

File No. 200015

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

Board Item No. 52

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

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

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

Board of Supervisors Meeting

Date: July 21, 2020

#### 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"/>            | Award Letter                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Public Correspondence                        |

#### OTHER

- |                          |                                     |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Public Works Order No. 203345</u>                              |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Department Map Decision - February 23, 2017</u>       |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Commission Motion 19697 - July 14, 2016</u>           |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Recorded Notice of Special Restrictions - February 9, 2017</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificates - November 8, 2019 and July 10, 2020</u>      |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u>   |

Prepared by: Jocelyn Wong

Date: July 17, 2020

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

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

1 [Final Map 8930 - 471-23rd Avenue]

2

3 **Motion approving Final Map 8930, a six residential unit condominium project, located**  
4 **at 471-23rd Avenue, being a subdivision of Assessor’s Parcel Block No. 1521, Lot**  
5 **No. 013; and adopting findings pursuant to the General Plan, and the eight priority**  
6 **policies of Planning Code, Section 101.1.**

7

8           MOVED, That the certain map entitled “Final Map 8930”, a six residential unit project,  
9 located at 471-23rd Avenue, being a subdivision of Assessor’s Parcel Block No. 1521, Lot  
10 No. 013, comprising five sheets, approved December 6, 2019, by Department of Public Works  
11 Order No. 202345 is hereby approved and said map is adopted as an Official Final Map 8930;  
12 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 February 23, 2017, that the proposed subdivision is  
16 consistent with the General Plan, and the eight priority policies of Planning Code,  
17 Section 101.1; and, be it

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

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

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DESCRIPTION APPROVED:



Bruce R. Storrs, PLS  
City and County Surveyor

RECOMMENDED:



Mohammed Nuru  
Director of Public Works

**City and County of San Francisco**

**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](http://www.SFPublicWorks.org)



**London N. Breed, Mayor**  
**Mohammed Nuru, Director**

**Public Works Order No: 202345**

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

APPROVING FINAL MAP 8930, 471 23<sup>RD</sup> AVENUE, A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 013 IN ASSESSORS BLOCK NO. 1521 (OR ASSESSORS PARCEL NUMBER 1521-013). [SEE MAP]

**A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT**

The City Planning Department in its letter dated FEBRUARY 23, 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 8930”, 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 FEBRUARY 23, 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>145AB17F474FA...</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: February 4, 2016

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

<b>Project ID:</b> 8930			
<b>Project Type:</b> 6 Units Condo Conversion			
<b>Address#</b>	<b>StreetName</b>	<b>Block</b>	<b>Lot</b>
471	23RD AVE	1521	013
<b>Tentative Map Referral</b>			

Attention: Mr. Scott F. Sanchez

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

Sincerely,

**Robert Hanley**  
Digitally signed by: Robert Hanley  
 DN: CN = Robert Hanley C = US O = BSM OU = DPW  
 Date: 2016.02.04 16:10:15 -08'00'

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

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

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

Planning Commission Motion 19697 and NSR 2017K406727 (recorded on 2/9/2017)

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=org, dn=ajello, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Laura Ajello, email=Laura.Ajello@sf.gov  
 Date: 2017.02.23 12:40:23 -08'00'

Date **February 23, 2017**

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



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

## Planning Commission Motion No. 19697

HEARING DATE: JULY 14, 2016

Case No.: 2016-002251CND  
 Project Address: 471 23<sup>rd</sup> Avenue  
 Zoning: RM-1 (Residential, Mixed, Low-Density) District  
 40-X Height and Bulk District  
 Block/Lot: 1521/013  
 Project Sponsor: Cam Perridge  
 Sirkin and Associates  
 388 Market Street, Suite 1300  
 San Francisco, CA 94111  
 Staff Contact: Laura Ajello – (415) 575-9142  
[laura.ajello@sfgov.org](mailto:laura.ajello@sfgov.org)

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

### PREAMBLE

On February 4, 2016, Sirkin and Associates (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 RM-1 (Residential, Mixed, Low-Density) Zoning District and a 40-X Height and Bulk District. The subject building is considered a legal use as the Report of Residential Building Record indicates that the legal authorized occupancy and use is a six-unit dwelling.

On July 14, 2016, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Condominium Conversion Subdivision Application No. 2016-002251CND.

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

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

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

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

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

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

**MOVED**, that the Commission hereby approves the Condominium Conversion Subdivision requested in Application No. 2016-002251CND 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.

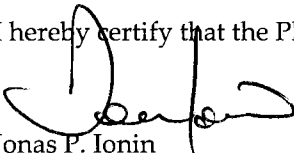
*The proposal is a change in form of residential tenure and would not affect public parks or open space.*

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. 2016-002251CND.**

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 14, 2016.

  
Jonas P. Ionin  
Commission Secretary

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

NAYS: None

ABSENT: None

ADOPTED: July 14, 2016

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

**RECORDING REQUESTED BY**

**And When Recorded Mail To:**

**Name:** Moses & Lily Lim

**Address:** 471 23rd Ave #1

**City:** San Francisco

**State:** CA **ZIP:** 94121-3047

CONFORMED COPY of document recorded

02/09/2017, 2017K406727

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)

TERESA LIM, GENA YA CHAN, ANTHONY YANG, ALISON KIMBEZI GEE, TILIZ JASON GEE  
TIMOTHY PERWORTH  
We Moses and Lily Lim YOUNG Y KIM, FERGIS O'SULLIVAN, MARLYSE PERWORTH

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

**BEING ASSESSOR'S BLOCK: BLOCK: 1521; LOT: 013,**

**COMMONLY KNOWN AS: 471 23<sup>rd</sup> Avenue;**

Said Restrictions consist of conditions attached to the approval of Condominium Conversion Application No. 2016-002251CND by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 8930.

The tentative map filed with the present application indicates that the subject building at 471 23<sup>rd</sup> Avenue is a six-unit building located in a RM-1 (Residential, Mixed, Low-Density) Zoning District. Within the RM-1 Zoning District, a maximum of four dwelling units can be considered legal and conforming to the Planning Code based on the lot area of the subject property. The remaining two units must be considered a legal, nonconforming dwelling units.

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

1. That two 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.

**Escrow No.:** 13-547033-GC  
**Locate No.:** CAFNT0938-0938-0003-0000547033  
**Title No.:** 13-547033-JJ

## **EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

~~BEGINNING at a point on the Westerly line of 23rd Avenue, distant thereon 150 feet Northerly from the Northerly line of Anza Street and running thence Northerly along said line of 23rd Avenue 25 feet; thence at a right angle Westerly 120 feet; thence at a right angle Southerly 25 feet; and thence at a right angle Easterly 120 feet to the point of beginning.~~

BEING a portion of Outside Land Block No. 261.

APN: Lot 013, Block 1521



**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 July 8, 2016 before me, Yelena Lolua, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Theresa KIM  
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 Yelena Lolua  
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: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
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: \_\_\_\_\_





# California All-Purpose Certificate of 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

s.s.

On July 11, 2016 before me, Bradley Alan White

(Name of Notary Public - Title)

personally appeared Anthony Yang

(Name of Signer (1))

Gene Ya Chen

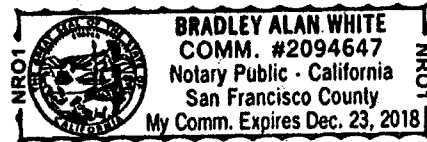
(Name of Signer (2))

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)



## OPTIONAL INFORMATION

*Although the information in this section is not required by law, it could prevent fraudulent copying and republication of this acknowledgment to an unauthorized document and may prove helpful to persons relying on this official document.*

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Condo

Conversion Authorization

containing 2 pages, and dated July 11, 2016

The signer(s) capacity or authority is/are as:

- Individual(s)  
 Attorney-in-fact  
 Corporate Officer(s) \_\_\_\_\_

- Guardian/Conservator  
 Partner - Limited/General  
 Trustee(s)  
 Other: \_\_\_\_\_

representing: \_\_\_\_\_

### Optional Information

#### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification  credible witness(es)

Notarial event is detailed in notary journal on:

Page # 27 Entry # 6447

Notary contact: 808-651-0742

#### Other

- Additional Signer  Signer(s) Thumbprints(s)

\_\_\_\_\_

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

- 2. That the remaining four 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.

  
(Signature) KIMBERLY  
Alison Cree  
\_\_\_\_\_  
(Printed Name)

Dated: July 21, 2016 at San Francisco, California.  
(Month, Day) (City)

  
(Signature) JASON  
Tyler Cree  
\_\_\_\_\_  
(Printed Name)

Dated: July 21, 2016 at San Francisco, California.  
(Month, Day) (City)

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

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

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

**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 July 21, 2016 before me, Brandon Kemp, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Tyler Jason Gee  
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 Brandon Kemp  
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: Planning Commission Document Date: 7/21/16  
Number of Pages: 2 Signer(s) Other Than Named Above: Alison Kimberly Gee

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

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

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

**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 July 21, 2016 before me, Brandon Kemp, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Alison Kimberly Gee  
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 Brandon Kemp  
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: Plenary Commission Document Date: 7/21/16  
Number of Pages: 2 Signer(s) Other Than Named Above: Tyler Jason Gee

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

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

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

# NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

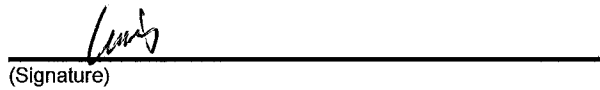
2. That the remaining four dwelling units shall remain legal and conforming, subject to all of the restrictions of the Code, and any other applicable City Codes. In case of conflict, the more restrictive City Code shall apply.
3. Minor modifications as determined by the Zoning Administrator may be permitted.
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.

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

Moses Lim  
\_\_\_\_\_  
(Printed Name)

Dated: 7/11, 2016 at San Francisco, California.  
(Month, Day) (City)

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

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

Dated: 7/11, 2016 at SAN FRANCISCO, California.  
(Month, Day) (City)

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

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

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

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

# ACKNOWLEDGMENT

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

State of California  
County of San Francisco

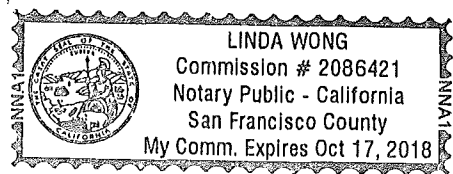
On July 11, 2016 before me, Linda Wong, notary public  
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.


Signature Linda Wong (Seal)



## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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

 _____ (Signature)	YOUNG Y. KIM _____ (Printed Name)
Dated: <u>July 8</u> , <u>2016</u> at _____ (Month, Day)	<u>HOUSTON</u> , <u>Texas</u> (City) <del>California.</del>

_____ (Signature)	_____ (Printed Name)
Dated: _____, <u>20</u> at _____ (Month, Day)	_____, California. (City)

_____ (Signature)	_____ (Printed Name)
Dated: _____, <u>20</u> at _____ (Month, Day)	_____, California. (City)

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



**TEXAS ORDINARY CERTIFICATE OF ACKNOWLEDGMENT**  
**CIVIL PRACTICE & REMEDIES CODE § 121.007**

The State of Texas }  
County of Harris }

Before me,  
Odaro Gregory Aigbedion,  
Name and Character of Notarizing Officer,  
e.g., "John Smith, Notary Public"

on this day personally appeared  
Young Y. Kim,  
Name of Signer

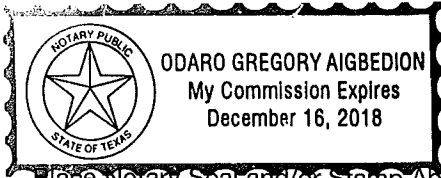
- known to me  
 proved to me on the oath of

\_\_\_\_\_  
Name of Credible Witness  
 proved to me through Texas  
Driver's License  
Description of Identity Card or Document

to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this  
8<sup>th</sup> day of July, 2016.  
Day Month Year

[Signature]  
Signature of Notarizing Officer



Place Notary Seal and/or Stamp 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 Instructions Under the Planning Code

Document Date: 7/8/2016 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

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

- 2. That the remaining four 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.

See Attached California  
All Purpose Acknowledgement

[Handwritten Signature] (Signature), FRANCIS O'SULLIVAN (Printed Name)

Dated: 01-18, 2017 at San Francisco, California.  
(Month, Day) (City)

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

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

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

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

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

**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.

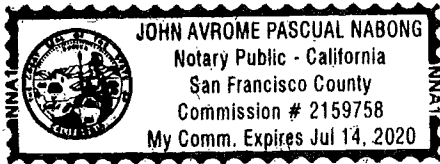
State of California )  
County of SAN FRANCISCO )

On JANUARY 10<sup>th</sup> 2017 before me, John Avromé Pascual Nabong, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared FERGUS OSULLIVAN  
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: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
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: \_\_\_\_\_

# NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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*Joseph J. Pebworth*  
(Signature)

Timothy Pebworth  
(Printed Name)

Dated: January 19, 2017 at Sunnyvale, California.  
(Month, Day) (City)

*Maryse Pebworth*  
(Signature)

Maryse Pebworth  
(Printed Name)

Dated: January 19, 2017 at Sunnyvale, California.  
(Month, Day) (City)

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

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

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

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

## ACKNOWLEDGMENT

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 Santa Clara

On 01/19/2017 before me, PAVNEET SINGH (Notary Public)  
(insert name and title of the officer)

personally appeared Timothy Pebworth and Maryse Pebworth, 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 Pavneet Singh



(Seal)



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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:       **1521**  
Lot:           **013**  
Address:     **471 23RD AVE**

David Augustine, Tax Collector

Dated **November 8, 2019** this certificate is valid for the earlier of 60 days from **November 8, 2019** 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.



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## 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:

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:       **1521**  
Lot:         **013**  
Address:     **471 23RD AVE**

David Augustine, Tax Collector

Dated **July 10, 2020** this certificate is valid for the earlier of 60 days from **July 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](mailto:tax.certificate@sfgov.org) to obtain another certificate.

**OWNERS' STATEMENT:**

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF THE REAL PROPERTY SUBDIVIDED AND SHOWN ON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED "FINAL MAP 8930." IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS:

Theresa C. Kim 3/19/18 Young Y. Kim 3/29/18  
 THERESA C. KIM YOUNG Y. KIM  
Alison K. Gee 3/12/2018 Fergus O'Sullivan 10-22-18  
 ALISON K. GEE FERGUS O'SULLIVAN  
Moses K. Lim 3/15/2018 Lily Lim 3-15-2018  
 MOSES K. LIM LILY LIM  
Timothy L. Peabworth 3-8-2018 Maryse Peabworth 3-8-2018  
 TIMOTHY L. PEBWORTH MARYSE PEBWORTH  
Gena Chen 3/14/2018 Anthony Yang 3/14/18  
 GENA CHEN ANTHONY YANG

BENEFICIARY:

NIAMH O'SULLIVAN

TRUSTEE/BENEFICIARY:

BANK OF MARIU

Patrick McCarty Sr. Vice President  
 SIGNED PRINTED NAME TITLE & COMPANY

TRUSTEE/BENEFICIARY:

Sterling Bank & Trust

Stephen H. Adams Senior Vice President Sterling Bank & Trust  
 SIGNED PRINTED NAME TITLE & COMPANY

TRUSTEE/BENEFICIARY:

IRA Service Trust Company CFBO Adam McNicol IRA 442173  
 SIGNED PRINTED NAME TITLE & COMPANY

SIGNED PRINTED NAME TITLE & COMPANY

**CLERK'S 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 SAID BOARD OF SUPERVISORS BY ITS MOTION NO. \_\_\_\_\_ ADOPTED \_\_\_\_\_, 20\_\_\_\_, APPROVED THIS MAP ENTITLED "FINAL MAP 8930." IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

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

**BOARD OF SUPERVISORS' APPROVAL:**

ON \_\_\_\_\_, 20\_\_\_\_, THE BOARD OF 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. \_\_\_\_\_.

**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 LIAT SADLER IN MAY OF 2014. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



DATE: MAY 15, 2019  
Richard L. Langford  
 RICHARD L. LANGFORD, P.L.S. 6895  
 LICENSE EXPIRATION DATE: JUNE 30, 2019

**APPROVALS:**

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

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

**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 \_\_\_\_\_, 201\_\_\_\_

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

**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 ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES 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 DATE: DECEMBER 6 2019  
 BRUCE R. STORRS PLS 6914



**APPROVED AS TO FORM:**

DENNIS J. HERRERA, CITY ATTORNEY

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

**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF  
 CONDOMINIUM MAPS, AT PAGES \_\_\_\_\_, AT THE REQUEST OF RICHARD LANGFORD, PLS.

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

**FINAL MAP 8930**

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT  
 BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED  
 RECORDED NOVEMBER 7, 2016 AS DOCUMENT 2016-K354845-00  
 IN THE OFFICIAL RECORDS OF THE  
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
 A PORTION OF OUTSIDE LAND BLOCK 261

FEBRUARY 2018

LANGFORD LAND SURVEYING  
 424 PRESTON COURT  
 LIVERMORE, CA 94551  
 PHONE (510) 530-5200  
 JOB#14-2117 DRAWING=2117AV23.DWG

SHEET  
 1 OF 5

APN 1521-013, 471 23RD AVENUE



**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 Marin  
ON March 19, 2018  
BEFORE ME, D.E. Murray, NOTARY PUBLIC,  
PERSONALLY APPEARED THERESA C. KIM  
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]  
PRINTED NAME D.E. Murray  
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)  
PRINCIPAL COUNTY OF BUSINESS Marin  
COMMISSION EXPIRES Dec 10 2021  
COMMISSION NUMBER 2221905

**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 MARCH 15, 2018  
BEFORE ME, LINDA WONG, NOTARY PUBLIC,  
PERSONALLY APPEARED LILY LIM  
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]  
PRINTED NAME LINDA WONG  
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)  
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO  
COMMISSION EXPIRES OCTOBER 17, 2018  
COMMISSION NUMBER 288644

**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 MARCH 15, 2018  
BEFORE ME, LINDA WONG, NOTARY PUBLIC,  
PERSONALLY APPEARED MOSES K. LIM  
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]  
PRINTED NAME LINDA WONG  
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)  
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO  
COMMISSION EXPIRES OCTOBER 17, 2018  
COMMISSION NUMBER 288644

**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 Texas  
COUNTY OF HARRIS  
ON March 29, 2018  
BEFORE ME, Lyudmyla P. Patalakh, NOTARY PUBLIC,  
PERSONALLY APPEARED YOUNG Y. KIM  
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]  
PRINTED NAME Lyudmyla P. Patalakh  
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)  
PRINCIPAL COUNTY OF BUSINESS HARRIS  
COMMISSION EXPIRES 09/02/2019  
COMMISSION NUMBER 124666352

**TRUSTEE/BENEFICIARY'S ACKNOWLEDGMENT:**

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

STATE OF California  
COUNTY OF Marin  
ON March 19, 2018  
BEFORE ME, D.E. Murray, NOTARY PUBLIC,  
PERSONALLY APPEARED Pat McCarty

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]  
PRINTED NAME D.E. Murray  
(SEAL OPTIONAL ONLY IF THE FOLLOWING IS COMPLETED)  
PRINCIPAL COUNTY OF BUSINESS Marin  
COMMISSION EXPIRES Dec 10 2021  
COMMISSION NUMBER 2221905

**TRUSTEE/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 MARCH 23, 2018  
BEFORE ME, NICK DEMOPOULOS, NOTARY PUBLIC,  
PERSONALLY APPEARED STEPHEN 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 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]  
PRINTED NAME NICK DEMOPOULOS  
(SEAL OPTIONAL ONLY IF THE FOLLOWING IS COMPLETED)  
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO  
COMMISSION EXPIRES OCT 27, 2021  
COMMISSION NUMBER 2216334

**TRUSTEE/BENEFICIARY'S ACKNOWLEDGMENT:**

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STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO  
ON May 7, 2019  
BEFORE ME, ALAN GEORGE WOODMAN, NOTARY PUBLIC,  
PERSONALLY APPEARED ADAM MCNICOL

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]  
PRINTED NAME ALAN GEORGE WOODMAN  
(SEAL OPTIONAL ONLY IF THE FOLLOWING IS COMPLETED)  
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO  
COMMISSION EXPIRES SEP 16 2022  
COMMISSION NUMBER 2258227

**FINAL MAP 8930**

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT  
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED  
RECORDED NOVEMBER 7, 2016 AS DOCUMENT 2016-K354845-00  
IN THE OFFICIAL RECORDS OF THE  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
A PORTION OF OUTSIDE LAND BLOCK 261

FEBRUARY 2018

LANGFORD LAND SURVEYING  
424 PRESTON COURT  
LIVERMORE, CA 94551  
PHONE (510) 530-5200  
JOB#14-2117 DRAWING=2117AV23.DWG

SHEET  
2 OF 5

**OWNER'S ACKNOWLEDGMENT:**

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STATE OF CALIFORNIA  
COUNTY OF SANTA CLARA  
ON MARCH 8, 2018  
BEFORE ME, CHUCK C. KIM, NOTARY PUBLIC,  
PERSONALLY APPEARED TIMOTHY L. PEBWORTH  
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]  
PRINTED NAME CHUCK C. KIM  
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)  
PRINCIPAL COUNTY OF BUSINESS SANTA CLARA  
COMMISSION EXPIRES MAY 21, 2018  
COMMISSION NUMBER 2065418

**OWNER'S ACKNOWLEDGMENT:**

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STATE OF CALIFORNIA  
COUNTY OF SANTA CLARA  
ON MARCH 8, 2018  
BEFORE ME, CHUCK C. KIM, NOTARY PUBLIC,  
PERSONALLY APPEARED MARYSE PEBWORTH  
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]  
PRINTED NAME CHUCK C. KIM  
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)  
PRINCIPAL COUNTY OF BUSINESS SANTA CLARA  
COMMISSION EXPIRES MAY 21, 2018  
COMMISSION NUMBER 2065418

**OWNER'S ACKNOWLEDGMENT:**

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STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO  
ON MARCH 12, 2018  
BEFORE ME, WEI JIE CHEN, NOTARY PUBLIC,  
PERSONALLY APPEARED ALISON K. GEE  
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]  
PRINTED NAME WEI JIE CHEN  
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)  
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO  
COMMISSION EXPIRES JULY 24, 2021  
COMMISSION NUMBER 2206897

**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 MARCH 14, 2018  
BEFORE ME, LINDA WONG, NOTARY PUBLIC,  
PERSONALLY APPEARED GENA CHEN  
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]  
PRINTED NAME LINDA WONG  
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)  
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO  
COMMISSION EXPIRES OCTOBER 17, 2018  
COMMISSION NUMBER 2086421

**OWNER'S ACKNOWLEDGMENT:**

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STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO  
ON MARCH 19, 2018  
BEFORE ME, LINDA WONG, NOTARY PUBLIC,  
PERSONALLY APPEARED ANTHONY YANG  
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]  
PRINTED NAME LINDA WONG  
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)  
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO  
COMMISSION EXPIRES OCTOBER 17, 2018  
COMMISSION NUMBER 2086421

**OWNER'S ACKNOWLEDGMENT:**

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STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON \_\_\_\_\_  
BEFORE ME, \_\_\_\_\_, NOTARY PUBLIC,  
PERSONALLY APPEARED FERRIS O'SULLIVAN  
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 \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_  
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)  
PRINCIPAL COUNTY OF BUSINESS \_\_\_\_\_  
COMMISSION EXPIRES \_\_\_\_\_  
COMMISSION NUMBER \_\_\_\_\_

**BENEFICIARY'S ACKNOWLEDGMENT:**

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STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON \_\_\_\_\_  
BEFORE ME, \_\_\_\_\_, NOTARY PUBLIC,  
PERSONALLY APPEARED NIAMH O'SULLIVAN  
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.  
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WITNESS MY HAND AND OFFICIAL SEAL  
SIGNATURE \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_  
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)  
PRINCIPAL COUNTY OF BUSINESS \_\_\_\_\_  
COMMISSION EXPIRES \_\_\_\_\_  
COMMISSION NUMBER \_\_\_\_\_

**FINAL MAP 8930**

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT  
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED  
RECORDED NOVEMBER 7, 2016 AS DOCUMENT 2016-K354845-00  
IN THE OFFICIAL RECORDS OF THE  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
A PORTION OF OUTSIDE LAND BLOCK 261  
FEBRUARY 2018

LANGFORD LAND SURVEYING  
424 PRESTON COURT  
LIVERMORE, CA 94551  
PHONE (510) 530-5200  
JOB#14-2117 DRAWING=2117AV23.DWG

SHEET  
3 OF 5

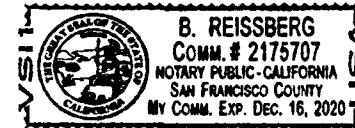
**OWNER'S ACKNOWLEDGMENT:**

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STATE OF California  
COUNTY OF San Francisco  
ON 4/20/20  
BEFORE ME, B. REISSBERG, NOTARY PUBLIC,  
PERSONALLY APPEARED GENA CHEN  
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 B. Reissberg  
PRINTED NAME B. REISSBERG  
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)  
PRINCIPAL COUNTY OF BUSINESS San Francisco County  
COMMISSION EXPIRES 12/16/2020  
COMMISSION NUMBER 2175707



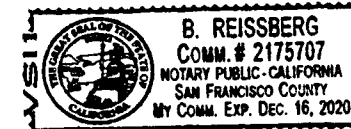
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STATE OF California  
COUNTY OF San Francisco  
ON 4/20/2020  
BEFORE ME, B. REISSBERG, NOTARY PUBLIC,  
PERSONALLY APPEARED ANTHONY YANG  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO 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 B. Reissberg  
PRINTED NAME B. REISSBERG  
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)  
PRINCIPAL COUNTY OF BUSINESS San Francisco County  
COMMISSION EXPIRES 12/16/2020  
COMMISSION NUMBER 2175707



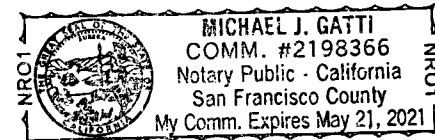
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STATE OF California  
COUNTY OF San Francisco  
ON October 22, 2018  
BEFORE ME, Michael J. Gatti, NOTARY PUBLIC,  
PERSONALLY APPEARED FERGUS O'SULLIVAN  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE 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 Michael J. Gatti  
PRINTED NAME Michael J. Gatti  
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)  
PRINCIPAL COUNTY OF BUSINESS San Francisco  
COMMISSION EXPIRES 5-21-21  
COMMISSION NUMBER 2198766



**BENEFICIARY'S ACKNOWLEDGMENT:**

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STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON \_\_\_\_\_  
BEFORE ME, \_\_\_\_\_, NOTARY PUBLIC,  
PERSONALLY APPEARED NIAMH O'SULLIVAN  
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 \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_  
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)  
PRINCIPAL COUNTY OF BUSINESS \_\_\_\_\_  
COMMISSION EXPIRES \_\_\_\_\_  
COMMISSION NUMBER \_\_\_\_\_

**FINAL MAP 8930**

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT  
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED  
RECORDED NOVEMBER 7, 2016 AS DOCUMENT 2016-K354845-00  
IN THE OFFICIAL RECORDS OF THE  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
A PORTION OF OUTSIDE LAND BLOCK 261

FEBRUARY 2018

LANGFORD LAND SURVEYING

424 PRESTON COURT  
LIVERMORE, CA 94551  
PHONE (510) 530-5200  
JOB#14-2117 DRAWING=2117AV23.DWG

SHEET  
4 OF 5



**GEARY BOULEVARD** {125' WIDE}

MN 17980  
MONUMENT AT  
22ND AVENUE

MN 17979

246.00'

374.11'

0.029' 6.00' (6.0' ± M90A) 0.008'

MONUMENT LINE AS SHOWN ON M90A BASIS OF BEARINGS - ASSUMED DUE EAST

**LEGEND/REFERENCES**

- O.R. = OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
- R1 = THAT DEED RECORDED ON NOVEMBER 7, 2016 AS O.R. DOCUMENT 2016-K354845-00
- R2 = THAT DEED RECORDED ON MARCH 24, 2009 AS O.R. DOCUMENT 2009-I738543-00
- R3 = THAT DEED RECORDED ON JUNE 8, 2011 AS O.R. DOCUMENT 2011-J195387-00
- R4 = THAT DEED RECORDED ON AUGUST 13, 1982 AS O.R. DOCUMENT D232380
- R5 = THAT DEED RECORDED ON JANUARY 23, 1996 AS O.R. DOCUMENT 96-F917807-00
- R6 = "PARCEL MAP 3256" FILED ON JULY 5, 2006 IN BOOK 95 OF CONDOMINIUM MAPS, O.R., AT PAGES 188-189
- M90A = CITY OF SAN FRANCISCO MONUMENT MAP 90A, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
- = SET 3/4" BRASS TAG INSCRIBED "PLS 6895"
- = FOUND 3/4" BRASS TAG INSCRIBED "PLS 6895" SEE R6
- = FOUND 1/16" BRASS PIN IN LEAD PLUG IN MONUMENT WELL
- APN = ASSESSOR'S PARCEL NUMBER (BLOCK-LOT)
- MN XXXXX = MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- SUBJECT PROPERTY LINE
- - - MONUMENT LINE
- ==== RIGHT OF WAY LINE
- \_\_\_\_\_ OTHER PROPERTY LINE

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

UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
1	1521-039
2	1521-040
3	1521-041
4	1521-042
5	1521-043
6	1521-044

REFER TO THE NOTICE OF SPECIAL RESTRICTIONS RECORDED ON FEBRUARY 9, 2017 AS O.R. DOCUMENT NUMBER 2017-K406727-00

REFER TO THE NOTICE OF SPECIAL RESTRICTIONS RECORDED ON NOVEMBER 1, 2019 AS O.R. DOCUMENT NUMBER 2019-K851129-00

**GRAPHIC SCALE**



( IN FEET )  
1 INCH = 20 FEET



**NOTES:**

1. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
  2. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
  3. THE DISTANCES SHOWN FROM MONUMENT LINES TO RIGHT-OF-WAY LINES REPRESENT A BOUNDARY SOLUTION BASED ON THE ANALYSIS OF BOUNDARY EVIDENCE INCLUDING A REVIEW OF DOCUMENTS AND FIELD MEASUREMENTS TO MONUMENTS AND IMPROVEMENTS.
  4. THIS SURVEY SHOWS MONUMENTS OF RECORD OR NON-RECORD CONSISTENT WITH THE PURPOSE OF THE SURVEY.
  5. THE BASIS OF BEARINGS IS THE MONUMENT LINE IN GEARY BOULEVARD, TAKEN TO BE DUE EAST (ASSUMED).
- ( ) = 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.

**GENERAL NOTES:**

- A. THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF SIX 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 23RD 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).
- 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 8930**

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT  
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED  
RECORDED NOVEMBER 7, 2016 AS DOCUMENT 2016-K354845-00  
IN THE OFFICIAL RECORDS OF THE  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
A PORTION OF OUTSIDE LAND BLOCK 261  
FEBRUARY 2018

**LANGFORD LAND SURVEYING**  
424 PRESTON COURT  
LIVERMORE, CA 94551  
PHONE (510) 530-5200  
JOB#14-2117 DRAWING=2117AV23.DWG

SHEET  
5 OF 5

APN 1521-013, 471 23RD AVENUE

24 TH AVENUE {70' WIDE}

23 RD AVENUE {70' WIDE}

FOUND CUT ORIGIN UNKNOWN

FOUND CUT ORIGIN UNKNOWN

FOUND CUT ORIGIN UNKNOWN

120.00' EAST  
APN 1521-026A {R5}

120.00' EAST  
APN 1521-026 {R4}

BUILDING CORNER 3 STORY STUCCO BUILDING, ON RIGHT OF WAY LINE 0.4' NORTH OF PROPERTY CORNER  
APN 1521-025 {R3}

120.00' EAST  
APN 1521-037 & 038 {R6}

120.00' EAST  
APN 1521-013 LOT A 3000± SQUARE FEET {R1}

BUILDING CORNER 2 STORY WOOD FRAME BUILDING 0.1 SOUTH OF PROPERTY LINE  
APN 1521-014 {R2}

**OFFER OF LIFE TIME LEASE:**  
RECORDED NOVEMBER 1, 2019  
DOCUMENT # 2019-K851127-00

**OFFER OF LIFE TIME LEASE:**  
RECORDED NOVEMBER 1, 2019  
DOCUMENT # 2019-K851128-00

**AGREEMENT BETWEEN CCSF AND PROPERTY OWNERS TO PROVIDE LIFE TIME LEASE:**

RECORDED December 6, 2019  
DOCUMENT NUMBER 2019-K870544-00

**ASSESSOR'S BLOCK 1521**  
**OUTSIDE LAND BLOCK 261**

ANZA STREET {80 WIDE}

POINT OF BEGINNING R1, 150' NORTHERLY OF ANZA STREET

CUT PER R6 NOT FOUND

FOUND CUT ORIGIN UNKNOWN