

File No. 150012

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

Board Item No. 42

### COMMITTEE/BOARD OF SUPERVISORS

#### AGENDA PACKET CONTENTS LIST

Committee \_\_\_\_\_

Date \_\_\_\_\_

Board of Supervisors Meeting

Date January 13, 2015

#### Cmte Board

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion                                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Resolution                                   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/> | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Budget Analyst Report                        |
| <input type="checkbox"/> | <input type="checkbox"/>            | Legislative Analyst Report                   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Introduction Form (for hearings)             |
| <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 (Use back side if additional space is needed)

- 
- |                          |                                     |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Routing Sheet – 01/02/2015</u>       |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PW Order No. 183216 – 12/23/2014</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Memo - 10/22/2013</u>       |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certification – 11/26/2014</u>   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u>                       |

Completed by: Joy Lamug

Date January 7, 2015

Completed by: \_\_\_\_\_

Date \_\_\_\_\_

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

1 [Final Map 7785 - 747 Lyon Street]

2  
3 **Motion approving Final Map 7785, a six residential unit Condominium Project, located**  
4 **at 747 Lyon Street, being a subdivision of Assessor's Block No. 1159, Lot No. 001; and**  
5 **adopting findings pursuant to the General Plan, and the eight priority policies of City**  
6 **Planning Code, Section 101.1.**

7  
8       MOVED, That the certain map entitled "FINAL MAP 7785", a six residential unit  
9 Condominium Project, located at 747 Lyon Street, being a subdivision of Assessor's Block No.  
10 1159, Lot No. 001, comprising 3 sheets, approved December 23, 2014, by Department of  
11 Public Works Order No. 183216 is hereby approved and said map is adopted as an Official  
12 Final Map 7785; and, be it

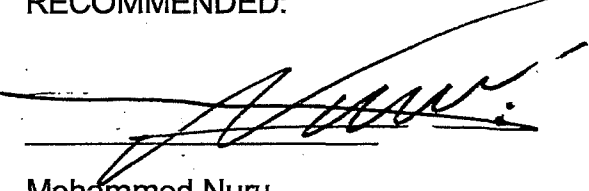
13       FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
14 and incorporates by reference herein as though fully set forth the findings made by the City  
15 Planning Department, by its letter dated October 22, 2013, that the proposed subdivision is  
16 consistent with the objectives and policies of the General Plan and the eight priority policies of  
17 Planning Code, Section 101.1; and, be it

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

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

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RECOMMENDED:



Mohammed Nuru

Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS

City and County Surveyor



Edwin M. Lee, Mayor  
 Mohammed Nuru, Director  
 Fuad S. Sweiss, PE, PLS,  
 City Engineer & Deputy Director of Engineering



Phone: (415) 554-5827  
 Fax: (415) 554-5324  
[www.sfdpw.org](http://www.sfdpw.org)  
[Subdivision.Mapping@sfdpw.org](mailto:Subdivision.Mapping@sfdpw.org)

RECEIVED  
 BOARD OF SUPERVISORS  
 INFORMATION

JAN - 5 AM 11:32

Ak

Department of Public Works  
 Bureau of Street-Use & Mapping  
 1155 Market Street, 3<sup>rd</sup> Floor  
 San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

## FINAL MAP ROUTING SHEET

Everyone involved in the processing of this Final Map is requested to complete this form so that the department has a written record of the steps taken. Please notify BSM Surveys at 554-5827 or the sender (see below) of any delays or questions.

### MAP

Final Map No. 7785	Date Sent: December 24, 2014	Date Due at BOS January 2, 2015 12pm
Block/Lot 1159/001	Map Address 747 Lyon Street	

### SENDER

Name: Seema Adina	Telephone: 415-554-5818
Address: 1155 Market Street, 3 <sup>rd</sup> Floor	Email: Seema.Adina@sfdpw.org

### ROUTE

Date Received	To	Date Forwarded or Signed
12/24/14	Frank W. Lee Executive Assist. To Director City Hall, Room 348	
1/5/15	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: <a href="mailto:John.Malamut@sfdpw.org">John.Malamut@sfdpw.org</a> Tel: (415) 554-4622	1/5/15
1/5/15	Mohammed Nuru Director of Public Works City Hall, Room 348	1/5/15
	Clerk of Board of Supervisors (BOS) City Hall, Room 244 (Submit a copy of this sheet with map.)	
	When map is submitted to BOS, please return this original routing sheet to sender.	



150012



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



Edwin M. Lee, Mayor  
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

**DPW Order No: 183216**

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

APPROVING FINAL MAP 7785, 747 LYON STREET, A SIX UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 001 IN ASSESSORS BLOCK NO. 1159.

**A SIX UNI CONDOMINIUM PROJECT**

The City Planning Department in its letter dated October 22, 2013, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

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

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 7785", each comprising 3 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 October 22, 2013, from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

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

**RECOMMENDED:**

**APPROVED:**

Bruce R. Storrs, PLS  
City and County Surveyor, DPW

Mohammed Nuru  
Interim Director of Public Works



San Francisco Department of Public Works  
Making San Francisco a beautiful, livable, vibrant, and sustainable city.

cc: File (2)  
Board of Supervisors (signed)  
Tax Collector's Office

APPROVED: December 23, 2014

MOHAMMED NURU, DIRECTOR

12/23/2014

12/23/2014

**X** Bruce R. Storrs

---

Storrs, Bruce  
City and County Surveyor

**X** Mohammed Nuru

---

Nuru, Mohammed  
Director, DPW



San Francisco Department of Public Works  
Making San Francisco a beautiful, livable, vibrant, and sustainable city.



RECEIVED  
BUREAU OF STREET USE & MAPPING



Phone: (415) 554-5827  
Fax: (415) 554-5324

<http://www.sfdpw.com>  
[subdivision.mapping@sfdpw.org](mailto:subdivision.mapping@sfdpw.org)

OCT 24 2013

Department of Public Works  
Office of the City and County Surveyor

DEPT OF PUBLIC WORKS

1155 Market Street, 3rd Floor  
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

Edwin M. Lee, Mayor  
Mohammed Nuru, Director

Fuad S. Sweiss, PE, PLS,  
City Engineer & Deputy Director of Engineering

### TENTATIVE MAP DECISION

NW

Date: August 29, 2013

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

Project ID: 7785			
Project Type: 6 Unit Condominium Conversion			
Address#	Street Name	Block	Lot
747	LYON ST	1159	001
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from environmental review per Class 1 California Environmental Quality Act Guidelines.

KB

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

NSR 2013 JFH B20  
Planning Commission Motion No. 18995

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code. Due to the following reasons (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

Enclosures:

- Application
- Print of Tentative Map

Sincerely,

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

PLANNING DEPARTMENT

DATE 10-22-13

*K. Burns* Karishka Burns  
for Mr. Scott F. Sanchez, Zoning Administrator

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

RECORDING REQUESTED BY: )

And When Recorded Mail To: )

Name: Daniel E. Fineman )

Address: 747 Lyon St, Apt 1 )

City: San Francisco, CA 94115 )

State: California )

CONFORMED COPY of document recorded

10/22/2013, 2013J774320

on \_\_\_\_\_ with document no. \_\_\_\_\_  
This document has not been compared with the original  
SAN FRANCISCO ASSESSOR-RECORDER

Space Above this Line For Recorder's Use

I (We) Daniel E. Fineman the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows:

**(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)**

**BEING ASSESSOR'S BLOCK: 1159; LOT: 001,  
COMMONLY KNOWN AS: 747 LYON 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. 2013.1273Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 7785.

The tentative map filed with the present application indicates that the subject building at 747 Lyon Street is a six-unit building located in a RH-3 (Residential, House, Three-Family) Zoning District. Within the RH-3 Zoning District, a maximum of three dwelling units can be considered legal and conforming to the Planning Code. The remaining three units must be considered a legal, nonconforming dwelling unit.

SEE ATTACHED

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

1. That three of the dwelling units shall be designated as nonconforming dwelling units if and when any future expansion occurs. Section 181 of the Planning Code provides that a nonconforming use, and any structure occupied by such a use shall not be enlarged,



**ACKNOWLEDGMENT**

State of California  
County of SAN MATEO)

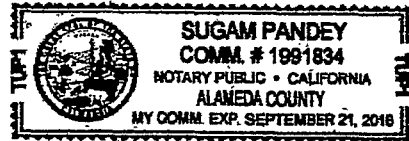
On 10/15/2013 before me, SUGAM PANDEY, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared Daniel E. Fineman  
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 Sugam Pandey (Seal)



Escrow No.: 12-36514913-BJ  
Locate No.: CACTI7738-7738-2365-0036514913  
Title No.: 12-36514913-RM

## EXHIBIT "A"

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

**AN UNDIVIDED 17.69% TENANCY-IN-COMMON INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL PROPERTY:**

Beginning at the point of intersection on the southerly line of Golden Gate Avenue and the westerly line of Lyon Street; running thence westerly along the southerly line of Golden Gate Avenue 37 feet 6 inches; thence at a right angle southerly 100 feet; thence at a right angle easterly 37 feet 6 inches to the westerly line of Lyon Street; thence at a right angle northerly along the last named line 100 feet to the point of beginning.

Being a portion of Western Addition Block No. 611.

APN: Lot 1, Block 1159

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

RECORDING REQUESTED BY: )

And When Recorded Mail To: )

Name: Yunfei Xie )

Address: 747 Lyon St. Apt 2 )

City: San Francisco, CA 94115 )

State: California )

CONFORMED COPY of document recorded

10/22/2013, 2013J774321

on \_\_\_\_\_ with document no \_\_\_\_\_  
This document has not been compared with the original  
SAN FRANCISCO ASSESSOR-RECORDER

Space Above this Line For Recorder's Use

I (We) Yunfei Xie, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows:

**(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)**

**BEING ASSESSOR'S BLOCK: 1159; LOT: 001,  
COMMONLY KNOWN AS: 747 LYON 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. 2013.1273Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 7785.

The tentative map filed with the present application indicates that the subject building at 747 Lyon Street is a six-unit building located in a RH-3 (Residential, House, Three-Family) Zoning District. Within the RH-3 Zoning District, a maximum of three dwelling units can be considered legal and conforming to the Planning Code. The remaining three units must be considered a legal, nonconforming dwelling unit.

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

1. That three of the dwelling units shall be designated as nonconforming dwelling units if and when any future expansion occurs. Section 181 of the Planning Code provides that 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. That the remaining three dwelling units shall remain legal and conforming, subject to all of the restrictions of the Code, and any other applicable City Codes. In case of conflict, the more restrictive City Code shall apply.
3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The property 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.

Dated: 10/17/2013 at San Francisco, California.

  
\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Agent's Signature)

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

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

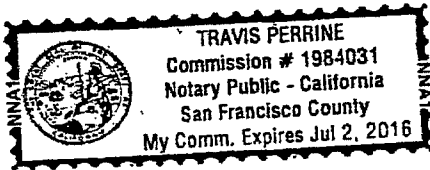
State of California

County of San Francisco }

On 10/17/2013 before me, Travis Perrine  
Date Here Insert Name and Title of the Officer

personally appeared Yunfei Xie  
Name(s) of Signer(s)

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



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

WITNESS my hand and official seal.

Signature: [Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

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

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

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

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

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

- Corporate Officer — Title(s): \_\_\_\_\_
- Individual
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

**RIGHT THUMBPRINT OF SIGNER**

Top of thumb here

- Corporate Officer — Title(s): \_\_\_\_\_
- Individual
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

**RIGHT THUMBPRINT OF SIGNER**

Top of thumb here

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

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

Escrow No.: 12-36514913-BJ  
Locate No.: CACTI7738-7738-2365-0036514913  
Title No.: 12-36514913-RM

## EXHIBIT "A"

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Beginning at the point of intersection on the southerly line of Golden Gate Avenue and the westerly line of Lyon Street; running thence westerly along the southerly line of Golden Gate Avenue 37 feet 6 inches; thence at a right angle southerly 100 feet; thence at a right angle easterly 37 feet 6 inches to the westerly line of Lyon Street; thence at a right angle northerly along the last named line 100 feet to the point of beginning.

Being a portion of Western Addition Block No. 611.

APN: Lot 1, Block 1159

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

RECORDING REQUESTED BY: )  
)  
And When Recorded Mail To: )  
)  
Name: Robert Gaddi )  
)  
Address: 747 Lyon St Apt 3 )  
)  
City: San Francisco )  
)  
State: California 94115 )

**CONFORMED COPY** of document recorded  
**10/22/2013, 2013J774322**  
on \_\_\_\_\_ with document no \_\_\_\_\_  
This document has not been compared with the original  
**SAN FRANCISCO ASSESSOR-RECORDER**

Space Above this Line For Recorder's Use

I (We) ROBERT GADDI, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows:

**(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)**

**BEING ASSESSOR'S BLOCK: 1159; LOT: 001,  
COMMONLY KNOWN AS: 747 LYON 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. 2013.1273Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 7785.

The tentative map filed with the present application indicates that the subject building at 747 Lyon Street is a six-unit building located in a RH-3 (Residential, House, Three-Family) Zoning District. Within the RH-3 Zoning District, a maximum of three dwelling units can be considered legal and conforming to the Planning Code. The remaining three units must be considered a legal, nonconforming dwelling unit.

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

1. That three of the dwelling units shall be designated as nonconforming dwelling units if and when any future expansion occurs. Section 181 of the Planning Code provides that a nonconforming use, and any structure occupied by such a use shall not be enlarged,

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The property 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.

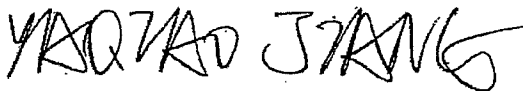
Dated: 21 OCT 2013 at San Francisco, California.

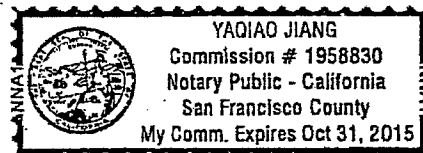
  
\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Agent's Signature)

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

State of California, County of San Francisco  
On 10/21/2013 before me YAOQIAO JIANG  
Notary Public, personally appeared Robert Kenneth Gaddi  
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.







Escrow No.: 12-36514913-BJ  
Locate No.: CACT17738-7738-2365-0036514913  
Title No.: 12-36514913-RM

## EXHIBIT "A"

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

**AN UNDIVIDED 17.69% TENANCY-IN-COMMON INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL PROPERTY:**

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Being a portion of Western Addition Block No. 611.

APN: Lot 1, Block 1159

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

RECORDING REQUESTED BY: )

And When Recorded Mail To: )

Name: Joan E. Allen )

Address: 747 Lyon St Apt 3 )

City: San Francisco )

State: California 94115 )

CONFORMED COPY of document recorded  
10/22/2013, 2013J774323

on \_\_\_\_\_ with document no \_\_\_\_\_  
This document has not been compared with the original  
SAN FRANCISCO ASSESSOR-RECORDER

Space Above this Line For Recorder's Use

I (We) Joan E. Allen, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows:

**(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)**  
**BEING ASSESSOR'S BLOCK: 1159; LOT: 001,**  
**COMMONLY KNOWN AS: 747 LYON STREET**

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The tentative map filed with the present application indicates that the subject building at 747 Lyon Street is a six-unit building located in a RH-3 (Residential, House, Three-Family) Zoning District. Within the RH-3 Zoning District, a maximum of three dwelling units can be considered legal and conforming to the Planning Code. The remaining three units must be considered a legal, nonconforming dwelling unit.

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

1. That three of the dwelling units shall be designated as nonconforming dwelling units if and when any future expansion occurs. Section 181 of the Planning Code provides that 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. That the remaining three dwelling units shall remain legal and conforming, subject to all of the restrictions of the Code, and any other applicable City Codes. In case of conflict, the more restrictive City Code shall apply.
3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The property 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.

Dated: 10/21/2013 at Oakland *du*, California.

*[Handwritten Signature]*  
(Owner's Signature)

\_\_\_\_\_  
(Agent's Signature)

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

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Alameda

On Oct. 21, 2013 before me,

S. Grimaldo

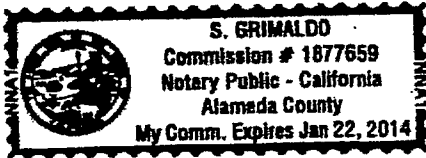
Here Insert Name and Title of the Officer

personally appeared

Joan E Allen

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.

Place Notary Seal Above

Signature

*[Handwritten Signature]*

Signature of Notary Public

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

Description of Attached Document

San Francisco (property @ 747 Lyon St.)

Title or Type of Document:

Notice of Special Restriction under planning code

Document Date:

10/21/2013

Number of Pages:

2

Signer(s) Other Than Named Above:

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

Signer's Name:

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

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

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer's Name:

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

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

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Escrow No.: 12-36514913-BI  
Locate No.: CACTI7738-7738-2365-0036514913  
Title No.: 12-36514913-RM

## EXHIBIT "A"

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

**AN UNDIVIDED 17.69% TENANCY-IN-COMMON INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL PROPERTY:**

Beginning at the point of intersection on the southerly line of Golden Gate Avenue and the westerly line of Lyon Street; running thence westerly along the southerly line of Golden Gate Avenue 37 feet 6 inches; thence at a right angle southerly 100 feet ; thence at a right angle easterly 37 feet 6 inches to the westerly line of Lyon Street; thence at a right angle northerly along the last named line 100 feet to the point of beginning.

Being a portion of Western Addition Block No. 611.

APN: Lot 1, Block 1159

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

RECORDING REQUESTED BY: )

And When Recorded Mail To: )

Name: SAM SARACINO )

Address: 2502 34th Ave S )

City: Seattle, WA 98144 )

State: California )

CONFORMED COPY of document recorded

10/22/2013, 2013J774324

on \_\_\_\_\_ with document no. \_\_\_\_\_  
This document has not been compared with the original  
SAN FRANCISCO ASSESSOR-RECORDER

Space Above this Line For Recorder's Use

I (We) SAM SARACINO the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows:

**(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)**

**BEING ASSESSOR'S BLOCK: 1159; LOT: 001,  
COMMONLY KNOWN AS: 747 LYON 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. 2013.1273Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 7785.

The tentative map filed with the present application indicates that the subject building at 747 Lyon Street is a six-unit building located in a RH-3 (Residential, House, Three-Family) Zoning District. Within the RH-3 Zoning District, a maximum of three dwelling units can be considered legal and conforming to the Planning Code. The remaining three units must be considered a legal, nonconforming dwelling unit.

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

1. That three of the dwelling units shall be designated as nonconforming dwelling units if and when any future expansion occurs. Section 181 of the Planning Code provides that 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. That the remaining three dwelling units shall remain legal and conforming, subject to all of the restrictions of the Code, and any other applicable City Codes. In case of conflict, the more restrictive City Code shall apply.
3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The property 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.

Dated: 10/17/13 <sup>Seattle WA</sup> at ~~San Francisco, California.~~

Samuel F. Saracino  
(Owner's Signature)

\_\_\_\_\_  
(Agent's Signature)

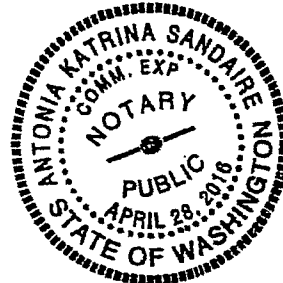
This signature(s) must be acknowledged by a notary public before recordation; add Notary Public Certification and Official Notarial Seal.

STATE OF WASHINGTON  
COUNTY OF King

On this day personally appeared before me Samuel F. Saracino, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 17<sup>th</sup> day of OCTOBER, 20 13.

[Signature]  
Notary Public residing at Seattle, WA  
Printed Name: ANTONIA KATRINA SANDAIRE  
My Commission Expires: 4/29/2018



Escrow No.: 12-36514913-BJ  
Locate No.: CACTI7738-7738-2365-0036514913  
Title No.: 12-36514913-RM

## EXHIBIT "A"

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Being a portion of Western Addition Block No. 611.

APN: Lot 1, Block 1159



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

RECORDING REQUESTED BY: )  
)  
And When Recorded Mail To: )  
)  
Name: KATHARINE DOTY )  
)  
Address: 747 LYON ST, #5 )  
)  
City: SAN FRANCISCO )  
)  
State: California )

CONFORMED COPY of document recorded

10/22/2013, 2013J774325

on \_\_\_\_\_ with document no. \_\_\_\_\_  
This document has not been compared with the original  
SAN FRANCISCO ASSESSOR-RECORDER

Space Above this Line For Recorder's Use

I (We) KATHARINE DOTY, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows:

**(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)**

**BEING ASSESSOR'S BLOCK: 1159; LOT: 001,  
COMMONLY KNOWN AS: 747 LYON 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. 2013.1273Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 7785.

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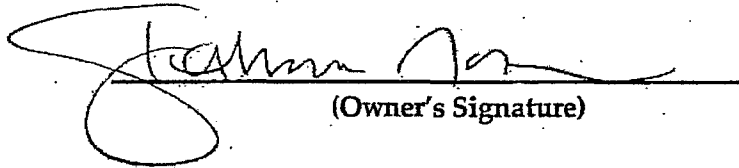
## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: Oct 19, 2013 at San Francisco, California.

  
(Owner's Signature)

SEE ATTACHMENT  
(Agent's Signature)

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

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of San Francisco

On 10/19/2013 before me, \*\*\*\*\*ALICIA MARIE JIMENEZ, NOTARY PUBLIC\*\*\*\*\*

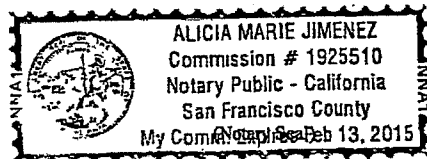
personally appeared KATHERINE DOTY

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 of Notary Public



## ADDITIONAL OPTIONAL INFORMATION

<b>DESCRIPTION OF THE ATTACHED DOCUMENT</b> <b>NOTICE OF SPECIAL RESTRICTIONS</b>
TITLE OR DESCRIPTION OF ATTACHED DOCUMENT
<b>UNDER THE PLANNING CODE</b>
TITLE OR DESCRIPTION OF ATTACHED DOCUMENT CONTINUED
Number of Pages <u>2</u> Document Date <u>10/19/2013</u>

<b>CAPACITY CLAIMED BY THE SIGNER</b>
<input checked="" type="checkbox"/> Individual (s)
<input type="checkbox"/> Corporate Officer
_____ (Title)
<input type="checkbox"/> Partner(s)
<input type="checkbox"/> Attorney-in-Fact
<input type="checkbox"/> Trustee(s)
<input type="checkbox"/> Other

Escrow No.: 12-36514913-BJ  
Locate No.: CACT17738-7738-2365-0036514913  
Title No.: 12-36514913-RM

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Being a portion of Western Addition Block No. 611.

APN: Lot 1, Block 1159

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

RECORDING REQUESTED BY: )  
 )  
 And When Recorded Mail To: )  
 )  
 Name: STACY MAHFFET )  
 )  
 Address: 747 LYON ST, APT. 6 )  
 )  
 City: SAN FRANCISCO )  
 )  
 State: California 94115 )

CONFORMED COPY of document recorded  
 10/22/2013, 2013J774325  
 on \_\_\_\_\_ with Doc# \_\_\_\_\_  
 This document has not been compared with the original  
 SAN FRANCISCO ASSESSOR-RECORDER

Space Above this Line For Recorder's Use

I (we) STACY MAHFFET the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows:

**(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)**  
**BEING ASSESSOR'S BLOCK: 1159; LOT: 001,**  
**COMMONLY KNOWN AS: 747 LYON STREET**

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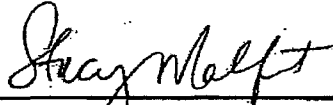
**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

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Dated: October 16, 2013 at San Francisco, California.



\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Agent's Signature)

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

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

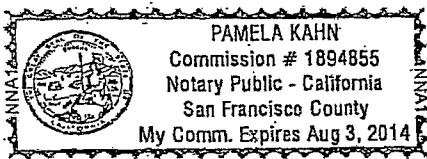
State of California

County of San Francisco

On 10.16.2013 before me, Pamela Kahn Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Stacy M. ANNET  
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 Pamela Kahn  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: Notice of Special Restrictions under planning

Document Date: \_\_\_\_\_ Number of Pages: 1002

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

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

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

Individual

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

Partner —  Limited  General

Attorney in Fact

Trustee

Guardian or Conservator

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

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

\_\_\_\_\_



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

Individual

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

Partner —  Limited  General

Attorney in Fact

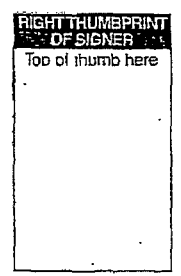
Trustee

Guardian or Conservator

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

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

\_\_\_\_\_



Escrow No.: 12-36514913-BI  
Locate No.: CACTI7738-7738-2365-0036514913  
Title No.: 12-36514913-RM

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Being a portion of Western Addition Block No. 611.

APN: Lot 1, Block 1159





---

**I, José Cisneros, Tax Collector of the City and County San Francisco, State of California, do hereby certify that according to the records of my office, there are no liens against the subdivision designated on the map entitled:**

**Block No. 1159 Lot No. 001**

**Address: 747 Lyon St.**

**for unpaid City & County property taxes or special assessments collected as taxes.**

**José Cisneros**

**Tax Collector**

---

**Dated this 26<sup>th</sup> day of November 2014**



3459

GENERAL NOTES

A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4286. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 6 DWELLING UNITS.

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

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

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

D) IN THE EVENT THE AREAS IDENTIFIED IN (C)(II) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS.

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 LYON STREET AND GOLDEN GATE AVE 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) ENCROACHMENT FROM/ONTO ADJOINING PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE THERE FROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

APPROVALS

THIS MAP IS APPROVED THIS DAY OF 2014

BY: DATE:

MOHAMMED MARI
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM
DENNIS J. HERRERA, CITY ATTORNEY

BY:
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL

ON 2014, 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.

BENEFICIARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON August 12, 2014
BEFORE ME Nancy E. Green A NOTARY PUBLIC
PERSONALLY APPEARED Janet E. Cuff

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/HEY 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 THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND SEAL
SIGNATURE [Signature] (SEAL)

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2011-RF-365935

MY COMMISSION EXPIRES: April 30, 2016

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Highland

OWNER'S ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON July 21, 2014
BEFORE ME Alan Leong A NOTARY PUBLIC
PERSONALLY APPEARED Jean Elizabeth Allen

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/HEY 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 THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND SEAL
SIGNATURE [Signature] (SEAL)

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2066931

MY COMMISSION EXPIRES: May 19, 2018

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

OWNER'S ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON 20
BEFORE ME A NOTARY PUBLIC
PERSONALLY APPEARED

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/HEY 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 THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND SEAL
SIGNATURE (SEAL)

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.:

MY COMMISSION EXPIRES:

COUNTY OF PRINCIPAL PLACE OF BUSINESS:

BENEFICIARY ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON August 27, 2014
BEFORE ME NICK DEMOPOLKOS A 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/IT/HEY 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 THE PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND SEAL
SIGNATURE [Signature] (SEAL)

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2047194

MY COMMISSION EXPIRES: Oct 27, 2017

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

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 2014 APPROVED THIS MAP ENTITLED, 'FINAL MAP NO. 7785' IN TESTIMONY WHEREOF, I HAVE HERELTO 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

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

THE REAL PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN NOTICE OF SPECIAL RESTRICTIONS RECORDED ON 012222015, AS MODIFIED NOS. 2013.0774325, 2013.0774321, 2013.0774322, 2013.0774323, 2013.0774324, 2013.0774325, 2013.0774326, OFFICIAL RECORDS CITY AND COUNTY OF SAN FRANCISCO.

FINAL MAP #7785

OF
A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY AS
DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED
MAY 31, 2012 IN REEL K658, IMAGE 0666 O.R.
CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
JUNE 2014

GEOMETRIX
SURVEYING ENGINEERING INC.



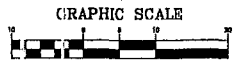
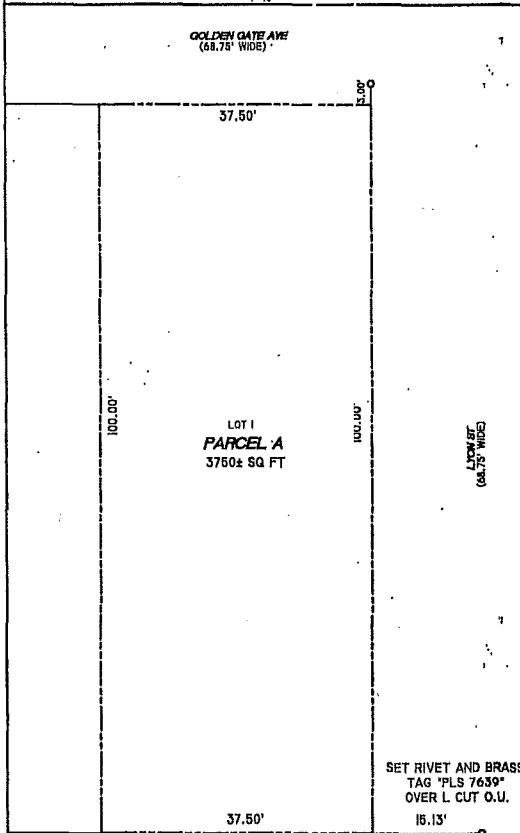
5436 CALIFORNIA STREET
SAN FRANCISCO, CA 94116
(415) 422-0527
(415) 422-0577
LOU@GEOMETRIXSURVEY.COM
WWW.GEOMETRIXSURVEY.COM

3460

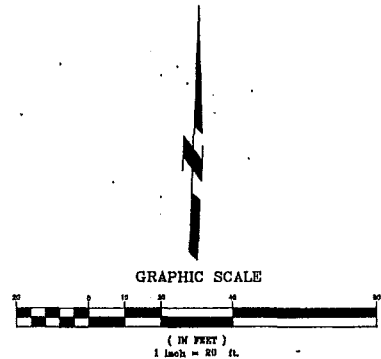
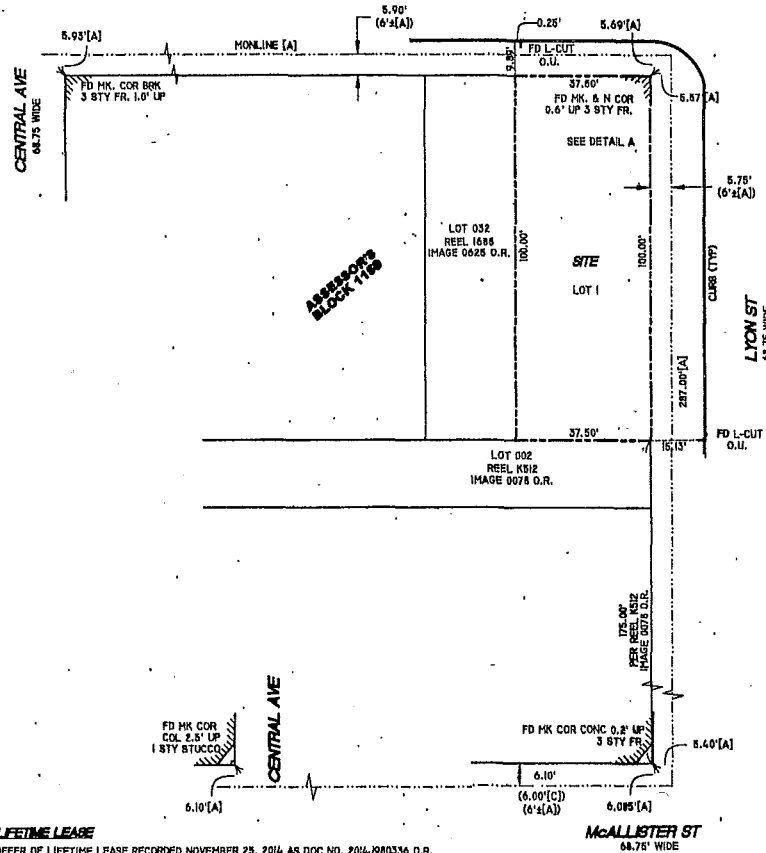
**BASIS OF SURVEY**  
 DEED RECORDED IN REEL K658, IMAGE 0666, O.R.  
 THE MONUMENT LINE ON GOLDEN GATE AVE, AS SHOWN F. BREON.

**NOTES**  
 (1) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.  
 (2) ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

**DETAIL A**  
 1"=10'



**GOLDEN GATE AVE**  
 68.75' WIDE



**LEGEND**  
 O.R. OFFICIAL RECORDS CITY AND COUNTY OF SAN FRANCISCO  
 MONLINE MONUMENT LINE  
 SET RIVET AND BRASS TAG 'PLS 7639' OR AS NOTED  
 DEED LINE  
 ( ) RECORD DIMENSION  
 O.U. ORIGIN UNKNOWN

ASSESSOR'S LOT	UNIT
60	UNIT 1
61	UNIT 2
62	UNIT 3
63	UNIT 4
64	UNIT 5
65	UNIT 6

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

**LIFETIME LEASE**  
 OFFER OF LIFETIME LEASE RECORDED NOVEMBER 25, 2014 AS DOC NO. 2014-0980336 O.R.  
 AN AGREEMENT TO PROVIDE A LIFETIME LEASE RECORDED ON December 19, 2014 AS DOC NO. 2014-1981132  
 A LIFETIME LEASE RECORDED ON \_\_\_\_\_ AS DOC NO. \_\_\_\_\_

**REFERENCES**  
 THE FOLLOWING DOCUMENTS WERE REVIEWED AS A PART OF THE SURVEY. MAP REFERENCES UTILIZED IN THE OPINION ARE SHOWN NEXT TO THE RELEVANT DIMENSIONS IN BRACKETS [ ].

[A] MONUMENT MAP NO. 40 ON FILE IN THE OFFICE OF CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.  
 [B] BLOCK DIAGRAM ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.  
 [C] CONDOMINIUM MAP FILED IN BOOK 79 OF CONDO MAPS, PAGES 47-79 O.R.  
 [D] CONDOMINIUM MAP FILED IN BOOK 83 OF CONDO MAPS, PAGES 180-182 O.R.  
 [E] GRANT DEED RECORDED IN REEL K658, IMAGE 0666, O.R.  
 [F] CONDOMINIUM MAP #4043 FILED IN BOOK 100 OF CONDO MAPS, PAGES 200-201 O.R.  
 [G] RECORD OF SURVEY #1217 FILED IN BOOK 88 OF MAPS, PAGE 109 O.R.

**FINAL MAP #7785**  
 OF  
 A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT  
 A SUBDIVISION OF THAT REAL PROPERTY AS  
 DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED  
 MAY 31, 2012 IN REEL K658, IMAGE 0666 O.R.  
 CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA  
 SCALE 1"=20' DEC 2014

**GEOMETRIX**  
 SURVEYING ENGINEERING INC.  
 5636 CALIFORNIA STREET  
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