

File No. 190026

Committee Item No. _____

Board Item No. 77

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: January 15, 2019

Cmte Board

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | 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. 200189 - 11/21/2018</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Department Decision - 04/27/2017</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificates - 01/10/2019</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: Jocelyn Wong

Date: January 10, 2019

Prepared by: _____

Date: _____

1 [Final Map 9202 - 680-698 Page Street]

2
3 **Motion approving Final Map 9202, a 12 unit residential condominium project, Lots 1, 2,**
4 **3, and 4, each being a three-unit subdivision, located at 680-698 Page Street, being a**
5 **subdivision of Assessor’s Parcel Block No. 0843, Lot Nos. 051 through 054; and**
6 **adopting findings pursuant to the General Plan, and the eight priority policies of**
7 **Planning Code, Section 101.1.**

8
9 MOVED, That the certain map entitled “FINAL MAP 9202”, a 12 unit residential
10 condominium project, lots 1, 2, 3 and 4 each being a three-unit subdivision, located at 680-
11 698 Page Street, being a subdivision of Assessor’s Parcel Block No. 0843, Lot Nos. 051
12 through 054, comprising three sheets, approved November 21, 2018, by Department of Public
13 Works Order No. 200165 is hereby approved and said map is adopted as an Official Final
14 Map 9202; and, be it

15 FURTHER MOVED, That the Board of Supervisors adopts as its own and incorporates
16 by reference herein as though fully set forth the findings made by the Planning Department,
17 by its letter dated April 27, 2017, that the proposed subdivision is consistent with the General
18 Plan, and the priority policies of Planning Code, Section 101.1; and, be it

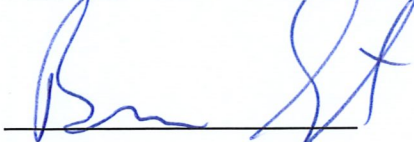
19 FURTHER MOVED, That the Board of Supervisors hereby authorizes the Director of
20 the Department of Public Works to enter all necessary recording information on the Final Map
21 and authorizes the Clerk of the Board of Supervisors to execute the Clerk’s Statement as set
22 forth herein; and, be it

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

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

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor

RECOMMENDED:



Julia Dawson
Acting Director

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



London N. Breed, Mayor
Mohammed Nuru, Director

Public Works Order No: 200189

CITY AND COUNTY OF SAN FRANCISCO
SAN FRANCISCO PUBLIC WORKS

APPROVING FINAL MAP 9202, 680-698 PAGE STREET, A 12 UNIT RESIDENTIAL CONDOMINIUM PROJECT, LOTS 1, 2, 3 AND 4 EACH BEING A 3 UNIT SUBDIVISION, BEING A SUBDIVISION OF LOTS 051 THROUGH 054 IN ASSESSORS BLOCK NO. 0843 (OR ASSESSORS PARCEL NUMBERS 0843-051 THRU 054). [SEE MAP]

A 12 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated APRIL 27, 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 9202”, 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 APRIL 27, 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^{97ABC41507B0494...}
County Surveyor

X DocuSigned by:
Mohammed Nuru

Nuru, Mohammed^{145AB17F474FA...}
Director

Certificate Of Completion

Envelope Id: F77476331290468689EFD17B00AA6A4B	Status: Completed
Subject: Order 200189 - Final Map 9202 ; 680-698 Page Street	
Source Envelope:	
Document Pages: 2	Signatures: 2
Certificate Pages: 2	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	DPW DocuSign
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	30 Van Ness Ave. Suite 4400
	San Francisco, CA 94102
	dpw-docusign.service@sfdpw.org
	IP Address: 208.121.64.13

Record Tracking

Status: Original	Holder: DPW DocuSign	Location: DocuSign
11/13/2018 3:54:45 PM	dpw-docusign.service@sfdpw.org	

Signer Events

Bruce Storrs
 Bruce.Storrs@sfdpw.org
 Public Works
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 97ABC41507B0494...
 Signature Adoption: Pre-selected Style
 Using IP Address: 208.121.64.13

Timestamp

Sent: 11/13/2018 3:54:46 PM
 Viewed: 11/21/2018 10:39:12 AM
 Signed: 11/21/2018 10:39:21 AM

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

Mohammed Nuru
 Mohammed.Nuru@sfdpw.org
 Director
 Public Works
 Security Level: Email, Account Authentication (None)

DocuSigned by:

 81145AB17F474FA...
 Signature Adoption: Pre-selected Style
 Using IP Address: 208.121.64.7

Sent: 11/21/2018 10:39:22 AM
 Viewed: 11/21/2018 10:43:19 AM
 Signed: 11/21/2018 10:43:25 AM

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

In Person Signer Events	Signature	Timestamp
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Editor Delivery Events	Status	Timestamp
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Agent Delivery Events	Status	Timestamp
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Intermediary Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Poett, Gordon
 Gordon.Poett@sfdpw.org
 Public Works
 Security Level: Email, Account Authentication (None)

COPIED

Sent: 11/13/2018 3:54:46 PM
 Viewed: 11/14/2018 7:42:08 AM

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

Carbon Copy Events	Status	Timestamp
Steinberg, David David.Steinberg@sfdpw.org Executive Assistant to the Director San Francisco Public Works Security Level: Email, Account Authentication (None)	COPIED	Sent: 11/21/2018 10:39:22 AM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		

Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	11/21/2018 10:39:22 AM
Certified Delivered	Security Checked	11/21/2018 10:43:19 AM
Signing Complete	Security Checked	11/21/2018 10:43:25 AM
Completed	Security Checked	11/21/2018 10:43:25 AM

Payment Events	Status	Timestamps
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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: March 15, 2017

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

Project ID: 9202			
Project Type: 12 Residential Units New Construction Condominium Project			
Address#	StreetName	Block	Lot
680 - 698	PAGE ST	0843	051-54
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

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

Sincerely,

 James Ryan
 2017.03.15 14:40:44 -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 32, CEQA Determination Date 4/29/14, based on the attached checklist.

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

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

PLANNING DEPARTMENT

Signed Wayne A. Farrens
Digitally signed by Wayne A. Farrens
 DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning,
 ou=Current Planning, cn=Wayne A. Farrens,
 email=Wayne.Farrens@sfgov.org
 Date: 2017.04.27 15:24:45 -07'00'

Date 4/27/17

Planner's Name Wayne Farrens
 for, Scott F. Sanchez, Zoning Administrator



**CERTIFICATE OF REDEMPTIONS OFFICER
SHOWING TAXES AND ASSESSMENTS PAID.**

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 0843 Lot No. 051

Address: 680 - 684 Page Street

for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

David Augustine, Tax Collector

The above certificate pertains to taxes and special assessments collected as taxes for the period prior to this current tax year.

Dated this 10th day of January. This certificate is valid for the earlier of 60 days from this date or December 31, 2019. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



**CERTIFICATE OF REDEMPTIONS OFFICER
SHOWING TAXES AND ASSESSMENTS PAID.**

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 0843 Lot No. 052

Address: 686 - 690 Page Street

for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

David Augustine, Tax Collector

The above certificate pertains to taxes and special assessments collected as taxes for the period prior to this current tax year.

Dated this 10th day of January. This certificate is valid for the earlier of 60 days from this date or December 31, 2019. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



CERTIFICATE SHOWING TAXES A LIEN, BUT NOT YET DUE

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that the subdivision designated on the map entitled is subject to the following City & County property taxes and Special Assessments which are a lien on the property but which taxes are not yet due:

Block No. 0843 Lot No. 052

Address: 686 - 690 Page Street

Estimated probable assessed value of property within the proposed Subdivision/Parcel

Map: 1871743

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$22,461

Amount of Assessments not yet due: \$1,199.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 10th day of January. This certificate is valid for the earlier of 60 days from this date or December 31, 2019. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



**CERTIFICATE OF REDEMPTIONS OFFICER
SHOWING TAXES AND ASSESSMENTS PAID.**

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 0843 Lot No. 053

Address: 692 - 696 Page Street

for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

David Augustine, Tax Collector

The above certificate pertains to taxes and special assessments collected as taxes for the period prior to this current tax year.

Dated this 10th day of January. This certificate is valid for the earlier of 60 days from this date or December 31, 2019. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



**CERTIFICATE OF REDEMPTIONS OFFICER
SHOWING TAXES AND ASSESSMENTS PAID.**

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 0843 Lot No. 054

Address: 698 Page Street, Units#1,2&3

for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

David Augustine, Tax Collector

The above certificate pertains to taxes and special assessments collected as taxes for the period prior to this current tax year.

Dated this 10th day of January. This certificate is valid for the earlier of 60 days from this date or December 31, 2019. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



CERTIFICATE SHOWING TAXES A LIEN, BUT NOT YET DUE

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that the subdivision designated on the map entitled is subject to the following City & County property taxes and Special Assessments which are a lien on the property but which taxes are not yet due:

Block No. 0843 Lot No. 054

Address: 698 Page Street, Units#1,2&3

Estimated probable assessed value of property within the proposed Subdivision/Parcel

Map: 2074236

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$24,891.00

Amount of Assessments not yet due: \$1,199.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 10th day of January. This certificate is valid for the earlier of 60 days from this date or December 31, 2019. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.

OWNER'S STATEMENT:

"WE HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND HOLDERS OF SECURITY INTEREST OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO MAKING AND RECORDING OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE; THAT SAID MAP CONSTITUTES AND CONSISTS OF A SURVEY MAP SHOWING MONUMENTATION ON THE GROUND WITHIN THE MEANING OF PARAGRAPHS 4120 AND 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA; AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP PURSUANT TO DIVISION 4, PART 5, CHAPTER 3, ARTICLE 4 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA."

IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS:

PAGE STEINER ASSOCIATES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

[Signature]
VICTOR QUAN, MANAGING MEMBER

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 October 4, 2018 BEFORE ME, Carolyn C. CUA) NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: VICTOR QUAN
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:

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

CAROLYN C. CUA) COMMISSION # OF NOTARY: 2116998
PRINTED NAME:)
July 31, 2019) San Francisco
COMMISSION EXPIRES:) PRINCIPAL COUNTY OF BUSINESS:

RECORDER'S STATEMENT:

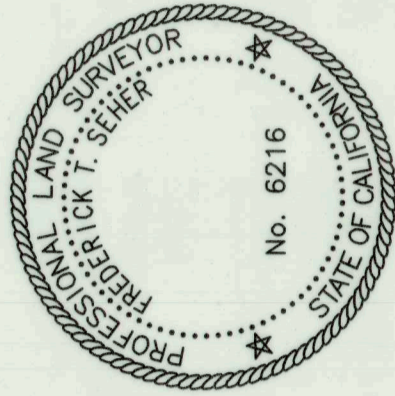
FILED THIS DAY OF 20..... AT M.
IN BOOK OF CONDOMINIUM MAPS, AT PAGE(S) AT THE REQUEST OF
FREDERICK T. SEHER.

SIGNED
COUNTY RECORDER

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 VICTOR QUAN ON JANUARY 18, 2012. 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.

[Signature]
FREDERICK T. SEHER, PLS
LICENSE NO. 6216



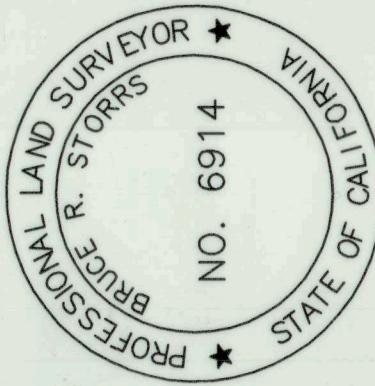
DATE: 11-05-18

CITY AND COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL 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

[Signature]
BRUCE R. STORRS L.S. 6914



DATE: NOVEMBER 30, 2018

BENEFICIARY 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 Contra Costa)
ON 10/30/18 BEFORE ME, Timothy Brian Imms) NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: David John Funkhouser
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:

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

Timothy Brian Imms) COMMISSION # OF NOTARY: #2171217
PRINTED NAME:)
November 6, 2018) Contra Costa County
COMMISSION EXPIRES:) PRINCIPAL COUNTY OF BUSINESS:

FINAL MAP NO. 9202
LOTS 1, 2, 3, AND 4, EACH BEING A 3 UNIT RESIDENTIAL CONDOMINIUM PROJECT

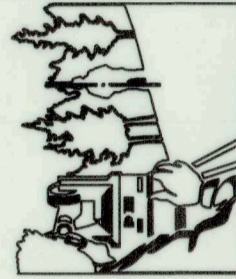
BEING A SUBDIVISION OF PARCELS "A", "B", "C" AND "D" AS SHOWN ON THE MAP ENTITLED "PARCEL MAP NO. 7867", FILED FOR RECORD ON NOVEMBER 6, 2015, IN BOOK 49 OF PARCEL MAPS, PAGES 61-62, INCLUSIVE, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A TOTAL OF 12 NEW RESIDENTIAL CONDOMINIUMS

ALSO BEING A PART OF WESTERN ADDITION BLOCK NO. 370

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
OCTOBER, 2018



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7890 FAX (415) 921-7655

TAX STATEMENT:

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

DATED DAY OF 20.....

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

CLERK'S STATEMENT:

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY

ITS MOTION NO., ADOPTED 20....., APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 9202".

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

APPROVALS:

THIS MAP IS APPROVED THIS DAY OF 20.....

BY ORDER NO.

BY: DATE:

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

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY

BY:

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

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.

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 TWELVE (12) 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)(i) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF 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 PAGE STREET AND STEINER STREET ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCRoACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).

G) SIGNIFICANT ENCRoACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCRoACHMENTS FROM/ONTO ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCRoACHMENTS WHETHER DEPICTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCRoACHMENT AREA TO ANY PROPERTY OWNER.

NOTES:

THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE TERMS AND PROVISIONS AS DESCRIBED IN THE FOLLOWING RECORDED DOCUMENTS:

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"

RECORDED ON JANUARY 8, 2015,
DOCUMENT NUMBER 2015-K002156-00

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"

RECORDED ON DECEMBER 31, 2014,
DOCUMENT NUMBER 2014-J999584-00

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"

RECORDED ON SEPTEMBER 19, 2018,
DOCUMENT NUMBER 2018-K674089-00

FINAL MAP NO. 9202

LOTS 1, 2, 3, AND 4, EACH BEING A 3 UNIT RESIDENTIAL CONDOMINIUM PROJECT

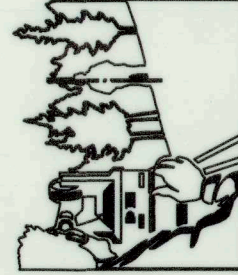
BEING A SUBDIVISION OF PARCELS "A", "B", "C" AND "D" AS SHOWN ON THE MAP ENTITLED "PARCEL MAP NO. 7867", FILED FOR RECORD ON NOVEMBER 6, 2015, IN BOOK 49 OF PARCEL MAPS, PAGES 61-62, INCLUSIVE, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A TOTAL OF 12 NEW RESIDENTIAL CONDOMINIUMS

ALSO BEING A PART OF WESTERN ADDITION BLOCK NO. 370

CITY AND COUNTY OF SAN FRANCISCO

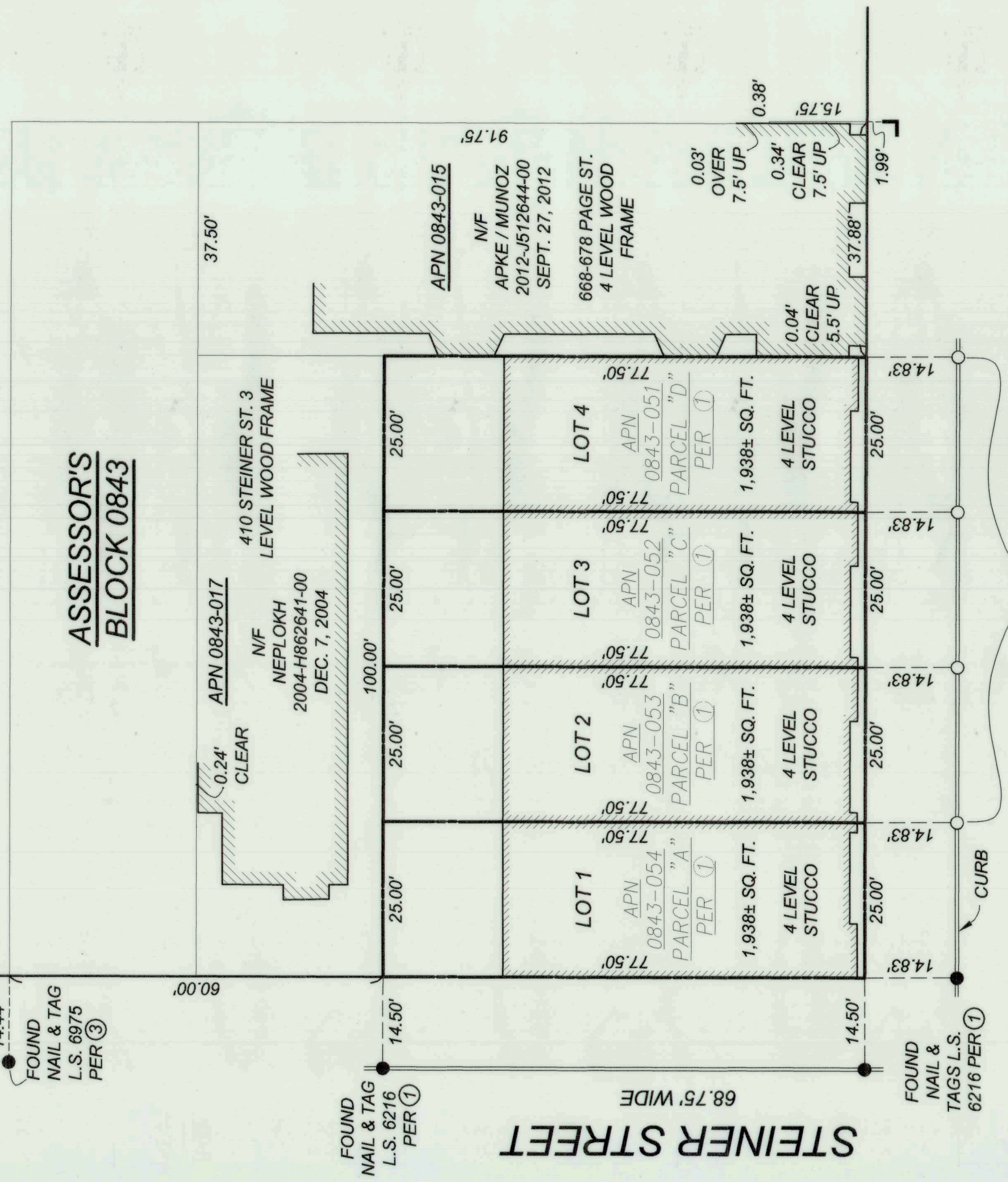
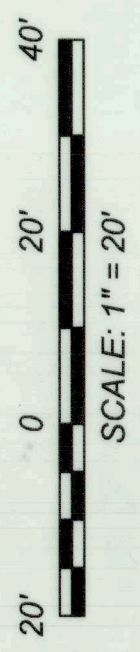
CALIFORNIA
OCTOBER, 2018



Frederick T. Seher & Associates, Inc.

PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7690 FAX (415) 921-7655

DETAIL



MAP AND DEED REFERENCES:

- ① PARCEL MAP NO. 7867, RECORDED NOVEMBER 6, 2015, IN BOOK 49 OF PARCEL MAPS, PAGES 61-62, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
- ② MONUMENT MAP NO. 027, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- ③ PARCEL MAP NO. 6122, RECORDED NOVEMBER 22, 2010, IN BOOK 114 OF CONDOMINIUM MAPS, PAGES 151-152, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.

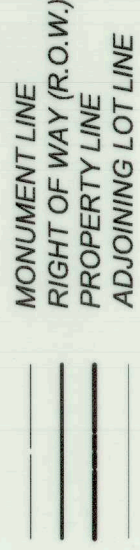
BOUNDARY NOTES:

- 1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED; MONUMENT LINES ARE AS SHOWN.
- 2. ALL DISTANCES SHOWN HEREON ARE MEASURED UNLESS SHOWN OTHERWISE.
- 3. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
- 4. DETAILS NEAR FOUND "L" CUTS AND PROPERTY LINE ARE NOT TO SCALE AND ARE EXAGGERATED FOR CLARITY.

NOTE:

DISTANCES FROM BUILDING CORNERS TO PROPERTY LINE WERE TAKEN AT 5.0' UP FROM GROUND (OR AS NOTED). BUILDING TRIMS ARE EXCLUDED FROM THESE DISTANCES.

LINETYPES:



BASIS OF SURVEY:

BLOCK LINES OF BLOCK 0843 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE IDENTIFIED AS BASIS OF SURVEY LINE. OTHER STREET LINES SHOWN HEREON WERE NOT ESTABLISHED. THEY ARE SHOWN TO FACILITATE THE RECOVERY OF MONUMENT LINE REFERENCE POINTS.

LEGEND:

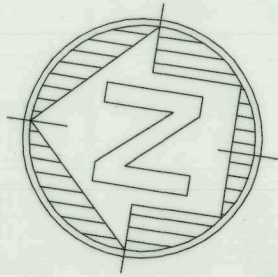
- FOUND BRASS NAIL & TAG (3/4") PER REFERENCE (OR AS NOTED)
- RESET BRASS NAIL & TAG (3/4") L.S. 6216 IN CURB
- () INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
- L "L" CUT, ORIGIN AS NOTED (OR UNKNOWN)
- N/F NOW OR FORMERLY

ASSESSOR'S PARCEL NUMBER (APN) NOTE:

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

FURTHER SUBDIVISION OF LOT 1 (APN 0843-054)			FURTHER SUBDIVISION OF LOT 3 (APN 0843-052)		
UNIT NUMBER	PROPOSED APN:		UNIT NUMBER	PROPOSED APN:	
698 PAGE #1	0843-055		686 PAGE ST.	0843-058	
698 PAGE #2	0843-056		688 PAGE ST.	0843-059	
698 PAGE #3	0843-057		690 PAGE ST.	0843-060	

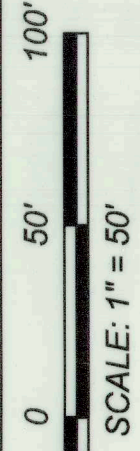
FURTHER SUBDIVISION OF LOT 2 (APN 0843-053)			FURTHER SUBDIVISION OF LOT 4 (APN 0843-051)		
UNIT NUMBER	PROPOSED APN:		UNIT NUMBER	PROPOSED APN:	
692 PAGE ST.	0843-061		680 PAGE ST.	0843-064	
694 PAGE ST.	0843-062		682 PAGE ST.	0843-065	
696 PAGE ST.	0843-063		684 PAGE ST.	0843-066	



OAK STREET

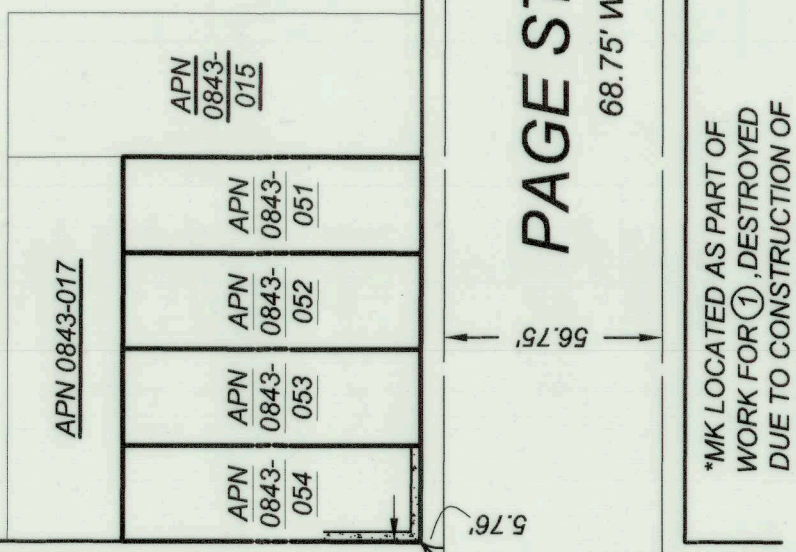
68.75' WIDE
424.49' (424.50') ②
CITY MONUMENT LINE

MONUMENT LINE AND BOUNDARY CONTROL



ASSESSOR'S BLOCK 0843

SEE DETAIL



FINAL MAP NO. 9202

LOTS 1, 2, 3, AND 4, EACH BEING A 3 UNIT RESIDENTIAL CONDOMINIUM PROJECT

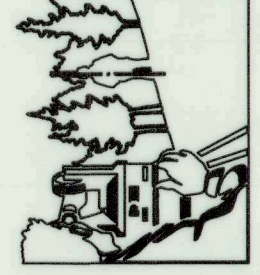
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CITY AND COUNTY OF SAN FRANCISCO
SCALE AS NOTED

CALIFORNIA
OCTOBER, 2018



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SHEET THREE OF THREE SHEETS