

File No. 140972

Committee Item No. _____

Board Item No. 33

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date September 23, 2014

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"/> | 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 (Use back side if additional space is needed)

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 182923</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Memo 11/18/2013</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certification Block No. 3965, Lot No. 001</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Map</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Completed by: John Carroll Date September 15, 2014

Completed by: _____ Date _____

1 [Final Map 7885 - 2401-2405 and 2421-2425 16th Street]

2
3 **Motion approving Final Map 7885, a two lot subdivision: Lot "A" being a 12 residential**
4 **unit condominium project, located at 2401-2405 and 2421-2425 16th Street, being a**
5 **subdivision of Assessor's Block No. 3965, Lot No. 001, and adopting findings pursuant**
6 **to the General Plan, and the eight priority policies of City Planning Code, Section 101.1.**
7

8 MOVED, That the certain map entitled "FINAL MAP 7885", a two lot subdivision: Lot
9 "A" being a 12 residential unit condominium project, located at 2401-2405 & 2421-2425 16th
10 Street, being a subdivision of Assessor's Block No. 3965, Lot No. 001, comprising 3 sheets,
11 approved September 10, 2014, by Department of Public Works Order No. 182923 is hereby
12 approved and said map is adopted as an Official Final Map 7885; and, be it

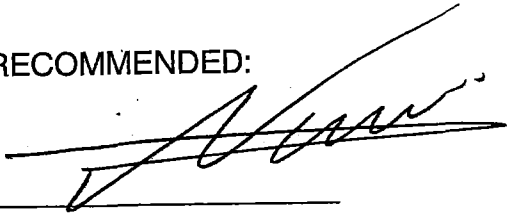
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the City
15 Planning Department, by its letter dated November 18, 2013, that the proposed subdivision is
16 consistent with the objectives and policies of the General Plan, and the eight priority policies
17 of 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.
25

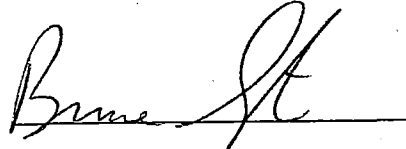
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RECOMMENDED:



Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2014 SEP 12 PM 4:00

[Handwritten signature]

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



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 182923

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

APPROVING FINAL MAP 7885, 2401-2405 & 2421-2425 16th STREET, A TWO LOT SUBDIVISION: LOT "A" BEING A 12 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS BLOCK NO. 3965, LOT NO. 001.

A TWO LOT SUBDIVISION: LOT "A" BEING A 12 RESIDENTIAL UNIT CONDOMINIUM PROJECT

The City Planning Department in its letter dated November 18, 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. Four (4) paper copies 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 7885", 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 November 18, 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
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: September 10, 2014

MOHAMMED NURU, DIRECTOR

9/10/2014

9/10/2014

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
13 NOV 19 AM 10:15

Department of Public Works
Office of the City and County Surveyor

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

2013/16240S
SE

TENTATIVE MAP DECISION

Date: October 24, 2013

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

Project ID: 7885			
Project Type: 2-Lot Subdivision, and 12 Units New Construction			
Address#	StreetName	Block	Lot
2401 - 2405	16TH ST	3965	001
2421 - 2425	16TH ST	3965	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.

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):

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

DATE NOV 18 2013

PLANNING DEPARTMENT

Scott F. Sanchez
Mr. Scott F. Sanchez, Zoning Administrator



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. 3965 Lot No. 001

Address: 2403 16th St.

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


José Cisneros

Tax Collector

Dated this 2nd day of July 2014

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 CHAPTER 1, TITLE 8, PART 4, SECOND DIVISION OF THE CIVIL CODE OF THE STATE OF CALIFORNIA.

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

OWNERS:

2401 16TH STREET, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Thomas F. Coyne
THOMAS F. COYNE, MANAGER

OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF San Francisco) SS
ON 12/10/2015, BEFORE ME, Barbara F. Herzig, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: Thomas Francis Coyne
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.

Barbara F. Herzig
SIGNATURE:

Barbara F. Herzig
PRINTED NAME:

SEP 17, 2016
COMMISSION EXPIRES:

1991469
COMMISSION # OF NOTARY:

San Francisco
PRINCIPAL COUNTY OF BUSINESS:

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20____, AT _____ MINUTES

PAST _____ M., IN BOOK _____ OF CONDOMINIUM MAPS, AT PAGES _____ INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF FREDERICK T. SEHER.

BY:
COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

BENEFICIARY ACKNOWLEDGEMENT:

FIRST REPUBLIC BANK

NAME OF BENEFICIARY:

Robert J. Morehead
BY:

Vice President
TITLE:

Robert J. Morehead
PRINT NAME:

STATE OF CALIFORNIA)

COUNTY OF San Francisco) SS

ON Dec 29, 2013, BEFORE ME, Colleen Callahan, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: Robert Morehead
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.

Colleen Callahan
SIGNATURE:

Colleen Callahan
PRINTED NAME:

March 17, 2017
COMMISSION EXPIRES:

2612810
COMMISSION # OF NOTARY:

San Francisco
PRINCIPAL COUNTY OF BUSINESS:

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 THOMAS F. COYNE ON FEBRUARY 28, 2013. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE FEBRUARY 28, 2014, AND THAT THE MONUMENT 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.



Frederick T. Seher
FREDERICK T. SEHER, PLS
LICENSE NO. 8216
LICENSE EXPIRES MARCH 31, 2018

07-15-14
DATE:

CITY AND COUNTY SURVEYOR'S STATEMENT:

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



BRUCE R. STORRUS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO
Bruce R. Storrus
BRUCE STORRUS, L.S. 8914

SEPTEMBER 11, 2014
DATE:

FINAL MAP NO. 7885

**A TWO LOT SUBDIVISION:
LOT "A" BEING A 12 RESIDENTIAL UNIT
CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON FEBRUARY 2, 2008, ON REEL J818 AT IMAGE 0513 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PORTION OF POTRERO NUEVO BLOCK NO. 25

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
JULY, 2014



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 821-7800 FAX (415) 889-7855

SHEET ONE OF THREE SHEETS

AB: 3806 LOT: 001 2401-3488 & 2421-2426 16TH STREET

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. 7885".

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

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

DATE:

APPROVALS:

THIS MAP IS APPROVED THIS 10TH DAY OF SEPTEMBER, 2014
BY ORDER NO. 182923

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

DATE:

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY

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

BOARD OF SUPERVISOR'S APPROVAL:

ON 20..... THE BOARD OF 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 SECTIONS 4120 AND 4285, CALIFORNIA CIVIL CODE. 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)W 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 LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNERS' 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 APPLICABLE 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 16TH STREET AND OR BRYANT 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) 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 THEREFROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

NOTES:

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

"NOTICE OF SPECIAL RESTRICTION UNDER THE PLANNING CODE"
RECORDED ON SEPTEMBER 21, 2011
DOC. 2011-073762-06, ON REEL K486 AT IMAGE 0632

"NOTICE OF SPECIAL RESTRICTION UNDER THE PLANNING CODE"
RECORDED ON SEPTEMBER 21, 2011
DOC. 2011-073764-08, ON REEL K486 AT IMAGE 0634

"DECLARATION OF RESTRICTIONS AND RESERVATION OF EASEMENTS"
RECORDED ON JULY 8, 2014
DOC. 2014-060608-06

3743

FINAL MAP NO. 7885

**A TWO LOT SUBDIVISION:
LOT "A" BEING A 12 RESIDENTIAL UNIT
CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON FEBRUARY 2, 2009, ON REEL J819 AT IMAGE 0513 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PORTION OF POTRERO NUEVO BLOCK NO. 28

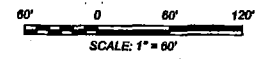
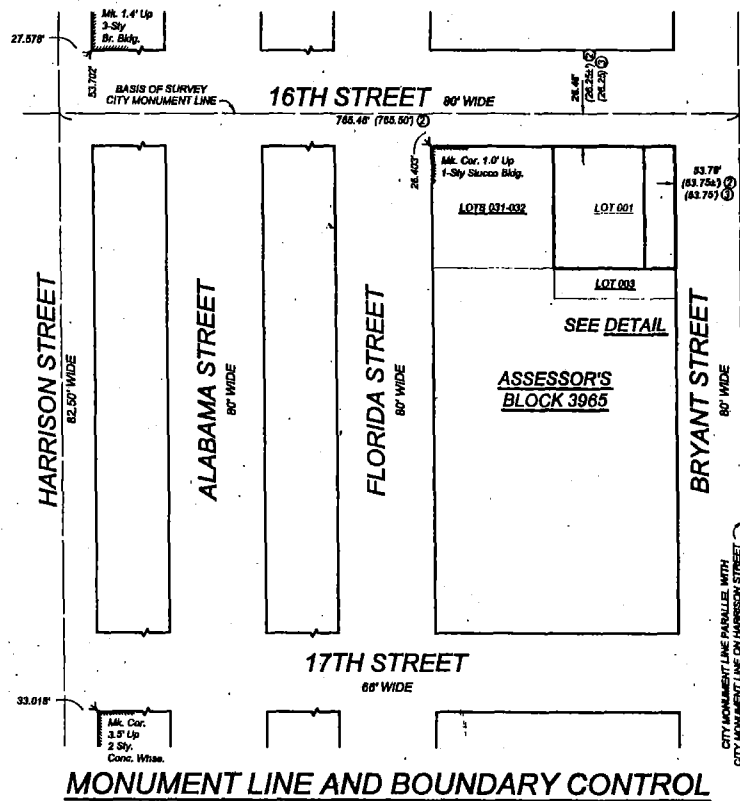
CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
JULY, 2014



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7650 FAX (415) 921-7650

SHEET TWO OF THREE SHEETS



- MAP AND DEED REFERENCES:**
- ① GRANT DEED RECORDED FEBRUARY 2, 2006, ON REEL J819 AT IMAGE 0513, DOCUMENT NUMBER 2006-1714874-00, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
 - ② MONUMENT MAP NO. 282, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - ③ PARCEL MAP 0324, RECORDED AUGUST 20, 2011, IN BOOK 118 OF CONDOMINIUM MAPS AT PAGES 154 & 155, INCLUSIVE, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.

- LEGEND:**
- SETBACK & TAG L.B. 6218 (OR AS NOTED)
 - SEARCHED FOR NOT FOUND, PER REFERENCE (S.F.N.F.)
 - (-) INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
 - NF NOW OR FORMERLY

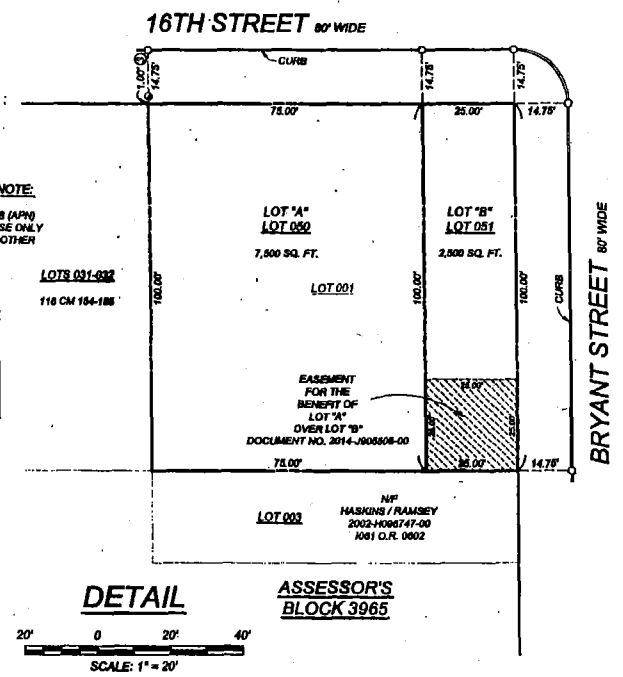
EASEMENT NOTE:
EASEMENT FOR BENEFIT OF LOT "A" OVER LOT "B", WILL BE CREATED IN THE "DECLARATION OF RESTRICTIONS & RESERVATION OF EASEMENT" DOCUMENT NO. 2014-1005608-00 RECORDED JULY 08, 2014.

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

UNIT NO.:	PROPOSED APN:
LOT "A"	080
LOT "B"	001
2422	033
2428	034
201-202	035 - 036
301-304	037 - 040
401-404	041 - 044

LOTS 031-032
118 CM 184-185

Mis. Cons. Conc.
End. in Park
1.0' Above ASW



ASSESSOR'S BLOCK 3965

FINAL MAP NO. 7885

**A TWO LOT SUBDIVISION:
LOT "A" BEING A 12 RESIDENTIAL UNIT
CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON FEBRUARY 2, 2006, ON REEL J819 AT IMAGE 0513 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PORTION OF POTRERO NUEVO BLOCK NO. 28
CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
SCALE AS NOTED JULY, 2014



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
411 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 821-7800 FAX (415) 821-7855

SHEET THREE OF THREE SHEETS

AS: 3965 LOT: 001 2401-2408 & 2421-2425 16TH STREET

