

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 544-5227

MEMORANDUM

Date: April 30, 2021
To: Joaquin Torres, Assessor-Recorder
From: Angela Calvillo, Clerk of the Board
Subject: Final Map No. 10674 - 2150-2166 Hayes Street

On April 27, 2021, the Board of Supervisors approved Map 10674; the certification is below. Additionally, I have attached the Tax Statement, stating 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.

FINAL MAP NO. 10674
LOTS 1, 2 AND 3 EACH BEING A 3 UNIT RESIDENTIAL CONDOMINIUM PROJECT
BEING A SUBDIVISION OF PARCEL "B", PARCEL "C", AND A PORTION OF PARCEL "A", AS SHOWN ON PARCEL MAP NO. 8860, FILED FOR RECORD ON MAY 11, 2020, IN BOOK 50 OF PARCEL MAPS, PAGES 67-69; SAID PORTION OF PARCEL "A" BEING DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON FEBRUARY 18, 2021, DOC. NO. 2021031456, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
ALSO BEING A TOTAL OF 9 NEW RESIDENTIAL CONDOMINIUMS
ALSO BEING A PART OF WESTERN ADDITION BLOCK NO. 688
CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA MARCH, 2021

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. M21-072, ADOPTED April 27, 2021 APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 10674".
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

BY: [Signature] DATE: April 30, 2021
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

TAX STATEMENT:

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

DATED 30th DAY OF April, 2021

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

BOARD OF SUPERVISORS' APPROVAL:

ON April 27, 2021, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M21-072, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. 210378

c: Douglas Legg, Office of the Assessor-Recorder  
Holly Lung, Office of the Assessor-Recorder  
Copy to the File

1 [Final Map No. 10674 - 2150-2166 Hayes Street]

2

3 **Motion approving Final Map No. 10674, comprised of lots 1, 2 and 3, each a three**  
4 **residential unit condominium project, located at 2150-2166 Hayes Street, being a**  
5 **subdivision of Assessor’s Parcel Block No. 1193, Lot Nos. 111, 112, and 123; 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 No. 10674”, comprised of lots 1, 2,  
10 and 3, each a three residential unit condominium project, located at 2150-2166 Hayes Street,  
11 being a subdivision of Assessor’s Parcel Block No. 1193, Lot Nos. 111, 112, and 123,  
12 comprising four sheets, approved March 26, 2021, by Department of Public Works Order No.  
13 204556 is hereby approved and said map is adopted as an Official Final Map No. 10674; and,  
14 be it

15           FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
16 and incorporates by reference herein as though fully set forth the findings made by the  
17 Planning Department, by its letter dated August 5, 2020, that the proposed subdivision is  
18 consistent with the General Plan, and the eight priority policies of Planning Code, Section  
19 101.1; and, be it

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

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

4 DESCRIPTION APPROVED:

RECOMMENDED:

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6 /s/\_\_\_\_\_

/s/\_\_\_\_\_

7 James M. Ryan, PLS

Alaric Degrafinried

8 Acting City and County Surveyor

Acting Director of Public Works

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# City and County of San Francisco

## Tails

### Motion: M21-072

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 210378

**Date Passed:** April 27, 2021

Motion approving Final Map No. 10674, comprised of lots 1, 2 and 3, each a three residential unit condominium project, located at 2150-2166 Hayes Street, being a subdivision of Assessor's Parcel Block No. 1193, Lot Nos. 111, 112, and 123; and adopting findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

April 20, 2021 Board of Supervisors - CONTINUED

Ayes: 11 - Chan, Haney, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

April 27, 2021 Board of Supervisors - APPROVED

Ayes: 8 - Haney, Mandelman, Mar, Melgar, Ronen, Safai, Stefani and Walton

Noes: 3 - Chan, Peskin and Preston

File No. 210378

**I hereby certify that the foregoing Motion was APPROVED on 4/27/2021 by the Board of Supervisors of the City and County of San Francisco.**

A handwritten signature in blue ink, appearing to read "Angela Calvillo".

Angela Calvillo  
Clerk of the Board

**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:**

LUCMORE LLC, A WYOMING LIMITED LIABILITY COMPANY

*Namir Faidi*  
BY: NAMIR FAIDI, MANAGING MEMBER

**BENEFICIARY:**

FIRST REPUBLIC BANK

BY: *A. Levin* Vice President  
Anna Levin  
PRINT NAME:

**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 3/2/2021 BEFORE ME, JIA QI ZHANG, NOTARY PUBLIC  
(INSERT NAME)

PERSONALLY APPEARED: NAMIR FAIDI  
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.

*Jia Qi Zhang*  
SIGNATURE:

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

JIA QI ZHANG 2223188  
PRINTED NAME: COMMISSION # OF NOTARY:  
Nov 24, 2021 First Republic Bank  
COMMISSION EXPIRES: PRINCIPAL COUNTY OF BUSINESS:

**RECORDER'S STATEMENT:**

FILED THIS ..... DAY OF ....., 20....., AT ..... M.

IN BOOK ..... OF FINAL MAPS, AT PAGE(S) ....., AT THE REQUEST OF FREDERICK T. SEHER.

SIGNED .....  
COUNTY RECORDER

**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 03/03/2021 BEFORE ME, Nargaret Allensworth Fohl, Notary Public, NOTARY PUBLIC  
(INSERT NAME)

PERSONALLY APPEARED: Anna 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.

*Nargaret Allensworth Fohl*  
SIGNATURE:

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

Nargaret Allensworth Fohl 2308297  
PRINTED NAME: COMMISSION # OF NOTARY:  
10/10/2023 Contra Costa  
COMMISSION EXPIRES: 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 NAMIR FAIDI ON NOVEMBER 2, 2018. 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 JANUARY 1, 2022 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.



*Frederick T. Seher*  
FREDERICK T. SEHER, PLS  
LICENSE NO. 6216

DATE: 03-02-21

**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.

JAMES M. RYAN, ACTING CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO

BY: *James M. Ryan*



DATE: 3-24-2021

**FINAL MAP NO. 10674**

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

BEING A SUBDIVISION OF PARCEL "B", PARCEL "C", AND A PORTION OF PARCEL "A", AS SHOWN ON PARCEL MAP NO. 8850, FILED FOR RECORD ON MAY 11, 2020, IN BOOK 50 OF PARCEL MAPS, PAGES 67-69; SAID PORTION OF PARCEL "A" BEING DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON FEBRUARY 18, 2021, DOC. NO. 2021031456, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.

ALSO BEING A TOTAL OF 9 NEW RESIDENTIAL CONDOMINIUMS

ALSO BEING A PART OF WESTERN ADDITION BLOCK NO. 688

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA  
MARCH, 2021



**Frederick T. Seher & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
841 LOMBARD STREET, SAN FRANCISCO, CA 94133  
PHONE (415) 921-7690 FAX (415) 921-7655

SHEET ONE OF FOUR SHEETS

**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 30th DAY OF April, 2021.

Signed in counterpart  
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. M21-072, ADOPTED April 27, 2021 APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 10674".

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

BY: Signed in counterpart DATE: April 30, 2021  
CLERK OF THE BOARD OF SUPERVISORS  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**APPROVALS:**

THIS MAP IS APPROVED THIS 26th DAY OF March, 2021

BY ORDER NO. 204556  
BY: Alaric Degrafinried DATE: March 31, 2021

ALARIC DEGRAFINRIED  
ACTING DIRECTOR OF PUBLIC WORKS  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**APPROVED AS TO FORM:**

DENNIS J. HERRERA, CITY ATTORNEY

BY: [Signature]  
DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**BOARD OF SUPERVISORS' APPROVAL:**

ON April 27, 2021, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO.

M21-072, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. 210378

**BENEFICIARY:**

NF INDUSTRIES, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: [Signature] TITLE: MANAGING MEMBER

NAMIR FAIDI  
PRINT NAME:

**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 San Francisco )  
ON 3/5/2021 BEFORE ME, JIA QI ZHANG, NOTARY PUBLIC  
(INSERT NAME)

PERSONALLY APPEARED: NAMIR FAIDI  
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)

JIA QI ZHANG 2223188  
PRINTED NAME: COMMISSION # OF NOTARY:  
Nov 24, 2021 First Republic Bank  
COMMISSION EXPIRES: PRINCIPAL COUNTY OF BUSINESS:

**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 NINE (9) DWELLING UNITS.

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

C) UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS, AND RESTRICTIONS, THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:  
(i) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND  
(ii) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.

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

**FINAL MAP NO. 10674**

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

BEING A SUBDIVISION OF PARCEL "B", PARCEL "C", AND A PORTION OF PARCEL "A", AS SHOWN ON PARCEL MAP NO. 8850, FILED FOR RECORD ON MAY 11, 2020, IN BOOK 50 OF PARCEL MAPS, PAGES 67-69; SAID PORTION OF PARCEL "A" BEING DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON FEBRUARY 18, 2021, DOC. NO. 2021031456, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.

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CITY AND COUNTY OF SAN FRANCISCO

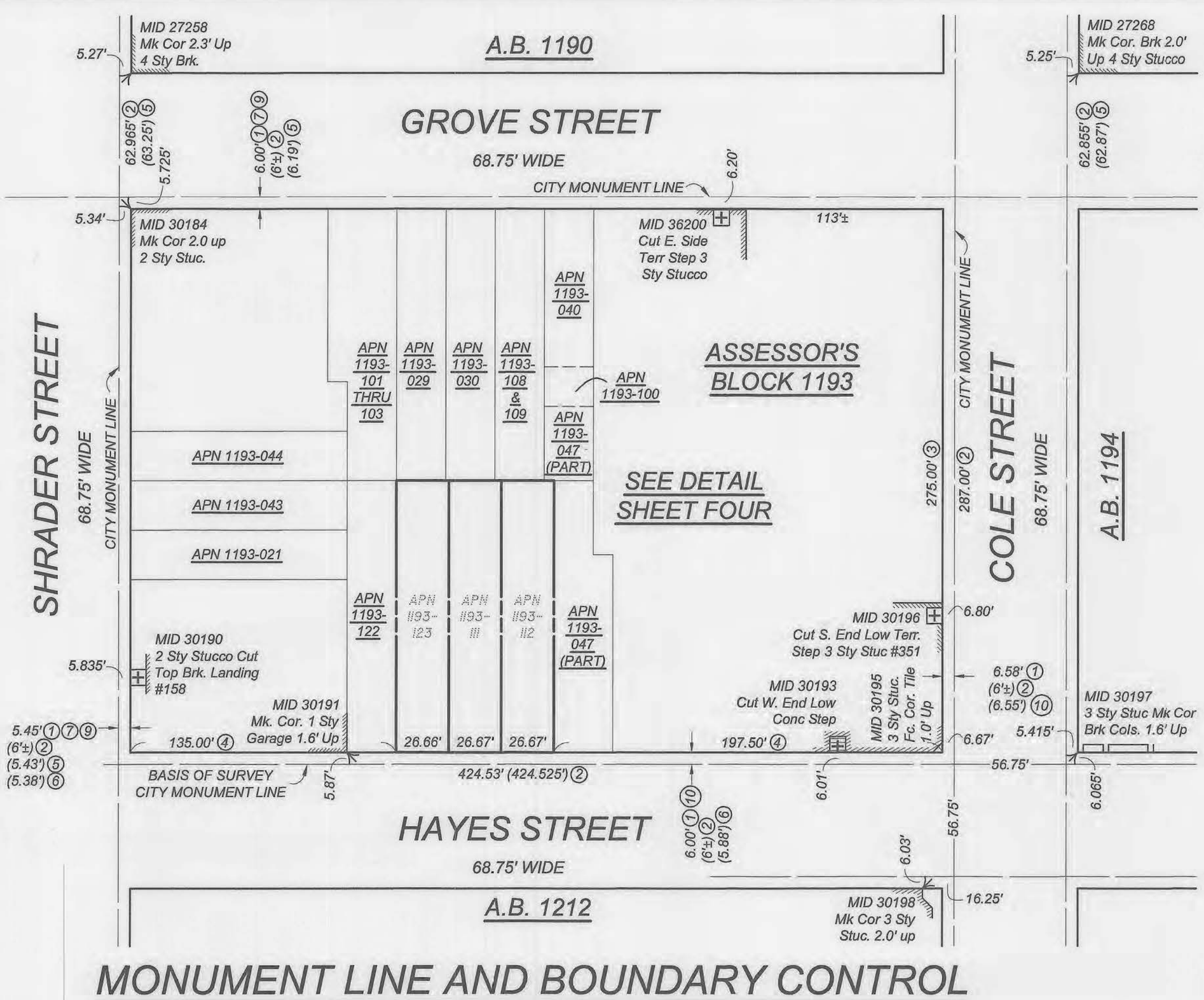
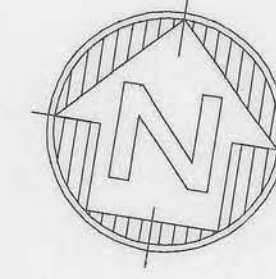
CALIFORNIA  
MARCH, 2021



Frederick T. Seher & Associates, Inc.  
PROFESSIONAL LAND SURVEYORS  
841 LOMBARD STREET, SAN FRANCISCO, CA 94133  
PHONE (415) 921-7690 FAX (415) 921-7655

SHEET TWO OF FOUR SHEETS

APN 1193-111, 112, & 123 2150-2166 HAYES STREET



**MAP AND DEED REFERENCES:**

- ① PARCEL MAP NO. 8850, RECORDED MAY 11, 2020, IN BOOK 50 OF PARCEL MAPS, PAGES 67-69, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO
- ② MONUMENT MAP NO. 51, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- ③ BLOCK DIAGRAM OF WESTERN ADDITION BLOCK NO. 688, FILE NO. 1193B, UNDATED, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
- ④ PARCEL MAP RECORDED FEBRUARY 22, 1980 IN BOOK 14 OF PARCEL MAPS, PAGES 21-22, SAN FRANCISCO COUNTY RECORDS.
- ⑤ RECORD OF SURVEY #8675, RECORDED FEBRUARY 9, 2017, IN BOOK GG OF SURVEY MAPS AT PAGE 132, SAN FRANCISCO COUNTY RECORDS.
- ⑥ PARCEL MAP 5365, RECORDED APRIL 21, 2009, IN BOOK 109 OF CONDOMINIUM MAPS, PAGES 141-142, SAN FRANCISCO COUNTY RECORDS.
- ⑦ PARCEL MAP NO. 4480, RECORDED APRIL 23, 2008, IN BOOK 105 OF CONDOMINIUM MAPS, PAGES 58-59, SAN FRANCISCO COUNTY RECORDS.
- ⑧ PARCEL MAP RECORDED JULY 3, 1979, IN BOOK 11 OF PARCEL MAPS, PAGES 32-33, SAN FRANCISCO COUNTY RECORDS.
- ⑨ PARCEL MAP NO. 7925, RECORDED JUNE 29, 2016, IN BOOK 129 OF CONDOMINIUM MAPS, PAGES 192-194, SAN FRANCISCO COUNTY RECORDS.
- ⑩ PARCEL MAP 8528, RECORDED SEPTEMBER 28, 2015, IN BOOK 128 OF CONDOMINIUM MAPS, PAGES 5-6, SAN FRANCISCO COUNTY RECORDS.
- ⑪ CORNER RECORD FOR AB 1193 LOTS 101-103, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

**EASEMENT NOTE:**

EASEMENTS FOR PUBLIC UTILITIES AND PEDESTRIAN AND VEHICULAR ACCESS FOR BENEFIT OF SUBJECT PROPERTY OVER LOT 47 AND FOR BENEFIT OF LOT 47 OVER SUBJECT PROPERTY, AS SHOWN ON 14 PM 21-22, HAVE BEEN TERMINATED BY THE BELOW DOCUMENTS:

- 1. QUITCLAIM DEED RECORDED ON MAY 2, 2019, DOC. 2019-K762887-00
- 2. QUITCLAIM DEED RECORDED ON MAY 7, 2019, DOC. 2019-K764017-00

**FINAL MAP NO. 10674**

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

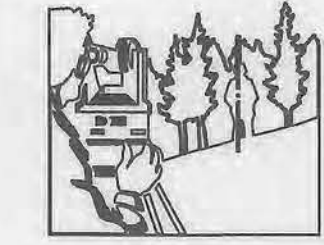
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ALSO BEING A TOTAL OF 9 NEW RESIDENTIAL CONDOMINIUMS

ALSO BEING A PART OF WESTERN ADDITION BLOCK NO. 688

CITY AND COUNTY OF SAN FRANCISCO  
SCALE AS NOTED

CALIFORNIA  
MARCH, 2021



**Frederick T. Seher & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
841 LOMBARD STREET, SAN FRANCISCO, CA 94133  
PHONE (415) 921-7690 FAX (415) 921-7655

SHEET THREE OF FOUR SHEETS

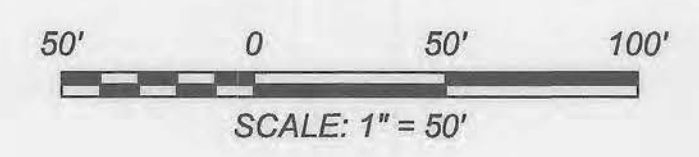
APN 1193-111, 112, & 123 2150-2166 HAYES STREET

**LINETYPES:**

- MONUMENT LINE
- RIGHT OF WAY
- PROPERTY LINE
- ADJACENT LOT LINE

**LEGEND:**

- SET RIVET & 3/4" BRASS TAG L.S. 6216 IN CURB
- FOUND NAIL & 3/4" BRASS TAG, PER REFERENCE (OR AS NOTED)
- ( ) INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
- L FOUND "L" CUT, ORIGIN UNKNOWN (OR AS NOTED)
- A.B. ASSESSOR'S BLOCK
- N/F NOW OR FORMERLY
- CLR CLEAR OF PROPERTY LINE
- OVR OVER PROPERTY LINE
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE



**BASIS OF SURVEY:**

BLOCK LINES OF BLOCK 1193 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.

**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.

SUBDIVISION OF LOT 1:  
3 CONDOMINIUM UNITS = APN 1193-113, 114 & 115

SUBDIVISION OF LOT 2:  
3 CONDOMINIUM UNITS = APN 1193-116, 117 & 118

SUBDIVISION OF LOT 3:  
3 CONDOMINIUM UNITS = APN 1193-119, 120 & 121

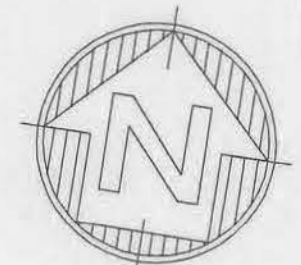
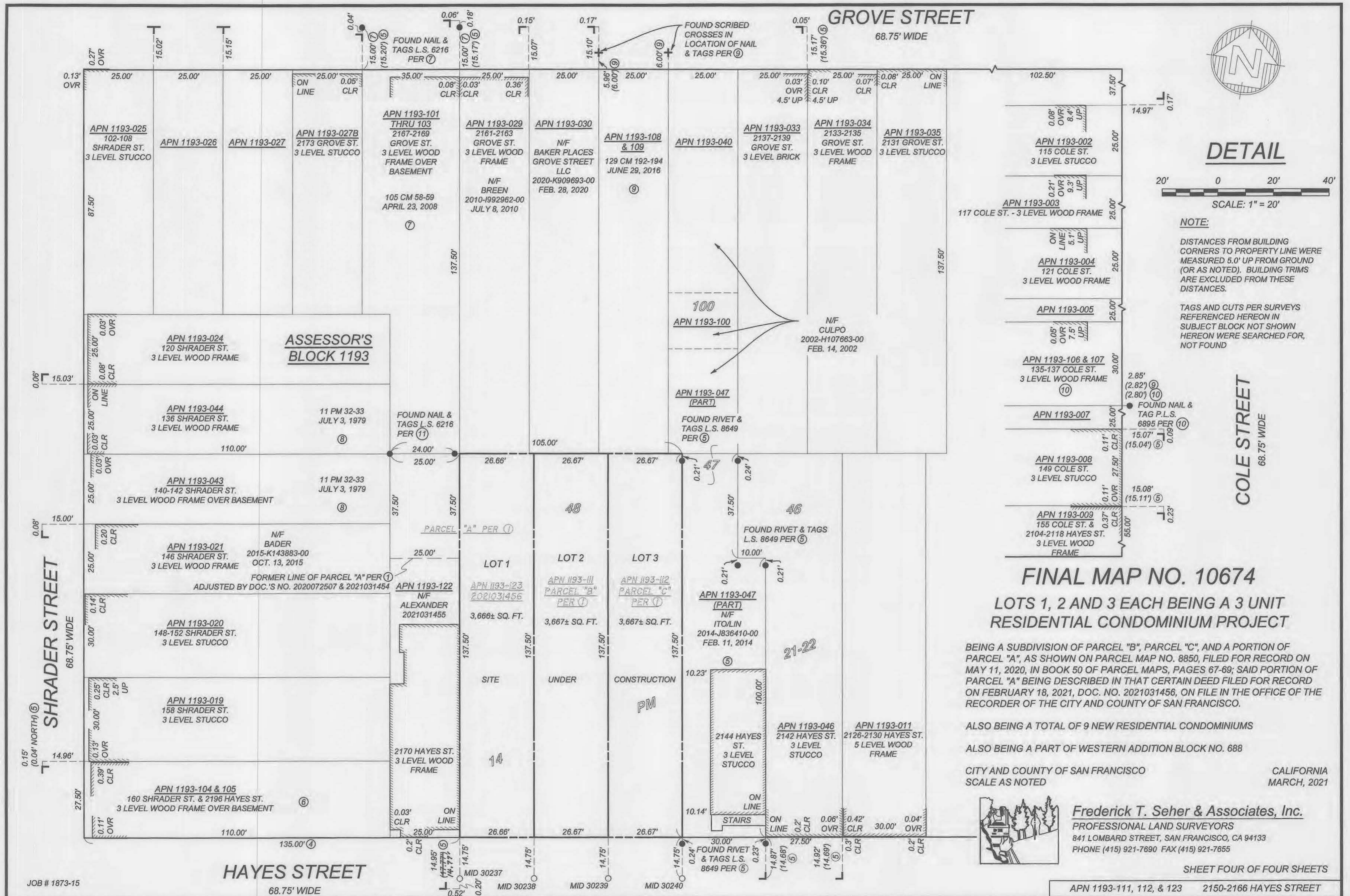
**FIELD SURVEY COMPLETION NOTE**

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 11-2-2018. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

**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 MAY NOT BE TO SCALE AND MAY BE EXAGGERATED FOR CLARITY.
- 5. MONUMENT MARKS WITHIN THE SUBJECT BLOCK FOR ESTABLISHED MONUMENT LINES NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND.
- 6. TAGS AND CUTS PER SURVEYS REFERENCED HEREON IN SUBJECT BLOCK NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND





**DETAIL**



**NOTE:**

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

TAGS AND CUTS PER SURVEYS REFERENCED HEREON IN SUBJECT BLOCK NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND

**FINAL MAP NO. 10674**  
**LOTS 1, 2 AND 3 EACH BEING A 3 UNIT RESIDENTIAL CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF PARCEL "B", PARCEL "C", AND A PORTION OF PARCEL "A", AS SHOWN ON PARCEL MAP NO. 8850, FILED FOR RECORD ON MAY 11, 2020, IN BOOK 50 OF PARCEL MAPS, PAGES 67-69; SAID PORTION OF PARCEL "A" BEING DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON FEBRUARY 18, 2021, DOC. NO. 2021031456, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.

ALSO BEING A TOTAL OF 9 NEW RESIDENTIAL CONDOMINIUMS  
 ALSO BEING A PART OF WESTERN ADDITION BLOCK NO. 688

CITY AND COUNTY OF SAN FRANCISCO  
 SCALE AS NOTED

CALIFORNIA  
 MARCH, 2021



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