THE EVENT THE AREAS IDENTIFIED IN (C)(i) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THESE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO, IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.
  - APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANNUALLY 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 SUBMITTER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL BE IN ACCORD WITH ALL RELEVANT MUNICIPAL CODES IN EFFECT AND LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.
  - BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER LAKE STREET AND/OR 4TH AVENUE ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).
  - SIGNIFICANT ENCROACHMENTS TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM/ONTO ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DEPICTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.
  - SPECIAL RESTRICTIONS UPON THE PROPERTY EXIST UNDER THE FOLLOWING DOCUMENTS:
    - "MEMORANDUM OF NOTICE REGARDING WITHDRAWAL OF RENTAL UNITS FROM RENT OR LEASE", RECORDED DECEMBER 8, 2005, AS Doc.-2005-1091185-00, IN THE OFFICE OF THE COUNTY RECORDER.
    - "MINOR SIDEWALK ENCROACHMENT", RECORDED SEPTEMBER 30, 2008, AS Doc.-2008-160117-00, IN THE OFFICE OF THE COUNTY RECORDER.
    - "MEMORANDUM OF AGREEMENT AND NON-PARTITION COVENANT", RECORDED JANUARY 20, 2010 AS Doc.-2010-100741-00, IN THE OFFICE OF THE COUNTY RECORDER.
    - "NOTICE OF SPECIAL RESTRICTIONS", RECORDED NOVEMBER 09, 2017, AS Doc.-2017-K363207-00, IN THE OFFICE OF THE COUNTY RECORDER.

**FINAL MAP No. 9367**  
 A 6-UNIT RESIDENTIAL CONDOMINIUM PROJECT  
 A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON DECEMBER 21, 2016, AS Doc.-2016-K378603-00, ALSO BEING A PORTION OF OUTSIDE LAND BLOCK No. 75 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
 JANUARY, 2019 SCALE 1" = 20'  
**BAY AREA LAND SURVEYING INC.**  
 3065 RICHMOND PARKWAY, SUITE 101  
 RICHMOND, CA 94806  
 (510) 223-5167

1556