

File No. 200941

Committee Item No. _____

Board Item No. 33

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: August 25, 2020

Cmte Board

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

OTHER

- Public Works Order No. 203251
- Tentative Map Decision - 12/23/19
- Planning Commission Motion No. M-20568 - 11/12/19
- Notice of Special Restrictions - 12/20/19
- Tax Certificate - 08/10/20
- Final Maps
- _____
- _____

Prepared by: Lisa Lew

Date: August 21, 2020

Prepared by: _____

Date: _____

1 [Final Map No. 10118 - 3234 Washington Street]

2

3 **Motion approving Final Map No. 10118, a five residential unit condominium project,**
4 **located at 3234 Washington Street, being a subdivision of Assessor’s Parcel Block No.**
5 **0983, Lot No. 008; and adopting findings pursuant to the General Plan, and the eight**
6 **priority policies of Planning Code, Section 101.1.**

7

8 MOVED, That the certain map entitled “FINAL MAP No. 10118”, a five residential unit
9 use condominium project, located at 3234 Washington Street, being a subdivision of
10 Assessor’s Parcel Block No. 0983, Lot No. 008, comprising five sheets, approved June 9,
11 2020, by Department of Public Works Order No. 203251 is hereby approved and said map is
12 adopted as an Official Final Map No. 10118; 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 December 23, 2019, that the proposed subdivision is
16 consistent with the General Plan, and the eight priority policies of Planning Code, Section
17 101.1; 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

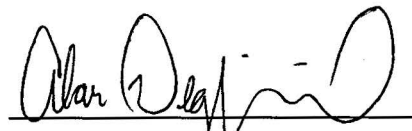
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DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor

RECOMMENDED:



Alaric Degrafinried
Acting Director of Public Works



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: 203251

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

APPROVING FINAL MAP NO. 10118, 3234 WASHINGTON STREET, A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 008 IN ASSESSORS BLOCK NO. 0983 (OR ASSESSORS PARCEL NUMBER 0983-008). [SEE MAP]

A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated DECEMBER 23, 2019 stated that the subdivision is consistent with the General Plan and the Priority Policies of City Planning Code Section 101.1.

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

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the “Final Map No. 10118”, comprising 5 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 DECEMBER 23, 2019, from the City Planning Department stating the subdivision is consistent with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

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

RECOMMENDED:

APPROVED:

X

DocuSigned by:

Bruce Storrs

Storrs, Bruce^{97ABC41507B0494...}

City & County Surveyor

X

DocuSigned by:

Alan Degrafinried

Degrafinried, Alan^{18178336C84404A5...}

Acting Director



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



TENTATIVE MAP DECISION

Date: August 28, 2019

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

Project ID: 10118			
Project Type: 5 Units Condo Conversion			
Address#	StreetName	Block	Lot
3234	WASHINGTON ST	0983	008
Tentative Map Referral			

Attention: Mr. Corey Teague.

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

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

Sincerely,

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

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

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

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

PLANNING DEPARTMENT

Signed _____ Date _____

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



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. 20568

HEARING DATE: NOVEMBER 21, 2019

Record No.: 2019-016419CND
Project Address: 3234 Washington Street
Zoning: RH-2 (Residential, House – Two Family)
40-X Height & Bulk District
Block/Lot: 0983/008
Project Sponsor: Rosemarie MacGuinness
SirkinLaw, APC
388 Market Street, Suite 1300
San Francisco, CA 94111
Property Owner: Sarah Robson
3234 Washington Street #2
San Francisco, CA 94115
Staff Contact: Matt Dito – (415) 575-9164
matthew.dito@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS RELATING TO A CONDOMINIUM CONVERSION SUBDIVISION OF A THREE-STORY, FIVE-UNIT BUILDING INTO RESIDENTIAL CONDOMINIUMS, PURSUANT TO THE GENERAL PLAN AND SUBDIVISION CODE SECTIONS 1386 AND 1396.4, WITHIN AN RH-2 (RESIDENTIAL – HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On August 15, 2019, Rosemarie MacGuinness, (hereinafter “Project Sponsor”) filed Application No. 10118 (hereinafter “Project”) with the Department of Public Works, Bureau of Street Use and Mapping for Planning Department (hereinafter “Department”) review to allow the Condominium Conversion Subdivision of a three-story, five-unit building into residential condominiums at 3234 Washington Street (hereinafter “Project Site”), Lot 008 in Assessor’s Block 0983, within an 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 five-unit dwelling.

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

On November 14, 2019, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Condominium Conversion Subdivision Application No. 2019-016419CND.

The Planning Department Commission Secretary is the Custodian of Records; the File for Case No. 2019-016419CND is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

MOVED, that the Commission hereby approves the Condominium Conversion Subdivision requested in Application No. 2019-016419CND based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project proposes the conversion of a three-story building with five dwelling units to residential condominiums.
3. **Site Description and Present Use.** The Project Site is located on the north side of Washington Street in the Pacific Heights neighborhood between Lyon Street and Presidio Avenue. The lot contains a three-story building with five dwelling units. The Project Site is located within an RH-2 (Residential, House – Two Family) Zoning District and a 40-X Height & Bulk District. A maximum of three dwelling units are permitted at the Project Site with Conditional Use Authorization. As there are five legal dwelling units on the Project Site, two of the dwelling units are considered legal nonconforming as to density.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within an RH-2 Zoning District and the Pacific Heights neighborhood. The surrounding properties, and neighborhood as a whole, are zoned for low-density residential use. The neighborhood is characterized by three- and four-story buildings with one or two dwelling units and consistent pattern of rear yard open space, excepting corner lots which tend to be higher density with less open space.
5. **Public Outreach and Comments.** The Department has not received any letters or phone calls in support of, or in opposition to the project.
6. **Subdivision Code Compliance**
 - a. Section 1396, Article 9 of the Subdivision Code of the City and County of San Francisco sets forth the following rules and regulations for condominium conversions:
 - A. Units may be converted to condominiums so long as they meet the requirements of the Expedited Conversion Program per the Subdivision Code. An exception is provided for two-unit buildings where both units are owner-occupied for one year.

B. The following categories of buildings may be converted to condominiums:

- i. Buildings consisting of four units or less in which at least one of the units has been occupied continuously by one of the owners of record for six years prior to the annual April 15th triggering date for conversions and owners of record had a fully executed agreement for an exclusive right of occupancy on or before April 15, 2013.
- ii. Buildings consisting of six units or less in which at least three of the units have been occupied continuously by three of the owners of record for six years prior to the annual April 15th triggering date for conversion and the owners of record had a fully executed agreement for an exclusive right of occupancy on or before April 15, 2013.

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

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

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

- b. The applicant requests Planning Department review of a Condominium Conversion Subdivision Application to allow for the conversion of the multi-unit building.
- c. As required by Section 1396.4 of the San Francisco Subdivision Code, at least three of the units have been owner occupied continuously by one or more of the owners of record for

six years prior to the annual April 15 triggering date for this proposed conversion and the owners of record had a fully executed agreement for an exclusive right of occupancy on or before April 15, 2013.

- d. Tenants in the subject building were notified of their right-of-first refusal to purchase the unit they occupy, as required by the Subdivision Code, and of other rights to which they are entitled under provisions of the same Code.
 - e. A search of the Rent Board database did not show any tenant petitions or eviction notices filed with the Rent Board in the last 5 years.
7. **General Plan Compliance.** The Project is, on balance, consistent with the Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 2:

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

Policy 2.4:

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

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

OBJECTIVE 3:

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

Policy 3.3:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

G. That landmarks and historic buildings be preserved.

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

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

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

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

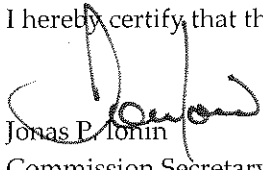
DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Condominium Conversion Subdivision Application No. 2019-016419CND.**

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

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

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on November 21, 2019.


Jonas P. Lonin
Commission Secretary

AYES: Diamond, Johnson, Koppel, Melgar, Richards

NAYS: None

ABSENT: Fung, Moore

ADOPTED: November 21, 2019

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

**RECORDING REQUESTED BY
And When Recorded Mail To:**

Diane B. Gu
3234 Washington Street #3
San Francisco, California 94115

CONFIRMED COPY of document recorded
12/20/2019, 2019K880176

OR _____, with document no. _____
This document has not been compared with the original
SAN FRANCISCO ASSESSOR-RECORDER

3234 Washington Street, San Francisco, California 94115

(Space Above This Line for Recorder's Use)

Assessor Parcel Number: Block 0983, Lot 008

We, Jeffrey E. Decker and Dana E. Decker, Trustees of the Jeffrey & Dana Decker Family Trust U.D.T. Dated July 5, 2018; Sarah E. Robson; Diane B. Gu, Trustee of the The Diamond Revocable Trust dated September 22, 2007; Caroline R. Brand; Harrison S. Lieberfarb; Satya Patel; Kusum Chanrai; the owners of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows:

Beginning at a point on the Northerly line of Washington Street, distant thereon 170 feet and 8 inches Easterly from the Easterly line of Presidio Avenue; running thence Easterly and along said line of Washington Street 30 feet and 3 Inches; thence at a right angle Northerly 127 feet and 8-1/4 inches; thence at a right angle Westerly 30 feet and 3 inches; thence at a right angle Southerly 127 feet and 8-1/4 inches to the point of beginning.

Being portion of Western addition Block No. 625.

Assessor's Lot 008; Block 0983

COMMONLY KNOWN AS: 3234 WASHINGTON 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. 2019-016419CND by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 10118.

The subject building at 3234 Washington Street is a five-family dwelling located in an RH-2 (Residential, House – Two-Family) Zoning District. Within the RH-2 Zoning District a maximum of two dwelling units can generally be considered legal and conforming to the Planning Code. The subject property has a maximum density of three dwelling units. The additional remaining two dwelling units must be considered legal, nonconforming dwelling units.

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

1. Two of the existing five dwelling units shall be considered legal nonconforming dwelling units as to density. Section 181 of the Planning Code provides that a nonconforming use, and any structure occupied by such a use shall not be enlarged,

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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. 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.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Jeffrey E. Decker
Jeffrey E. Decker, Trustee

Dana E. Decker
Dana E. Decker, Trustee

Dated 12/13/19 at San Francisco, CA

Dated 12/13/19 at San Francisco, CA

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

State of California
County of San Francisco

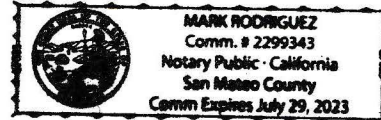
On December 13th, 2019 before me, MARK RODRIGUEZ
(Name and title of the officer)

personally appeared Jeffrey E. Decker, trustee and Dana E. Decker, Trustee, 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 Mark Rodriguez (Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

[Signature]
Sarah E. Robson

Dated December 13 at San Francisco, CA

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

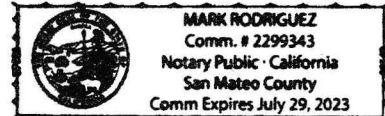
State of California
County of San Francisco

On December 13th, 2019 before me, MARK RODRIGUEZ
(Name and title of the officer)

personally appeared Sarah E. Robson, 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.

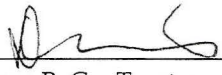
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Mark Rodriguez (Seal)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE


Diane B. Gu, Trustee AKA DIANE BIN GU

Dated 12/12/19 at San Francisco, CA

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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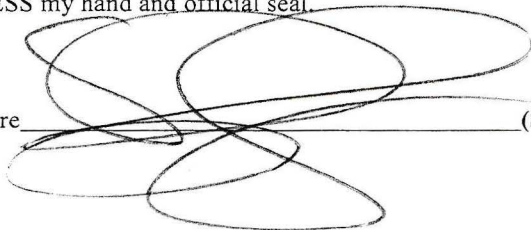
State of California
County of SANTA CLARA

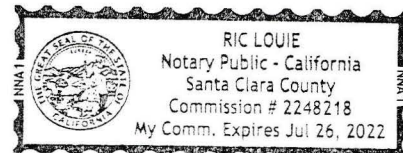
On December 12, 2019 before me, RIC LOUIE, NOTARY PUBLIC
(Name and title of the officer)

personally appeared DIANE BIN GU, 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

Caroline Brand
Caroline R. Brand

Harrison S. Lieberfarb
Harrison S. Lieberfarb

Dated 12/13/19 at San Francisco, CA

Dated 12/13/19 at San Francisco, CA

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California
County of San Francisco

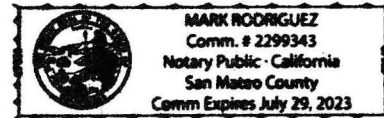
On December 13th, 2019 before me, MARK RODRIGUEZ
(Name and title of the officer)

personally appeared Caroline R. Brand and Harrison S. Lieberfarb, 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 Mark Rodriguez (Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Satya Patel
Satya Patel

Kusum Chanrai
Kusum Chanrai

Dated 12/13/19 at San Francisco, CA

Dated 12/13/19 at San Francisco, CA

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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

State of California
County of San Francisco

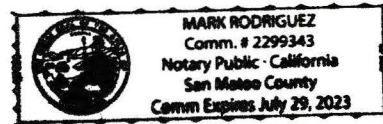
On December 13th, 2019 before me, Mark Rodriguez
(Name and title of the officer)

personally appeared Satya Patel and Kusum Chanrai, 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/it~~ they executed the same in ~~his/her/its~~ their authorized capacity(ies), and that by ~~his/her/its~~ 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 Mark Rodriguez (Seal)





TAX CERTIFICATE

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

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

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

Block: **0983**

Lot: **008**

Address: **3234 WASHINGTON ST**

David Augustine, Tax Collector

Dated **August 10, 2020** this certificate is valid for the earlier of 60 days from **August 10, 2020** or **December 31, 2020**. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at tax.certificate@sfgov.org to obtain another certificate.

TAX STATEMENT

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

DATED: _____ DAY OF _____, 20____.

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

APPROVALS

THIS MAP IS APPROVED THIS _____ DAY OF _____, 20____.
BY ORDER NO. _____

BY: _____ DATE: _____

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

APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY

BY: _____
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL

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

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 "FINAL MAP 10118", 20____, APPROVED THIS MAP ENTITLED

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

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

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE OWNERS SHOWN HEREON ON JULY 17, 2019. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: Daniel J. Westover
DANIEL J. WESTOVER, L.S. 7779



DATE: 04/28/20

CITY AND COUNTY SURVEYOR'S STATEMENT

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

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

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



DATE: MAY 8 2020

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____,
AT _____ M. IN BOOK _____ OF FINAL MAPS AT PAGES _____,
AT THE REQUEST OF WESTOVER SURVEYING, INC.
COUNTY RECORDER

SIGNED _____

CONDOMINIUM GENERAL NOTES

- a) This map is the survey map portion of a condominium plan as described in California Civil Code Sections 4120 and 4285. This Condominium Project is limited to a maximum of five (5) dwelling units.
- b) All ingress(es), egress(es), path(s) of travel, fire/emergency exit(s) and exiting components, exit pathway(s) and passageway(s), stairway(s), corridor(s), elevator(s), and common use accessible feature(s) and facilities such as restrooms that the Building Code requires for common use shall be held in common undivided interest.
- c) Unless specified otherwise in the governing documents of a condominium homeowners' association, including its conditions, covenants, and restrictions, the homeowners association shall be responsible, in perpetuity, for the maintenance, repair, and replacement of:
 - (i) All general use common area improvements; and
 - (ii) All fronting sidewalks, all permitted or unpermitted private encroachments and privately maintained street trees fronting the property, and any other obligation imposed on property owners fronting a public right-of-way pursuant to the Public Works Code or other applicable Municipal Codes.

d) In the event the areas identified in (c) (ii) are not properly maintained, repaired, and replaced according to the City requirements, each homeowner shall be responsible to the extent of his/her proportionate obligation to the homeowners' association for the maintenance, repair, and replacement of those areas. Failure to undertake such maintenance, repair, and replacement may result in City enforcement and abatement actions against the homeowners' association and/or the individual homeowners, which may include, but not be limited to imposition of a lien against the homeowner's property.

e) Approval of this map shall not be deemed approval of the design, location, size, density or use of any structure(s) or ancillary areas of the property associated with structures, new or existing, which have not been reviewed or approved by appropriate City agencies nor shall such approval constitute a waiver of the subdivider's obligation to abate any outstanding municipal code violations. Any structures constructed subsequent to approval of this final map shall comply with all relevant municipal codes, including but not limited to the planning, housing and building codes, in effect at the time of any application for required permits.

f) Bay windows, fire escapes and other encroachments (if any shown hereon, that exist, or that may be constructed) onto or over Washington Street are permitted through and are subject to the restrictions set forth in the Building Code and Planning Code of the City and County of San Francisco. This map does not convey any ownership interest in such encroachment areas to the condominium unit owner(s).

g) Significant encroachments, to the extent they were visible and observed, are noted hereon. However, it is acknowledged that other encroachments from/onto adjoining properties may exist or be constructed. It shall be the responsibility solely of the property owners involved to resolve any issues that may arise from any encroachments whether depicted hereon or not. This map does not purport to convey any ownership interest in an encroachment area to any property owner.

FINAL MAP No. 10118

A FIVE UNIT RESIDENTIAL CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MARCH 29, 2019 AS DOCUMENT NUMBER 2019-K749145-00, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.

ALSO BEING A PORTION OF WESTERN ADDITION BLOCK NO. 625

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
SCALE: AS SHOWN MAY, 2020



336 CLAREMONT BLVD. STE 1
SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com

BENEFICIARY

BANK OF SAN FRANCISCO

SIGNED: [Signature]

PRINT NAME: Michael Devivo TITLE: CCO

BENEFICIARY

NATIONAL COOPERATIVE BANK, N.A.

SIGNED: [Signature]

PRINT NAME: Jessica Richards TITLE: Project Approval Analyst

BENEFICIARY

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR STERLING BANK & TRUST, FSB

SIGNED: [Signature]

PRINT NAME: ED WILKOWSKI TITLE: AVP

BENEFICIARY'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
COUNTY OF San Francisco)

ON May 27, 2020 BEFORE ME, Jessica Myrnell Curry
A NOTARY PUBLIC, PERSONALLY APPEARED Michael Devivo

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 BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:
SIGNATURE [Signature]

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2241523

MY COMMISSION EXPIRES: May 7, 2022

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Contra Costa County

BENEFICIARY'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA OH)
COUNTY OF Highland)

ON May 8, 2020 BEFORE ME, Whitney N. Bradley
A NOTARY PUBLIC, PERSONALLY APPEARED Jessica Richards

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 BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:
SIGNATURE [Signature]

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF OH COMMISSION NO.: 2015-PE-655306

MY COMMISSION EXPIRES: 12-16-2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Highland

BENEFICIARY'S ACKNOWLEDGMENT

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

STATE OF ~~CALIFORNIA~~ MICHIGAN)
COUNTY OF OAKLAND)

ON THURS 5-21-2020 BEFORE ME, DAVID KREUCHER
A NOTARY PUBLIC, PERSONALLY APPEARED ONE TOWN SQUARE SOUTHWEST, MI 48076

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 BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:
SIGNATURE [Signature]

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF MICHIGAN Ordained Acting in Oakland

MY COMMISSION EXPIRES: 7-16-21

COUNTY OF PRINCIPAL PLACE OF BUSINESS: OAKLAND

DAVID KREUCHER
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES JUL 16, 2021
ACTING IN COUNTY OF OAKLAND

FINAL MAP No. 10118

A FIVE UNIT RESIDENTIAL CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MARCH 29, 2019 AS DOCUMENT NUMBER 2019-K749145-00, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.

ALSO BEING A PORTION OF WESTERN ADDITION BLOCK NO. 625

CITY AND COUNTY OF SAN FRANCISCO SCALE: AS SHOWN CALIFORNIA MAY, 2020

WS
Westover
Surveying

336 CLAREMONT BLVD. STE 1
SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS AND HOLDERS OF RECORD TITLE INTEREST OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

BY: [Signature]
JEFFREY E. DECKER, TRUSTEE OF THE JEFFREY & DANA DECKER FAMILY TRUST DATED JULY 5, 2018

BY: [Signature]
DANA E. DECKER, TRUSTEE OF THE JEFFREY & DANA DECKER FAMILY TRUST DATED JULY 5, 2018

BY: [Signature]
SARAH E. ROBSON

BY: [Signature]
DIANE B. GU, TRUSTEE OF THE DIAMOND REVOCABLE TRUST DATED SEPTEMBER 22, 2017

(additional Owner's Statement on sheet 4 of 5)

OWNER'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)
ON 4.29.2020 BEFORE ME, C.M. CORDOVA
A NOTARY PUBLIC, PERSONALLY APPEARED JEFFREY E. DECKER

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 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:
SIGNATURE [Signature]
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2247416
MY COMMISSION EXPIRES: 9.20.22
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN MATEO

OWNER'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)
ON 4.29.2020 BEFORE ME, C.M. CORDOVA
A NOTARY PUBLIC, PERSONALLY APPEARED DANA E. DECKER

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 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.

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WITNESS MY HAND:
SIGNATURE [Signature]
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2247416
MY COMMISSION EXPIRES: 9.20.22
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN MATEO

OWNER'S ACKNOWLEDGMENT

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STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)
ON 4.29.2020 BEFORE ME, C.M. CORDOVA
A NOTARY PUBLIC, PERSONALLY APPEARED SARAH E. ROBSON

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 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.

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SIGNATURE [Signature]
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2247416
MY COMMISSION EXPIRES: 9.20.22
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN MATEO

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STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)
ON 4.29.2020 BEFORE ME, C.M. CORDOVA
A NOTARY PUBLIC, PERSONALLY APPEARED DIANE B. GU

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 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.

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WITNESS MY HAND:
SIGNATURE [Signature]
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2247416
MY COMMISSION EXPIRES: 9.20.22
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN MATEO

FINAL MAP No. 10118

A FIVE UNIT RESIDENTIAL CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MARCH 29, 2019 AS DOCUMENT NUMBER 2019-K749145-00, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.

ALSO BEING A PORTION OF WESTERN ADDITION BLOCK NO. 625

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
SCALE: AS SHOWN MAY, 2020

W/S
Westover
Surveying
336 CLAREMONT BLVD. STE 1
SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com

OWNER'S STATEMENT

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BY: Harrison Lieberfarb
HARRISON S. LIEBERFARB

BY: Caroline Brand
CAROLINE R. BRAND

BY: Satya Patel
SATYA PATEL

BY: Kusum Chanrai
KUSUM CHANRAI

OWNER'S ACKNOWLEDGMENT

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STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)
ON 4.29.2020 BEFORE ME, C.M. CORDOVA

A NOTARY PUBLIC, PERSONALLY APPEARED
HARRISON S. LIEBERFARB

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 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:
SIGNATURE CMC-

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2243416
MY COMMISSION EXPIRES: 5.20.22
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN MATEO

OWNER'S ACKNOWLEDGMENT

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STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)
ON 4.29.2020 BEFORE ME, C.M. CORDOVA

A NOTARY PUBLIC, PERSONALLY APPEARED CAROLINE R. BRAND

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 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.

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WITNESS MY HAND:
SIGNATURE CMC-

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2243416
MY COMMISSION EXPIRES: 5.20.22
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN MATEO

RECORDED DOCUMENTS AFFECTING THIS MAP:

- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED DECEMBER 20, 2019 AS DOCUMENT NO. 2019-K880176-00.
- PERMISSION FOR PROPERTY LINE WINDOW RECORDED SEPTEMBER 10, 1969 IN BOOK B365 OF OFFICIAL RECORDS, PAGE 654 UNDER RECORDER'S SERIAL NUMBER S12448.

OWNER'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)
ON 4.29.2020 BEFORE ME, C.M. CORDOVA

A NOTARY PUBLIC, PERSONALLY APPEARED SATYA PATEL

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 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.

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WITNESS MY HAND:
SIGNATURE CMC-

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2243416
MY COMMISSION EXPIRES: 5.20.22
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN MATEO

OWNER'S ACKNOWLEDGMENT

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STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)
ON 4.29.2020 BEFORE ME, C.M. CORDOVA

A NOTARY PUBLIC, PERSONALLY APPEARED KUSUM CHANRAI

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 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:
SIGNATURE CMC-

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2243416
MY COMMISSION EXPIRES: 5.20.22
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN MATEO

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

UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
UNIT 3234-1	0983-046
UNIT 3234-2	0983-047
UNIT 3234-3	0983-048
UNIT 3234-4	0983-049
UNIT 3234-5	0983-050

FINAL MAP No. 10118
A FIVE UNIT RESIDENTIAL CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MARCH 29, 2019 AS DOCUMENT NUMBER 2019-K749145-00, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.

ALSO BEING A PORTION OF WESTERN ADDITION BLOCK NO. 625

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
SCALE: AS SHOWN MAY, 2020



336 CLAREMONT BLVD. STE 1
SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com

APN 0983-042 THRU 043
104 CM 104-105 (R4)

APN 0983-040
DN:2005-H883194-00

APN 0983-008

APN 0983-003

APN 0983-009
(DN:2019-K731911-00)

LOT 1
3,863±SQ.FT.

APN 0983-044 THRU 045
108 CM 62-63 (R5)

LEGEND

- FOUND STONE OR CONCRETE MONUMENT WITH LEAD PLUG AND BRASS PIN IN STANDARD CITY MONUMENT WELL
- SET RIVET AND 3/8" DIA. BRASS TAG MARKED "LS 7779"
- FOUND 3/8" DIA. TAG STAMPED "PLS 8098" PER (R5)
- △ LOCATION OF MEASUREMENT OF FACE OF CURB (NOTHING SET)
- ┌ FOUND "L" CUT IN CURB, UNKNOWN ORIGIN UNLESS NOTED
- └ FOUND "T" CUT IN CURB, UNKNOWN ORIGIN UNLESS NOTED
- PROPERTY LINE
- BLOCK AND ADJOINER LINES
- - - MONUMENT LINE PER (R2)
- - - MEASUREMENT TIE LINE
- () RECORD MEASUREMENT WHEN DIFFERENT THAN MEASURED ON THIS SURVEY
- {R#} REFERENCE ID
- RO,CCSF RECORDER'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO
- SO,CCSF SURVEYOR'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO
- DN DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- CM CONDOMINIUM MAP
- MID MONUMENT IDENTIFICATION PER CITY DATABASE
- ▨ BUILDING FOOTPRINT

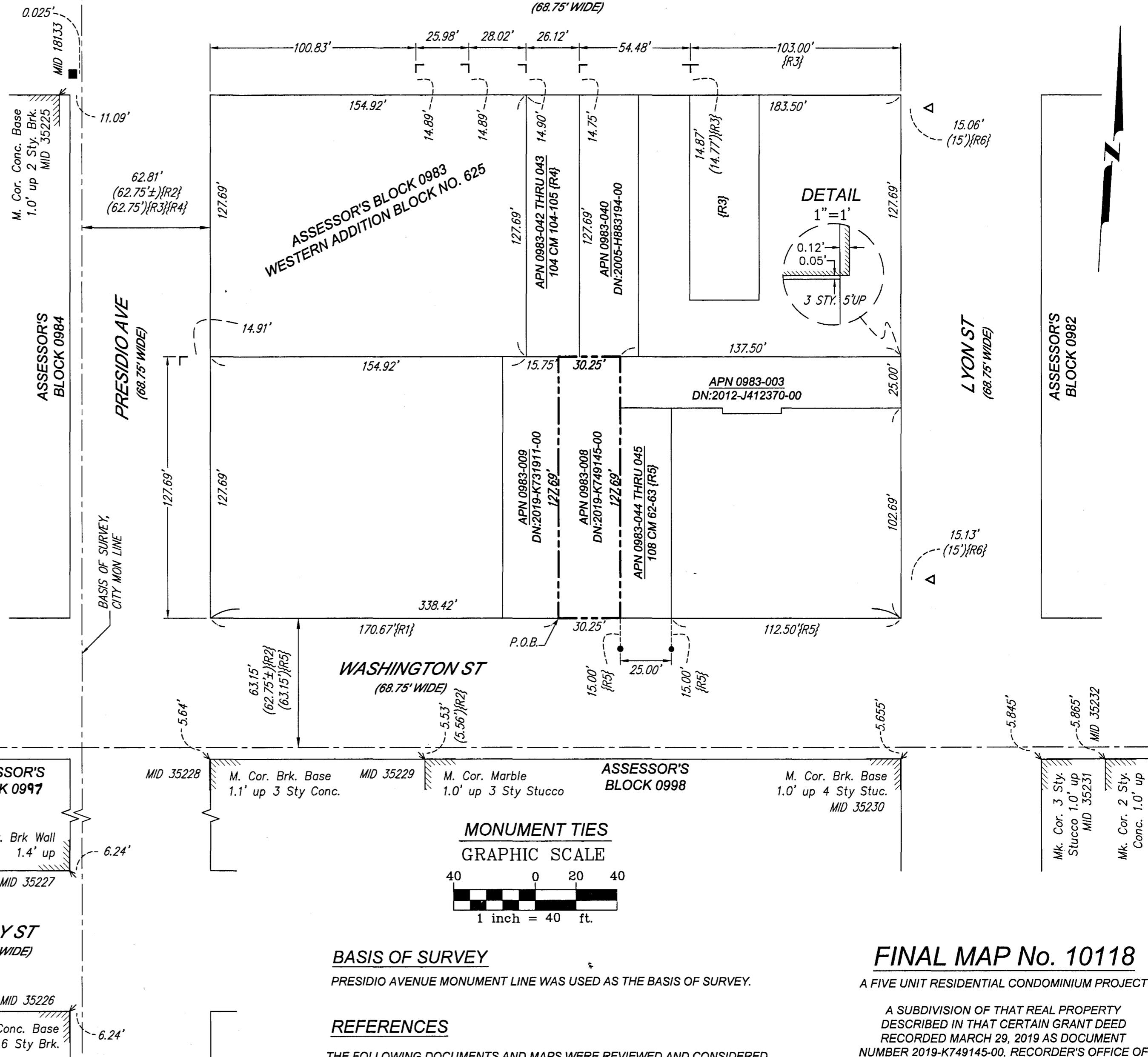
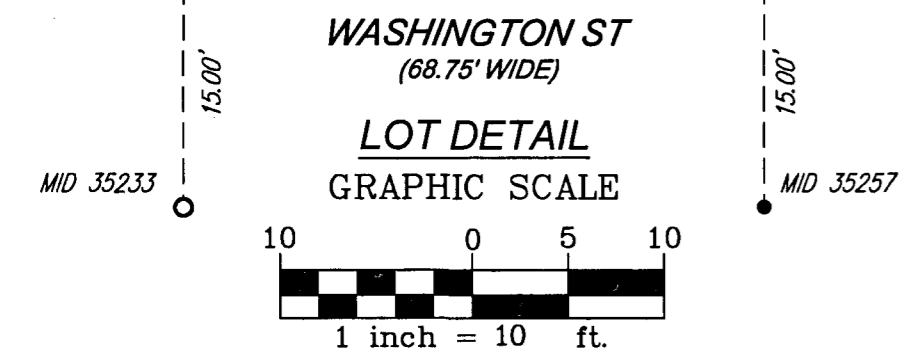
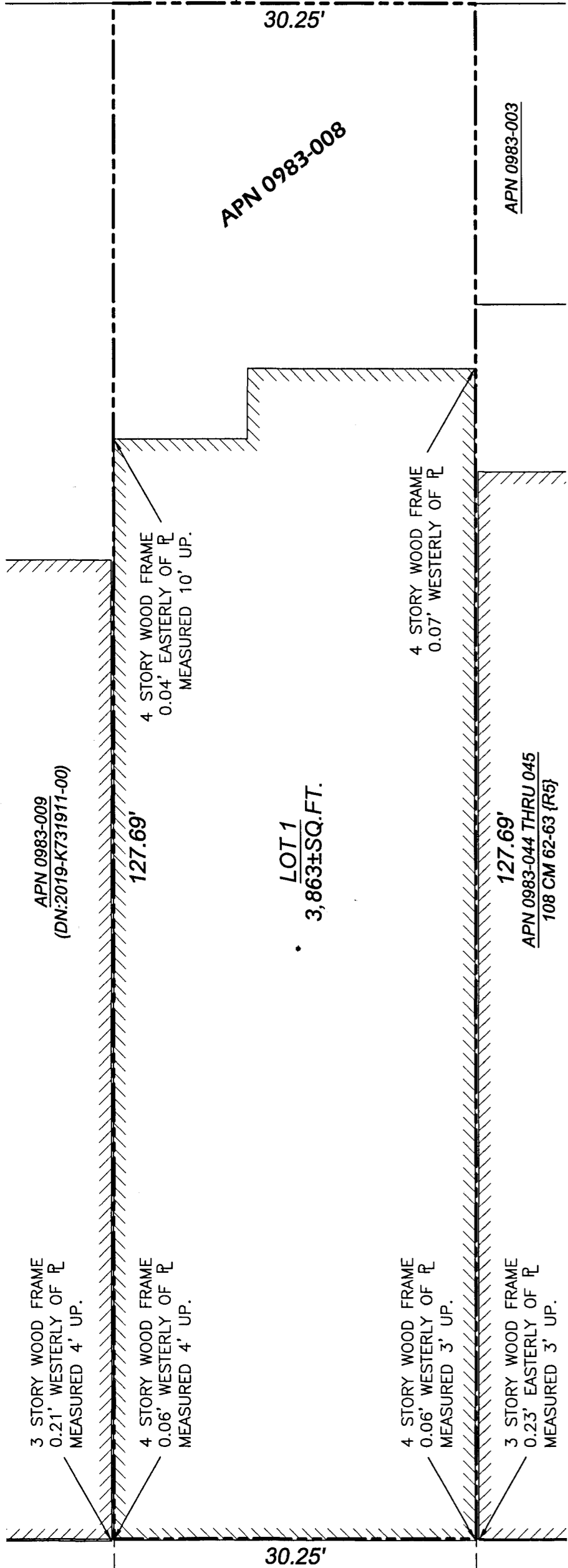
GENERAL NOTES

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
3. DIMENSIONS FROM PROPERTY LINES TO BUILDING CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY.
4. ALL NAILS, TAGS AND "L" CUTS SHOWN AS ON REFERENCES WERE SEARCHED FOR AT THE TIME OF THE SURVEY AND IF THEY ARE NOT SHOWN HEREON THEY WERE NOT FOUND.

FIELD SURVEY COMPLETION

THE FIELD SURVEY WAS COMPLETED ON 7/17/2019. THE TAG "LS-7779" FOR THE SUBJECT LOT WAS SET ON 4/10/2020.

ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATES SHOWN ABOVE, UNLESS OTHERWISE NOTED.



BASIS OF SURVEY
PRESIDIO AVENUE MONUMENT LINE WAS USED AS THE BASIS OF SURVEY.

REFERENCES
THE FOLLOWING DOCUMENTS AND MAPS WERE REVIEWED AND CONSIDERED ON THIS SURVEY.

- (R1) GRANT DEED RECORDED 03/29/2019 AS DN: 2019-K749145-00.
- (R2) MONUMENT MAP NO. 42 AND NO. 35, SO,CCSF.
- (R3) CONDOMINIUM MAP FILED 4/25/1983 IN BOOK 21 CM 5-7, RO,CCSF
- (R4) CONDOMINIUM MAP FILED 2/25/2008 IN BOOK 104 CM 104-105, RO, CC SF
- (R5) CONDOMINIUM MAP FILED 12/9/2008 IN BOOK 108 CM 62-63, RO, CC SF
- (R6) GRADE MAP NO. 42 SO, CC SF

FINAL MAP No. 10118

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CITY AND COUNTY OF SAN FRANCISCO SCALE:AS SHOWN CALIFORNIA MAY, 2020

W S
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