

File No. 150009

Committee Item No. _____

Board Item No. 39

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date January 13, 2015

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget Analyst Report
- Legislative Analyst Report
- Introduction Form (for hearings)
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Award Letter
- Application
- Public Correspondence

OTHER (Use back side if additional space is needed)

- Routing Sheet – 01/02/2015
- PW Order No. 183210 – 12/22/2014
- Planning Memo - 09/30/2014
- Tax Certification – 12/05/2014
- Final Maps

Completed by: Joy Lamug

Date January 7, 2015

Completed by: _____

Date _____

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

1 [Final Map 7868 - 1823 Turk Street]
2

3 **Motion approving Final Map 7868, a nine residential unit new construction**
4 **Condominium Project, located at 1823 Turk Street, being a subdivision of Assessor's**
5 **Block No. 1153, Lot No. 020; and adopting findings pursuant to the General Plan, and**
6 **the eight priority policies of City Planning Code, Section 101.1.**
7

8 MOVED, That the certain map entitled "FINAL MAP 7868", a nine residential unit new
9 construction Condominium Project, located at 1823 Turk Street, being a subdivision of
10 Assessor's Block No. 1153, Lot No. 020, comprising 3 sheets, approved December 22, 2014,
11 by Department of Public Works Order No.183210 is hereby approved and said map is
12 adopted as an Official Final Map 7868; and, be it

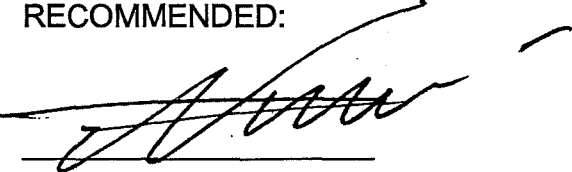
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the City
15 Planning Department, by its letter dated September 30, 2014, that the proposed subdivision is
16 consistent with the objectives and policies of the General Plan and the eight priority policies of
17 Planning Code, Section 101.1; and, be it

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

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

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RECOMMENDED:



Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



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

RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO

2015 JAN -5 AM 11:27

AK



Phone: (415) 554-5827
 Fax: (415) 554-5324
www.sfdpw.org
Subdivision.Mapping@sfdpw.org

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

Bruce R. Storrs, City and County Surveyor

FINAL MAP ROUTING SHEET

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

MAP

Final Map No. 7868	Date Sent: December 24, 2014	Date Due at BOS January 2, 2014 12pm
Block/Lot 1153/020	Map Address 1823 Turk Street	

SENDER

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

ROUTE

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





Office of the City and County Surveyor
1155 Market St, 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: 183210

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

APPROVING FINAL MAP 7868, 1823 TURK STREET, A 2 LOT SUBDIVISION AND 9 UNIT NEW CONSTRUCTION CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 020 IN ASSESSORS BLOCK NO. 1153.

A TWO LOT SUBDIVISION AND NINE UNIT NEW CONSTRUCTION CONDOMINIUM PROJECT

The City Planning Department in its letter dated September 30, 2014, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

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

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 7868", 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 September 30, 2014, 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

Mohammed Nuru



City and County Surveyor, DPW

Interim Director of Public Works

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

APPROVED: December 22, 2014

MOHAMMED NURU, DIRECTOR

12/22/2014

12/22/2014

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X Mohammed Nuru

Nuru, Mohammed
Director, DPW





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OCT -2 AM 11:57

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

TENTATIVE MAP DECISION

NW

Date: October 28, 2013

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

Project ID: 7868			
Project Type: 2-Lot Subdivision and New Construction, Parcel A 2 units, Parcel B 7 units			
Address#	Street Name	Block	Lot
1823	TURK ST	1153	020
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.

X

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, P.L.S.
City and County Surveyor

PLANNING DEPARTMENT

DATE 9/30/2014

LAURA AJELLO FOR

Mr. Scott F. Sanchez, Zoning Administrator



I, David Augustine, 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. 1153 Lot No. 020

Address: 1823 Turk St.

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

David Augustine

Tax Collector

Dated this 5th day of December 2014

OWNER'S STATEMENT

THE UNDERSIGNED OWNER(S) IS/ARE THE ONLY PARTY(IES) HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP COMPRISING THREE (3) SHEETS, BY YOUR SIGNATURE(S) HERETO I/WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER(S): BROMIGH LLC, A CALIFORNIA LIMITED LIABILITY COMPANY WHO ACQUIRED TITLE AS BROMIGH, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Michael F. O'Mahony
MICHAEL F. O'MAHONY, MANAGING MEMBER

BENEFICIARY: PREBIDIO BANK

Donatella Levin
PRINT NAME: DONATELLA LEVIN
PRINT CAPACITY: VENUE FOR PREBIDIO BANK

BENEFICIARY: FINBAR BRODY

BY: [Signature]

OWNER'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO) SS

ON December 10, 2014 BEFORE ME, Cathy Bryant
A NOTARY PUBLIC, PERSONALLY APPEARED
Michael F. O'Mahony

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]

(Now: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No: 2052429

MY COMMISSION EXPIRES: 3/19/2016

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

BENEFICIARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO) SS

ON December 10, 2014 BEFORE ME, Cathy Bryant
A NOTARY PUBLIC, PERSONALLY APPEARED
Donatella Levin

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]

(Now: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No: 2052429

MY COMMISSION EXPIRES: 3/19/2016

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

BENEFICIARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF MARIN) SS

ON December 10, 2014 BEFORE ME, Barry Pierce
A NOTARY PUBLIC, PERSONALLY APPEARED
Donatella Levin

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]

(Now: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No: 192613

MY COMMISSION EXPIRES: August 29, 2016

COUNTY OF PRINCIPAL PLACE OF BUSINESS: MARIN COUNTY

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 CHRISTOPHER HEBSON, ON NOVEMBER 23, 2012. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I FURTHER STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: [Signature] DATE: 12.11.14

BARRY A. PIERCE L.S. 5975
MY LICENSE EXPIRES SEPTEMBER 30, 2016



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, IF ANY, 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

BY: [Signature] DATE: December 23, 2014
BRUCE R. STORRS L.S. 8914



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 _____ 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
CHRISTOPHER HEBSON

BY: _____ DATE: _____
COUNTY RECORDER
CITY & COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP No. 7868

A TWO LOT SUBDIVISION
BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON NOVEMBER 5, 2012 AS DOC-2012-1537788-00
IN REEL K767, IMAGE 0027, OFFICIAL RECORDS, PARCEL "A" WILL CONTAIN TWO (2) RESIDENTIAL CONDOMINIUM UNITS AND PARCEL "B" WILL CONTAIN SEVEN (7) RESIDENTIAL CONDOMINIUM UNITS EACH BEING A RESIDENTIAL CONDOMINIUM PROJECT ON A SINGLE LOT

CITY & COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA
DATE: DECEMBER 2014

BARRY A. PIERCE
TRANSMEMORAN ENGINEERS & ASSOCIATES

SHEET 1 OF 3
AS: 1163, LOT: 020, ADDRESS: 1623 TURK STREET

3365

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 THIS _____ DAY OF _____, 20__

CLERK OF THE BOARD OF SUPERVISORS
CITY & 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, DO HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____, 20__ ADOPTED _____ MAP No. 7868*.

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

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

APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY

BY _____

DEPUTY CITY ATTORNEY
CITY & COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP No. 7868
A TWO LOT SUBDIVISION
BEING A SUBDIVISION OF THAT REAL PROPERTY
DESCRIBED IN THAT CERTAIN DEED
RECORDED ON NOVEMBER 5, 2012
AB DOC-2012-1637795-00
IN REEL 1767, PAGE 0027, OFFICIAL RECORDS,
PARCEL "A" WILL CONTAIN TWO (2) RESIDENTIAL
CONDOMINIUM UNITS AND PARCEL "B" WILL CONTAIN
SEVEN (7) RESIDENTIAL CONDOMINIUM UNITS
EACH BEING A RESIDENTIAL CONDOMINIUM
PROJECT ON A SINGLE LOT

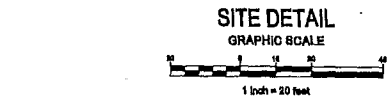
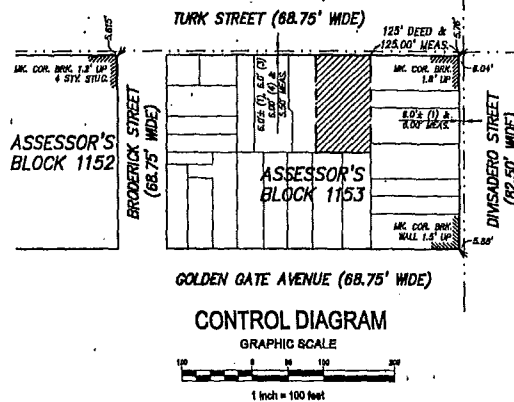
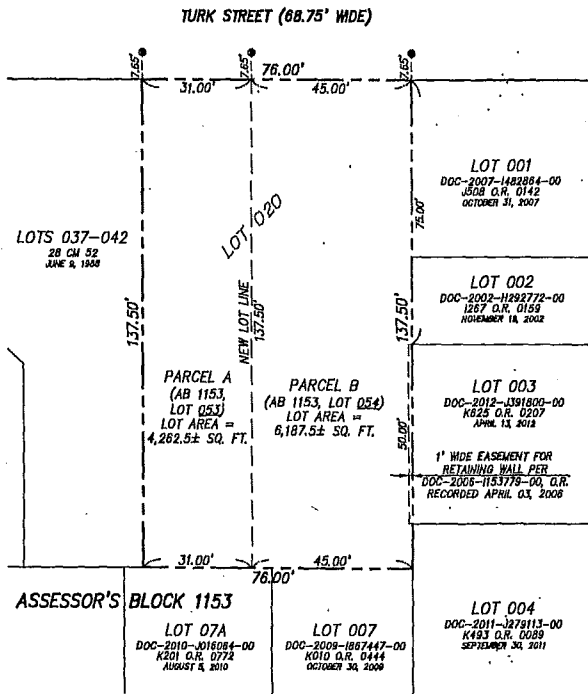
CITY & COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA
DATE: DECEMBER 2014

BARRY A. PIERGE
TRANS-MENCKE ENGINEERS & ASSOCIATES

AS: 1155, LOT: 020, ADDRESS: 1823 TURK STREET SHEET 2 OF 3

3366



ABBREVIATIONS

AB ASSESSOR'S BLOCK
 CM CONDOMINIUM MAP
 DOC DOCUMENT
 LB LAND SURVEYOR
 MEAS MEASURED
 OR OFFICIAL RECORDS
 (1) RECORD DATA
 (UD) UNKNOWN ORIGIN
 SQ. FT. SQUARE FEET

LEGEND

--- PROPERTY LINE
 - - - PROPERTY LINE (OTHERS)
 - - - RIGHT OF WAY LINE
 - - - MONUMENT LINE
 - - - NEW LOT LINE
 - - - EASEMENT LINE
 ▲ MARK NON MAP
 ● SET NAIL & TAG LB 6975

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

PARCEL NO.	ASSESSOR LOT NUMBER
PARCEL A	AB 1153 LOT 053
PARCEL B	AB 1153 LOT 054

REFERENCE

- (1) MONUMENT MAP 37
- (2) HISTORIC BLOCK DIAGRAM ASSESSOR'S BLOCK No. 1153 28 CM 22 111 CM 3
- (3) 28 CM 22
- (4) 111 CM 3

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

PARCEL "A"	
UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
1-2	055 - 056

PARCEL "B"	
UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
1-7	007 - 003

SPECIAL NOTES CONTINUED

- 5. ALL MEASURED DISTANCES ARE SHOWN HEREON IN FEET AND DECIMALS THEREOF. ALL OTHERS ARE SHOWN AS PER RECORDS AND NOTED AS SUCH.
- 6. HISTORIC BLOCK DIAGRAM (2); ASSESSOR'S BLOCK No. 1153, W.A. BLOCK 510, DATED DECEMBER 18, 1908 FROM THE FILES OF THE CITY AND COUNTY SURVEYOR HAS BEEN REVIEWED.

GENERAL NOTES

- 1. THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4130 AND 4284. THE CONDOMINIUM PROJECT FOR PARCEL "A" IS LIMITED TO TWO (2) MAXIMUM NUMBER OF DWELLING UNITS AND THE CONDOMINIUM PROJECT FOR PARCEL "B" IS LIMITED TO SEVEN (7) MAXIMUM NUMBER OF DWELLING UNITS.
- 2. ALL HOMEOWNER(S), FORBIDDEN(S), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING DOCUMENTS, EXIT PATHWAY(S) AND PARALLELWAY(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. REPAIR AND REPLACEMENT OF:
 - (a) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
 - (b) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TRESS 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
- 3. 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:
 - (a) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
 - (b) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TRESS 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
- 4. IN THE EVENT THE AREAS IDENTIFIED IN (1)(b) 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 HOMEOWNERS PROPERTY.
- 5. 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 SURVEYOR'S OBLIGATION TO ABATE ANY OUTSTANDING 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.
- 6. BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER TURK 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).
- 7. 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.

SPECIAL NOTE

- 1. CITY MONUMENT LINE PER MONUMENT MAP No. 37 DATED IN 1868 & REVISED 1979 FILED IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR, NO OTHER VERSION OF SUCH MONUMENT MAP SHALL BE USED TO RETRACE THIS IN THE SURVEY.
- 2. THE SURVEY OF LOT 002 HEREON WAS ESTABLISHED BY A FIELD SURVEY, SUCH SURVEY WAS BASED UPON THAT CERTAIN DEED RECORDED NOVEMBER 6, 2012 AS DOC-2012-J37795-00 IN REEL N76, IMAGE 0027, OFFICIAL RECORDS AND IN CONFORMANCE WITH COMPELLING EVIDENCE OF OCCUPATION AND FIELD DATA, SUCH AS OLD "L" CURB, BUILDING STRUCTURES, FENCES AND OFFICIAL CURBS AND SIDE WALKS.
- 3. ALL DIMENSIONS FROM THE BOUNDARIES OF THE PROPERTY IN QUESTION TO MONUMENT LINES OF THE MONUMENT MAP REFERRED TO HEREON ARE GIVEN FOR THE SOLE PURPOSE OF ITS RETRACEMENT. SUCH INFORMATION SHALL NOT BE USED FOR ANY OTHER PURPOSE.
- 4. ALL DEFLECTION ANGLES HEREON ARE 90 OR 45 DEGREE ANGLES EXCEPT OTHERWISE INDICATED.

FINAL MAP No. 7868

A TWO LOT SUBDIVISION
 BEING A SUBDIVISION OF THAT REAL PROPERTY
 DESCRIBED IN THAT CERTAIN DEED
 RECORDED ON NOVEMBER 5, 2012
 AS DOC-2012-J37795-00
 IN REEL K767, IMAGE 0027, OFFICIAL RECORDS,
 PARCEL "A" WILL CONTAIN TWO (2) RESIDENTIAL
 CONDOMINIUM UNITS AND PARCEL "B" WILL CONTAIN
 SEVEN (7) RESIDENTIAL CONDOMINIUM UNITS
 EACH BEING A RESIDENTIAL CONDOMINIUM
 PROJECT ON A SINGLE LOT

CITY & COUNTY OF SAN FRANCISCO
 SCALE AS SHOWN

STATE OF CALIFORNIA
 DATE: DECEMBER 2014

BARRY A. PIERCE
 TRANSMERICAN ENGINEERS & ASSOCIATES

SHEET 3 OF 3
 AB 1153, LOT 020, ADDRESS: 1823 TURK STREET

3367

