

File No. 200239

Committee Item No. _____

Board Item No. 30

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: March 10, 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 checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Public Works Order No. 202661 - 02/14/20 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tentative Map Decision - 09/21/18 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tax Certificate - 01/17/20 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Final Maps |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
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| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: Lisa Lew

Date: March 6, 2020

Prepared by: _____

Date: _____

1 [Final Map 9574 - 7-11 Germania Street and 73-77 Webster Street]
2

3 **Motion approving Final Map 9574, a six residential unit condominium project, located at**
4 **7-11 Germania Street and 73-77 Webster Street, being a subdivision of Assessor's**
5 **Parcel Block No. 0868, Lot No. 003; and adopting findings pursuant to the General Plan,**
6 **and the eight priority policies of Planning Code, Section 101.1.**
7

8 MOVED, That the certain map entitled "Final Map 9574", a six residential unit
9 condominium project, located at 7-11 Germania Street and 73-77 Webster Street, being a
10 subdivision of Assessor's Parcel Block No. 0868, Lot No. 003, comprising four sheets,
11 approved February 14, 2020, by Department of Public Works Order No. 202661 is hereby
12 approved and said map is adopted as an Official Final Map 9574; 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 September 21, 2018, that the proposed subdivision is
16 consistent with the General Plan, and the eight priority policies of Planning Code, Section
17 101.1; and, be it

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

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

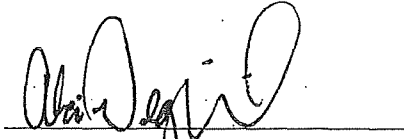
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DESCRIPTION APPROVED:



Bruce Storrs, PLS
City and County Surveyor

RECOMMENDED:



Alaric Degrafinried
Acting Director of Public Works



San Francisco Public Works
General – Director’s Office
City Hall, Room 348
1 Dr. Carlton B. Goodlett Place, S.F., CA 94102
(415) 554-6920 www.SFPublicWorks.org

Public Works Order No: 202661

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

APPROVING FINAL MAP 9574, 7-11 GERMANIA STREET & 73-77 WEBSTER STREET, A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 003 IN ASSESSORS BLOCK NO. 0868 (OR ASSESSORS PARCEL NUMBER 0868-003). [SEE MAP]

A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated SEPTEMBER 21, 2018 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.

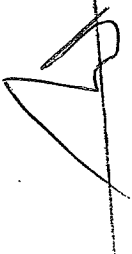
Transmitted herewith are the following:

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 9574"; comprising 4 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated SEPTEMBER 21, 2018, 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:

BY 
 2020 MAR -2 AM 11:51
 RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO

X

DocuSigned by:

Bruce Storrs

Storrs, Bruce^{97ABC41507B0494...}
City and County Surveyor

X

DocuSigned by:

Allan Degrafinried

Degrafinried, Allan^{18179336CB4404A5...}
Acting Director



TENTATIVE MAP DECISION

Date: February 7, 2018

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

| Project ID: 9574 | | | |
|--|-------------|-------|-----|
| Project Type: 6 Units Condo Conversion | | | |
| Address# | StreetName | Block | Lot |
| 7 - 11 | GERMANIA ST | 0868 | 003 |
| 73 - 77 | WEBSTER ST | 0868 | 003 |
| Tentative Map Referral | | | |

Attention: Mr. Scott F. Sanchez

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

Sincerely,

ADRIAN VERHAGEN
Digitally signed by ADRIAN VERHAGEN
 DN: cn=ADRIAN VERHAGEN, o=SF-PW-BSM,
 email=adrian.verhagen@sfpwr.org, c=US
 Date: 2018.02.21 15:47:06 -0800

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

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class: n/a, CEQA Determination Date: not a project under CEQA, 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: Matthew Dito
Digitally signed by Matthew Dito
 DN: cn=Matthew Dito, o=City of San Francisco, ou=Department of Planning, email=Matthew.Dito@sfplanning.org, c=US
 Date: 2018.02.21 15:39:20 -0800

Date: 09/21/2018

Planner's Name: Matthew Dito
 for, Scott F. Sanchez, Zoning Administrator



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: **0868**
Lot: **003**
Address: **73-77 WEBSTER ST**

A handwritten signature in black ink, appearing to read "David Augustine".

David Augustine, Tax Collector

Dated **January 17, 2020** this certificate is valid for the earlier of 60 days from **January 17, 2020** or **December 31, 2020**. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at tax.certificate@sfgov.org to obtain another certificate.

OWNER'S 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 9574." IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS: CHARITY HOPE MAJORS, REBEKAH DANIELLE HOWARD, SIMON JONES, ALAN G. De JONG, FAITH F. LEE, KATHRYN H. RIEMERSMA, MATTHEW D. RIEMERSMA, SALVATORE DOMENICK DESIANO, JOY MARIE SCHARMEN, TRUSTEE OF THE FERLATTE LIVING TRUST DATED 4/1/2014, MARK WILLIAM FERLATTE, TRUSTEE OF THE FERLATTE LIVING TRUST DATED 4/1/2014, HEATHER BESERRA, MAX SCHOLTEN

OWNER'S ACKNOWLEDGMENT:

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

STATE OF CALIFORNIA, COUNTY OF SAN FRANCISCO, ON 12/24/2019 BEFORE ME, J. MARTINEZ, Notary Public, PERSONALLY APPEARED ALAN G. De JONG & FAITH F. LEE, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY(IES) UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

OWNER'S ACKNOWLEDGMENT:

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

STATE OF CALIFORNIA, COUNTY OF SAN FRANCISCO, ON DECEMBER 19, 2019, BEFORE ME, OUD SAPPAASEAT O'BRIEN, Notary Public, PERSONALLY APPEARED JOY MARIE SCHARMEN & MARK WILLIAM FERLATTE, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY(IES) UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

OWNER'S ACKNOWLEDGMENT:

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STATE OF CALIFORNIA, COUNTY OF SAN FRANCISCO, ON DECEMBER 19, 2019, BEFORE ME, OUD SAPPAASEAT O'BRIEN, Notary Public, PERSONALLY APPEARED CHARITY HOPE MAJORS & REBEKAH DANIELLE HOWARD, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY(IES) UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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STATE OF CALIFORNIA, COUNTY OF SAN FRANCISCO, ON 12/24/2019 BEFORE ME, J. MARTINEZ, Notary Public, PERSONALLY APPEARED KATHRYN H. RIEMERSMA & MATTHEW D. RIEMERSMA, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY(IES) UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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STATE OF CALIFORNIA, COUNTY OF SAN FRANCISCO, ON DECEMBER 19, 2019, BEFORE ME, OUD SAPPAASEAT O'BRIEN, Notary Public, PERSONALLY APPEARED HEATHER BESERRA & MAX SCHOLTEN, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY(IES) UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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STATE OF CALIFORNIA, COUNTY OF SAN FRANCISCO, ON 12/24/2019 BEFORE ME, OUD SAPPAASEAT O'BRIEN, Notary Public, PERSONALLY APPEARED SIMON JONES, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY(IES) UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

OWNER'S ACKNOWLEDGMENT:

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STATE OF CALIFORNIA, COUNTY OF SAN FRANCISCO, ON 12/29/2019 BEFORE ME, OUD SAPPAASEAT O'BRIEN, Notary Public, PERSONALLY APPEARED SALVATORE DOMENICK DESIANO, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY(IES) UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

FINAL MAP 9574

A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON NOVEMBER 27, 2017, AS Doc.-2017-K541796-00, ALSO BEING A PORTION OF WESTERN ADDITION BLOCK No. 294 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA NOVEMBER, 2019

BAY AREA LAND SURVEYING INC. 3065 RICHMOND PARKWAY, SUITE 101 RICHMOND, CA 94806 (510) 223-8167

BENEFICIARY'S STATEMENT:

THE UNDERSIGNED AS BENEFICIARY, UNDER THE DEED OF TRUST RECORDED ON APRIL 30, 2015, AT SERIES NUMBER 2015-K054755, IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDEATION OF THIS MAP ENTITLED FINAL MAP 9574.

IN WITNESS WHEREOF, THE UNDERSIGNED, NATIONAL COOPERATIVE BANK, N.A., A NATIONAL BANK, HAVING EXECUTED THIS STATEMENT THIS 14th DAY OF January, 2020

BY: Jessica Richards
TITLE: AVP Project Approval Analyst
PRINTED NAME: Jessica Richards

BENEFICIARY'S ACKNOWLEDGMENT:

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

STATE OF OH
COUNTY OF Highland
ON Jan 14, 2020 BEFORE ME, Whitney N. Bradley

PERSONALLY APPEARED Jessica Richards, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/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(IES) UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF OHIO THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: [Signature]
(Note: seal optional if the following information is completed)

NOTARY PUBLIC, STATE OF OH COMMISSION No.: 2015-BE-555306

MY COMMISSION EXPIRES: 12/16/2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Highland

BENEFICIARY'S STATEMENT:

THE UNDERSIGNED AS BENEFICIARY, UNDER THE DEED OF TRUST RECORDED ON APRIL 30, 2015, AT SERIES NUMBER 2015-K054757, IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDEATION OF THIS MAP ENTITLED FINAL MAP 9574.

IN WITNESS WHEREOF, THE UNDERSIGNED, NATIONAL COOPERATIVE BANK, N.A., A NATIONAL BANK, HAVING EXECUTED THIS STATEMENT THIS 14th DAY OF January, 2020

BY: Jessica Richards
TITLE: AVP Project Approval Analyst
PRINTED NAME: Jessica Richards

BENEFICIARY'S ACKNOWLEDGMENT:

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

STATE OF OH
COUNTY OF Highland
ON Jan 14, 2020 BEFORE ME, Whitney N. Bradley

PERSONALLY APPEARED Jessica Richards, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/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(IES) UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: [Signature]
(Note: seal optional if the following information is completed)

NOTARY PUBLIC, STATE OF OH COMMISSION No.: 2015-BE-555306

MY COMMISSION EXPIRES: 12/16/2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Highland

BENEFICIARY'S STATEMENT:

THE UNDERSIGNED AS BENEFICIARY, UNDER THE DEED OF TRUST RECORDED ON APRIL 30, 2015, AT SERIES NUMBER 2015-K054752, IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDEATION OF THIS MAP ENTITLED FINAL MAP 9574.

IN WITNESS WHEREOF, THE UNDERSIGNED, STERLING BANK & TRUST, F.S.B., A FEDERAL SAVINGS BANK, HAVING EXECUTED THIS STATEMENT THIS 6th DAY OF January, 2020

BY: Stephen H. Adams
TITLE: Senior Vice President
PRINTED NAME: Stephen H. Adams

BENEFICIARY'S ACKNOWLEDGMENT:

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

STATE OF CALIFORNIA
COUNTY OF San Francisco
ON Jan 6, 2020 BEFORE ME, NICK DEMOPOLAS (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(IES) UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: [Signature]
(Note: seal optional if the following information is completed)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2216324

MY COMMISSION EXPIRES: 05/23, 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

BENEFICIARY'S STATEMENT:

THE UNDERSIGNED AS BENEFICIARY, UNDER THE DEED OF TRUST RECORDED ON FEBRUARY 25, 2016, AT SERIES NUMBER 2016-K207635, IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDEATION OF THIS MAP ENTITLED FINAL MAP 9574.

IN WITNESS WHEREOF, THE UNDERSIGNED, BANK OF MARIN, HAVING EXECUTED THIS STATEMENT THIS 6th DAY OF January, 2020

BY: Patrick McCarty
TITLE: Sr. Vice President
PRINTED NAME: Patrick McCarty

BENEFICIARY'S ACKNOWLEDGMENT:

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

STATE OF California
COUNTY OF Marin
ON Jan 6, 2020 BEFORE ME, D.E. Murray Notary Public

PERSONALLY APPEARED Patrick 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/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(IES) UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: [Signature]
(Note: seal optional if the following information is completed)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2271805

MY COMMISSION EXPIRES: December 10, 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Marin

BENEFICIARY'S STATEMENT:

THE UNDERSIGNED AS BENEFICIARY, UNDER THE DEED OF TRUST RECORDED ON APRIL 30, 2015, AT SERIES NUMBER 2015-K054751, IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDEATION OF THIS MAP ENTITLED FINAL MAP 9574.

IN WITNESS WHEREOF, THE UNDERSIGNED, NATIONAL COOPERATIVE BANK, N.A., A NATIONAL BANK, HAVING EXECUTED THIS STATEMENT THIS 14th DAY OF January, 2020

BY: Jessica Richards
TITLE: AVP Project Approval Analyst
PRINTED NAME: Jessica Richards

BENEFICIARY'S ACKNOWLEDGMENT:

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

STATE OF OH
COUNTY OF Highland
ON Jan 14, 2020 BEFORE ME, Whitney N. Bradley

PERSONALLY APPEARED Jessica Richards, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/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(IES) UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: [Signature]
(Note: seal optional if the following information is completed)

NOTARY PUBLIC, STATE OF OH COMMISSION No.: 2015-BE-555306

MY COMMISSION EXPIRES: 12/16/2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Highland

BENEFICIARY'S STATEMENT:

THE UNDERSIGNED AS BENEFICIARY, UNDER THE DEED OF TRUST RECORDED ON APRIL 30, 2015, AT SERIES NUMBER 2015-K054754, IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDEATION OF THIS MAP ENTITLED FINAL MAP 9574.

IN WITNESS WHEREOF, THE UNDERSIGNED, GREG BESERRA & JO-ANN BESERRA, HAVING EXECUTED THIS STATEMENT THIS 24th DAY OF December, 2019

BY: Greg Beserra JoAnn Beserra
TITLE: Greg Beserra JoAnn Beserra

BENEFICIARY'S ACKNOWLEDGMENT:

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

STATE OF California
COUNTY OF Marin
ON Jan 6, 2020 BEFORE ME, D.E. Murray Notary Public

PERSONALLY APPEARED Greg Beserra, 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(IES) UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: [Signature]
(Note: seal optional if the following information is completed)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2271805

MY COMMISSION EXPIRES: December 10, 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Marin

FINAL MAP 9574

A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON NOVEMBER 27, 2017, AS Doc. - 2017-K541796-00, ALSO BEING A PORTION OF WESTERN ADDITION BLOCK No. 294 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA NOVEMBER, 2019

BAY AREA LAND SURVEYING INC.
3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 223-5167

BENEFICIARY'S ACKNOWLEDGMENT:

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

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON 12 24 2019 BEFORE ME, J. MINJARES, NOTARY PUBLIC

PERSONALLY APPEARED GREGORY BASHAM, JAMES BASHAM WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY(IES) UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: [Signature]
(Note: seal optional if the following information is completed)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2226228

MY COMMISSION EXPIRES: MARCH 31, 2023

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

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 MARK FERLATTE IN JUNE OF 2017. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 18, 2019, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



DATE: 11/27/2019

BY: [Signature]
KEITH S. BUSH, L.S. 8494

CITY SURVEYOR'S STATEMENT:

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

DATE: JANUARY 31 2020

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

CLERK'S STATEMENT:

I, ANGELA GALVILLO, 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 9574".

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

TAX STATEMENT:

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

DATED _____ DAY OF _____, 20____

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

APPROVALS:

THIS MAP IS APPROVED THIS _____ DAY OF _____, 20____

BY ORDER No. _____

BY: _____ DATE: _____
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. _____

RECORDER'S STATEMENT:

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

SIGNED: _____
COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 9574

A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE REAL PROPERTY
DESCRIBED IN THAT CERTAIN DEED RECORDED ON
NOVEMBER 27, 2017, AS Doc.-2017-K541796-00,
ALSO BEING A PORTION OF WESTERN ADDITION
BLOCK No. 294
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
NOVEMBER, 2019

BAY AREA LAND SURVEYING INC.

3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 223-5167

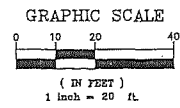
1758

LEGEND:

| | |
|--------|---|
| ○ | SET NAIL AND 1" BRASS TAG L.S. 8494 |
| ⊙ | FD. NAIL AND 5/8" BRASS TAG AS NOTED |
| ⊕ | FD. MONUMENT CROSS IN RAILROAD SPIKE |
| ⊖ | FD. MONUMENT CROSS |
| ⊗ | FD. MONUMENT MARK |
| ⊘ | FD. CUT "L" IN CURB, AS NOTED |
| ⊙ | BUILDING EDGE |
| APN | ASSESSOR'S PARCEL NUMBER |
| BC | BUILDING CORNER |
| CM | CONDOMINIUM MAP |
| FD. | FOUND POINT AS NOTED |
| IM. | MEASURED DATA |
| MD | MONUMENT IDENTIFICATION PER CCFP DATABASE |
| NOR | NOT-OF-RECORD |
| PC | PROPERTY CORNER |
| PL | PROPERTY LINE |
| PL EXT | PROPERTY LINE EXTENDED |
| PM | PARCEL MAP |
| SFNF | SEARCHED FOR NOT FOUND |

MAP REFERENCES:

| | |
|------|--|
| [1] | BOOK 32 OF CONDOMINIUM MAPS, PAGES 117-118, RECORDED FEB. 15, 1991, & ON FILE IN THE OFFICE OF THE COUNTY RECORDER. |
| [2] | BOOK 41 OF PARCEL MAPS, PAGE 18, RECORDED FEB. 19, 1992, & ON FILE IN THE OFFICE OF THE COUNTY RECORDER. |
| [3] | BOOK 48 OF CONDOMINIUM MAPS, PAGES 14-16, RECORDED MAR. 22, 1995, & ON FILE IN THE OFFICE OF THE COUNTY RECORDER. |
| [4] | BOOK 51 OF CONDOMINIUM MAPS, PAGES 201-202, RECORDED DEC. 18, 1995, & ON FILE IN THE OFFICE OF THE COUNTY RECORDER. |
| [5] | BOOK 58 OF CONDOMINIUM MAPS, PAGES 39-41, RECORDED APR. 14, 1998, & ON FILE IN THE OFFICE OF THE COUNTY RECORDER. |
| [6] | BOOK 58 OF CONDOMINIUM MAPS, PAGES 51-53, RECORDED APR. 18, 1998, & ON FILE IN THE OFFICE OF THE COUNTY RECORDER. |
| [7] | BOOK 66 OF CONDOMINIUM MAPS, PAGES 7-9, RECORDED MAR. 24, 2004, & ON FILE IN THE OFFICE OF THE COUNTY RECORDER. |
| [8] | BOOK 47 OF PARCEL MAPS, PAGES 22-23, RECORDED FEB. 20, 2007, & ON FILE IN THE OFFICE OF THE COUNTY RECORDER. |
| [9] | BOOK 100 OF CONDOMINIUM MAPS, PAGES 88-88, RECORDED MAY 02, 2007, & ON FILE IN THE OFFICE OF THE COUNTY RECORDER. |
| [10] | BOOK 111 OF CONDOMINIUM MAPS, PAGES 47-48, RECORDED AUG. 27, 2009, & ON FILE IN THE OFFICE OF THE COUNTY RECORDER. |
| [11] | BOOK 120 OF CONDOMINIUM MAPS, PAGES 7-9, RECORDED NOV. 30, 2012, & ON FILE IN THE OFFICE OF THE COUNTY RECORDER. |
| [12] | BOOK 120 OF CONDOMINIUM MAPS, PAGES 128-129, RECORDED DEC. 31, 2012, & ON FILE IN THE OFFICE OF THE COUNTY RECORDER. |
| [13] | BOOK 123 OF CONDOMINIUM MAPS, PAGES 110-112, RECORDED MAR. 18, 2014, & ON FILE IN THE OFFICE OF THE COUNTY RECORDER. |
| [14] | BOOK 131 OF CONDOMINIUM MAPS, PAGES 178-179, RECORDED MAR. 16, 2017, & ON FILE IN THE OFFICE OF THE COUNTY RECORDER. |
| [15] | GRADE MAP No. 27, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR. |
| [16] | HISTORIC BLOCK DIAGRAM "0888A", DATED OCT. 05, 1910, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR. |
| [17] | MONUMENT MAP No. 26, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR. |
| [18] | MONUMENT MAP No. 27, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR. |



FIELD SURVEY COMPLETION:
 THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 10/10/2017 (OCTOBER 10, 2017). ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

POINTS TO REFERENCE THE SUBJECT PROPERTIES BOUNDARY ARE TO BE SET BY DECEMBER 18, 2019.

NOTES:

- ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET AND DECIMAL UNITS THEREOF.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. ANGLES AND DISTANCES MEASURED ARE IN AGREEMENT WITH RECORD INFORMATION UNLESS OTHERWISE NOTED.
- BUILDING CORNERS SHOWN ON THIS SURVEY WERE LOCATED AT SHOULDER HEIGHT (5').

() = RECORD/FILED INFORMATION FOUND TO BE IN DISCREPANCY WITH MEASURED VALUES. 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.

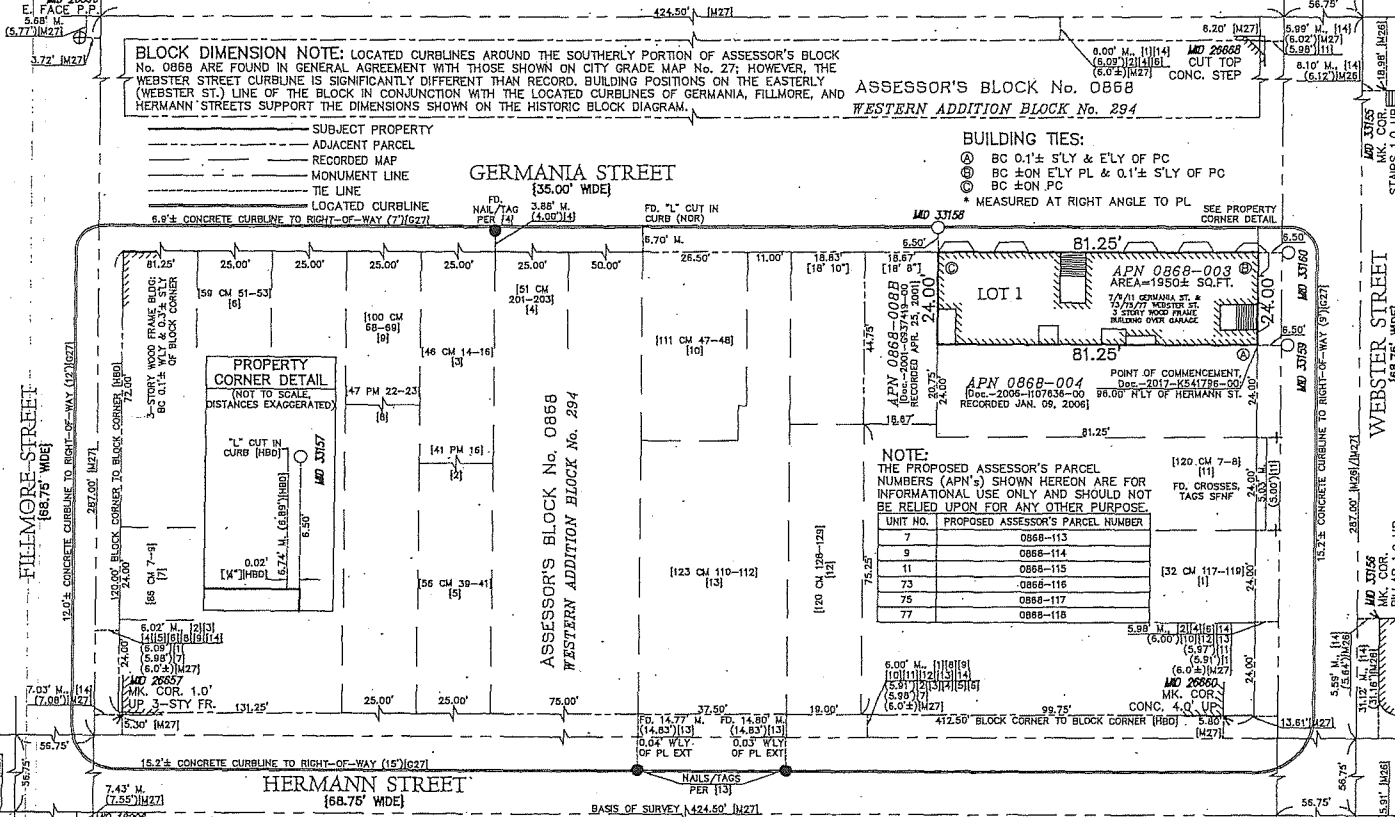
[] = RECORD INFORMATION IN IMPERIAL UNITS, PER REFERENCED DOCUMENT

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

GENERAL NOTES:

- THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT SHALL BE LIMITED TO SIX (6) DWELLING UNITS.
- ALL IMPROVEMENTS (ENCROACHMENTS), PATHS OF TRAVEL, FIRE/EMERGENCY EXIT(S), AND EXISTING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATION(S), AND COMMON USE ACCESSIBLE FEATURES(S) AND FACILITIES SHALL BE RESTRICTIONS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
- UNLESS SPECIFIC OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS AND RESTRICTIONS, THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
 - ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
 - ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET AREAS FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.
- IN THE EVENT THE AREAS IDENTIFIED IN (C)(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 LIEB AGAINST THE HOMEOWNER'S PROPERTY.
- APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCHLARY 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, ZONING AND BUILDING CODES IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.
- BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER WEBSTER OR GERMANIA STREETS 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 OWNERS.
- 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.
- SPECIAL RESTRICTIONS UPON THE SUBJECT PROPERTY:
 Dec.-1998-0335889, RECORDED AUGUST 11, 1999
 Dec.-2016-K207633, RECORDED FEBRUARY 25, 2016

1759



BASIS OF SURVEY: SURVEY CONTROL IS BASED UPON THE FOUND MONUMENTS AND MONUMENT MARKS ESTABLISHING THE MONUMENT LINE OF HERMANN STREET, AS SHOWN ON CITY MONUMENT MAPS No. 26 & 27; BLOCK DIMENSIONS ARE BASED UPON THE HISTORIC BLOCK DIAGRAM "0888A" ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR; LOT POSITION IS BASED UPON THE DEED RECORDED NOVEMBER 27, 2017, AS Doc.-2017-K541796-00, AND THE DEEDS OF THE IMMEDIATE ADJOINERS.

FINAL MAP 9574

A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT
 BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON NOVEMBER 27, 2017, AS Doc.-2017-K541796-00, ALSO BEING A PORTION OF WESTERN ADDITION BLOCK No. 294

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
 NOVEMBER, 2019 SCALE 1" = 20'
BAY AREA LAND SURVEYING INC.
 3065 RICHMOND PARKWAY, SUITE 101
 RICHMOND, CA 94806
 (510) 223-5167

