

File No. 120945

Committee Item No. _____

Board Item No. 34

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date: 09/25/12

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 Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

- | | | |
|--------------------------|-------------------------------------|----------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Final Map 6450 - 626-628 Natoma Street |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Completed by: Nicole Lyshorn

Date: 09/20/12

Completed by: _____

Date _____

AE

1 [Final Map 6450 - 626-628 Natoma Street]

2

3 **Motion approving Final Map 6450, a Five Unit Residential Condominium Project,**
4 **located at 626 – 628 Natoma Street being a subdivision of Lot 048 in Assessors Block**
5 **No. 3727 and adopting findings pursuant to the General Plan and City Planning Code**
6 **Section 101.1**

7

8 MOVED, That the certain map entitled "FINAL MAP 6450", comprising 3 sheets,
9 approved August 31, 2012, by Department of Public Works Order No. 180,621 is hereby
10 approved and said map is adopted as an Official Final Map 6450; and be it

11 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
12 and incorporates by reference herein as though fully set forth the findings made by the City
13 Planning Department, by its letter dated November 8, 2011, that the proposed subdivision is
14 consistent with the objectives and policies of the General Plan and the Eight Priority Policies
15 of Section 101.1 of the Planning Code; and be it

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

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

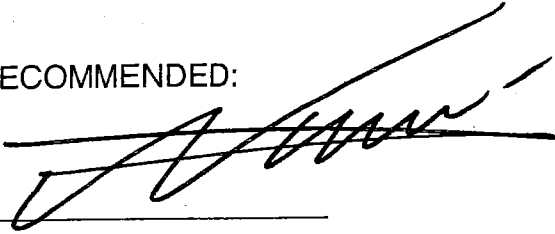
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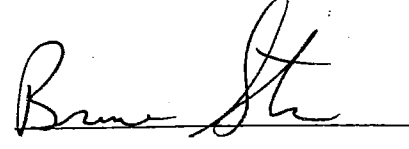
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RECOMMENDED:



Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



Edwin M. Lee, Mayor
Edward D. Reiskin, Director
Fuad S. Sweiss, PE, PLS,
City Engineer & Deputy Director of Engineering



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

11 NOV 10 AM 9:48

Department of Public Works
Office of the City and County Surveyor
875 Stevenson Street, Room 410
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

Date: May 31, 2011

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

Project ID: 6450			
Project Type: 5 Units Condo Conversion			
Address#	StreetName	Block	Lot
626 - 628	NATOMA ST	3727	048
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

Pursuant to Section 1325 of the City and County of San Francisco Subdivision Code and Section 4.105 of the 1996 City Charter, a print of the above referenced Map is submitted for your review, CEQA and General Plan conformity determination. Under the provisions of the Subdivision Map Act and the City and County of San Francisco Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the receipt of the application or CEQA Determination per SMA 664521(c). Under these same state and local codes, DPW is required to approve, conditionally approve, or disapprove the above referenced map within 50 days of the receipt of the application or CEQA Determination per SMA 664521(c). Failure to do so constitutes automatic approval. Thank you for your timely review of this Map.

Enclosures:

- Print of Parcel Map
- List "B"
- Proposition "M" Findings
- Photos

Sincerely,

[Signature]
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 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):

PLANNING DEPARTMENT

[Signature] (for)
Mr. Scott F. Sanchez, Acting Zoning Administrator

DATE 11/08/11

2011.0803R
Commission
Hearing date - 11/31
Motion No. 1847



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. 18478

HEARING DATE: NOVEMBER 3, 2011

Date: October 27, 2011
Case No.: 2011.0803Q
Project Address: 626-628A NATOMA STREET
Zoning: RED (Residential Enclave District)
 Western SoMa Area Plan Special Use District
 40-X Height and Bulk District
Block/Lot: 3727/048
Project Sponsor: Cam Perridge
 Sirkin and Associates
 250 Montgomery Street, Suite 1200
 San Francisco, CA 94104
Staff Contact: Brittany Bendix – (415) 575-9114
brittany.bendix@sfgov.org

ADOPTING FINDINGS RELATING TO THE REVIEW FOR CONSISTENCY WITH THE GENERAL PLAN TO ALLOW A CONDOMINIUM CONVERSION SUBDIVISION OF A THREE-STORY, FIVE-UNIT BUILDING INTO RESIDENTIAL CONDOMINIUMS WITHIN AN RED (RESIDENTIAL ENCLAVE DISTRICT) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On July 26, 2011, Sirkin and Associates (hereinafter "Project Sponsor") filed an application with the Department of Public Works, Bureau of Street Use and Mapping for Planning Department review to allow the Condominium Conversion Subdivision of a three-story, five-unit building into residential condominiums within an RED (Residential Enclave District) Zoning District and a 40-X Height and Bulk District. The subject building is considered a legal use as the Report of Residential Building Record indicates that the legal authorized occupancy and use is a five family dwelling.

On November 3, 2011, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Condominium Conversion Subdivision Application No. 2011.0803Q.

Section 1396, Article 9 of the Subdivision Code of the City and County of San Francisco sets forth the following rules and regulations for condominium conversions:

- A. A maximum of two-hundred (200) units may be converted to condominium units annually. An exception is provided for two-unit buildings where both units are owner-occupied for one year or one unit is owner occupied for three years.
- B. The following categories of buildings may be converted to condominiums:
 - i. Buildings consisting of four units or less in which at least one of the units has been occupied continuously by one of the owners of record for three years prior to the date of registration for the lottery as selected by the Director of Public Works.
 - ii. Buildings consisting of six units or less in which at least 50 percent of the units have been occupied continuously by one of the owners of record for three years prior to the date of registration for the lottery as selected by the Director of Public Works.

The Subdivision Code requires that the Planning Commission holds a public hearing to review condominium conversion subdivisions containing five to six units for consistency with the General Plan. The Code calls for a sales program which promotes affirmative action in housing, a non-transferable tenant right of first-refusal to purchase the unit occupied by the tenant and various relocation requirements, including the right to a \$1,000 relocation payment.

The Subdivision Code further provides for a lifetime lease for all tenants aged 62 years or older and/or are permanently disabled, and requires that no less than 40 percent of the tenants either have signed Intent to Purchase forms or be in a position of accepting such a lifetime lease. The Subdivision Code prohibits any increase in rents while the conversion application is pending before the City.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby approves the Condominium Conversion Subdivision requested in Application No. 2011.0803Q based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. The applicant requests Planning Department review of a Condominium Conversion Subdivision Application to allow for the conversion of the mixed-use building.
3. As required by Section 1396 of the San Francisco Subdivision Code, 50 percent or more of the units have been owner occupied continuously by one or more of the owners of record for three years prior to the date of registration for the lottery as selected by the Director of Public Works.
4. Tenants in the subject building were notified of their right-of-first refusal to purchase the unit they occupy, as required by the Subdivision Code, and of other rights to which they are entitled under provisions of the same Code.
5. A search of the Rent Board database did not show any tenant petitions or eviction notices filed with the Rent Board in the last 5 years.
6. On balance, the Project is consistent with the Objectives and Policies of the General Plan, as follows:

2009 HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 3:

PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

Policy 3.1:

Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

This application was selected through the condominium conversion subdivision lottery, which sets an annual limit on condominium conversions. Conversion of the subject property would allow for home ownership opportunities for San Francisco residents.

7. Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The proposal would have no adverse effect upon existing neighborhood-serving retail uses as it is a change in form of residential tenure.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The proposal is a change in form of residential tenure and would not alter the existing housing and neighborhood character of the vicinity.

- C. That the City's supply of affordable housing be preserved and enhanced,

No housing would be removed for this project.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The proposal is a change in form of residential tenure and would not affect public transit or neighborhood parking.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The proposal is a change in form of residential tenure and would not involve the industrial or service sectors of the City.

- F. That the City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposal is subject to inspection by the Department of Building Inspection and will be required to make any code required repairs, including those related to life safety issues, prior to the recordation of the final condominium subdivision map.

- G. That landmarks and historic buildings be preserved.

The proposal is a change in form of residential tenure and would not affect landmarks or historic buildings

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

Motion No. 18478
Hearing Date: November 3, 2011

CASE NO. 2011.0803Q
626-628A Natoma Street

The proposal is a change in form of residential tenure and would not affect public parks or open space.

8. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
9. The Commission hereby finds that approval of the Condominium Conversion Subdivision would promote the health, safety and welfare of the City.

Motion No. 18478
Hearing Date: November 3, 2011

CASE NO. 2011.0803Q
626-628A Natoma Street

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES** Condominium Conversion Subdivision Application No. 2011.0803Q.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on November 3, 2011.

Linda Avery
Commission Secretary

AYES: Commissioners Antonini, Borden, Fong, Miguel, Moore, Olague and Sugaya

NAYS: None

ABSENT: None

ADOPTED: November 3, 2011



Office of the City and County Surveyor
875 Stevenson Street, Room 410
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: 180621

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

APPROVING FINAL MAP 6450, 626 – 628 NATOMA STREET, A FIVE UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 048 IN ASSESSORS BLOCK NO. 3727.

A FIVE UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated November 8, 2011, 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 6450", 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 8, 2011, 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:

Bruce R. Storrs, PLS
City and County Surveyor, DPW

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

APPROVED: August 31, 2012

9/5/2012

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

APPROVED:

Mohammed Nuru
Director of Public Works

MOHAMMED NURU, DIRECTOR

9/5/2012

X Mohammed Nuru

Nuru, Mohammed
Director





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. 3727 Lot No. 048

Address: 626-628 Natoma St.

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


José Cisneros

Tax Collector

Dated this 30th day of August 2012

OWNERS' 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 6450." TO BE EXECUTED, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS:
LARRY CAMPBELL
DAVID E. GETZELMAN
DANION BOYLE
RACHEL A. BOYLE
JESSICA J. GAMMELL
MICHAEL SORANTINO
MITCHELL ROSENFIELD

OWNER'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Francisco
ON August 13, 2012
BEFORE ME, Michelle Lan, NOTARY PUBLIC,
PERSONALLY APPEARED LARRY J. CAMPBELL AND DANION BOYLE, who proved to me on the basis of satisfactory evidence to be the persons 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
SIGNATURE Michelle Lan
PRINTED NAME Michelle Lan
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES 11/17/2015 (SEAL OPTIONAL IF COMPLETED)
COMMISSION NUMBER 1448778

OWNER'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Francisco
ON August 13, 2012
BEFORE ME, Michelle Lan, NOTARY PUBLIC,
PERSONALLY APPEARED DANION BOYLE AND RACHEL A. BOYLE, who proved to me on the basis of satisfactory evidence to be the persons 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
SIGNATURE Michelle Lan
PRINTED NAME Michelle Lan
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES 11/17/2015 (SEAL OPTIONAL IF COMPLETED)
COMMISSION NUMBER 1448778

OWNER'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Francisco
BEFORE ME, Michelle Lan, NOTARY PUBLIC,
PERSONALLY APPEARED MICHAEL SORANTINO AND MICHAEL SORANTINO, who proved to me on the basis of satisfactory evidence to be the persons 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
SIGNATURE Michelle Lan
PRINTED NAME Michelle Lan
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES 11/17/2015 (SEAL OPTIONAL IF COMPLETED)
COMMISSION NUMBER 1448778

OWNER'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Francisco
ON August 13, 2012
BEFORE ME, Michelle Lan, NOTARY PUBLIC,
PERSONALLY APPEARED MICHAEL SORANTINO, who proved to me on the basis of satisfactory evidence to be the person 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
SIGNATURE Michelle Lan
PRINTED NAME Michelle Lan
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES 11/17/2015 (SEAL OPTIONAL IF COMPLETED)
COMMISSION NUMBER 1448778

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 MICHAEL SORANTINO IN APRIL 2011 OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

I FURTHER STATE THAT THE MONUMENTS SHOWN ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THE MONUMENTS ARE SUFFICIENT TO ALLOW THE SURVEY TO BE RETRACED.

DATE: JULY 31, 2012
Michael J. Foster
MICHAEL J. FOSTER, L.S. 7170
LICENSE EXPIRATION DATE: DECEMBER 31, 2013



CITY AND COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN THEREON IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP. IF REQUIRED, 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: September 8, 2012
BY: Bruce R. Storrs
BRUCE R. STORRS, L.S. 8814
LICENSE EXPIRATION DATE: SEPTEMBER 30, 2013

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 HAS REVIEWED AND ADOPTED THIS MAP ENTITLED "FINAL MAP NO. 6450."

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

RECORDER'S STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST _____ 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 MICHAEL J. FOSTER.

SIGNED: _____
COUNTY RECORDER
STATE OF CALIFORNIA

FINAL MAP NO. 6450

A FIVE UNIT RESIDENTIAL CONDOMINIUM PROJECT
A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED
RECORDED ON APRIL 05, 2011, IN REEL K 367, IMAGE 0002
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

BAY AREA LAND SURVEYING INC.
JULY 2012

2012 23-5107
EL SOBRANTE, CALIFORNIA
94003

SHT. 1 OF 3

ASSESSOR'S BLOCK 3727, LOT 046, 545-599, 4100A, STREET

OWNER'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Francisco
I, Michael E. Gierdelman, NOTARY PUBLIC,
BEFORE ME, Michael E. Gierdelman,
PERSONALLY APPEARED Michael E. Gierdelman
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE INSTRUMENT
AND ACKNOWLEDGED CAPACITIES) 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
SIGNATURE Michael E. Gierdelman
PRINTED NAME Michael E. Gierdelman
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES: 9/17/2015
COMMISSION NUMBER 1448712 (SEAL OPTIONAL IF COMPLETED)

OWNER'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Francisco
I, Michael E. Gierdelman, NOTARY PUBLIC,
BEFORE ME, Michael E. Gierdelman,
PERSONALLY APPEARED Michael E. Gierdelman
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE INSTRUMENT
AND ACKNOWLEDGED CAPACITIES) 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
PRINTED NAME Michael E. Gierdelman
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES: 9/17/2015
COMMISSION NUMBER 1448712 (SEAL OPTIONAL IF COMPLETED)

OWNER'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Francisco
I, Michael E. Gierdelman, NOTARY PUBLIC,
BEFORE ME, Michael E. Gierdelman,
PERSONALLY APPEARED Michael E. Gierdelman
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE INSTRUMENT
AND ACKNOWLEDGED CAPACITIES) 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
PRINTED NAME Michael E. Gierdelman
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES: 9/17/2015
COMMISSION NUMBER 1448712 (SEAL OPTIONAL IF COMPLETED)

TRUSTEE'S STATEMENT:

THE UNDERSIGNED AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED ON
MAY 24, 2002, IN REEL 1890, MADE ENTRY IN THE OFFICIAL RECORDS OF THE
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, IN THE
CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED FINAL
MAP NO. 6450.
IN WITNESS WHEREOF, THE UNDERSIGNED, MORTGAGE ELECTRONIC REGISTRATION
SYSTEM, INC., HAS HEREBY SET HIS/HER/ITS HAND AND SEAL OF OFFICE
ON THIS 15th DAY OF August,
2012
BY: Michael E. Gierdelman PRESIDENT
TITLE: President

TRUSTEE'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Francisco
I, Michael E. Gierdelman, NOTARY PUBLIC,
BEFORE ME, Michael E. Gierdelman,
PERSONALLY APPEARED Michael E. Gierdelman, TRUSTEE, Michael E. Gierdelman, VP,
OF REGISTRATION SYSTEM, INC.
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE INSTRUMENT
AND ACKNOWLEDGED CAPACITIES) 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
SIGNATURE Michael E. Gierdelman
PRINTED NAME Michael E. Gierdelman
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES: 9/17/2015
COMMISSION NUMBER 1448712 (SEAL OPTIONAL IF COMPLETED)

TAX STATEMENT:

I, JOHN S. HERRERA, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY
OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY CERTIFY THAT I HAVE
FILED A STATEMENT FROM THE CONTROLLER OF THE CITY AND COUNTY OF SAN FRANCISCO,
SHOWING THAT ACCORDING TO THE RECORDS OF HIS OFFICE THERE ARE NO LIENS AGAINST
THE PROPERTY DESCRIBED IN THIS MAP, EXCEPT AS TAKEN OR BEING LOCAL
TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAKES, EXCEPT AS TAKEN OR BEING LOCAL
ASSESSMENTS NOT YET PAYABLE WHICH ARE ESTIMATED TO BE . I ALSO
HEREBY STATE THAT A BOND IN THE AMOUNT FIXED BY SAID BOARD AND BY ITS TERMS
MADE TO WURE TO THE BENEFIT OF THE CITY AND COUNTY OF SAN FRANCISCO, CONDITIONED
FOR PAYMENT OF THE ABOVE TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, HAS BEEN
FILED WITH AND APPROVED BY SAID BOARD.
DATED DAY OF , 20

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

BOARD OF SUPERVISORS APPROVAL

ON DAY OF , 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 SUPERVISOR'S IN FILE NO.

APPROVALS:

THIS MAP IS APPROVED THIS 10th DAY OF September, 2012 BY ORDER
NO.
BY:
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA
DATE:

APPROVED AS TO FORM:

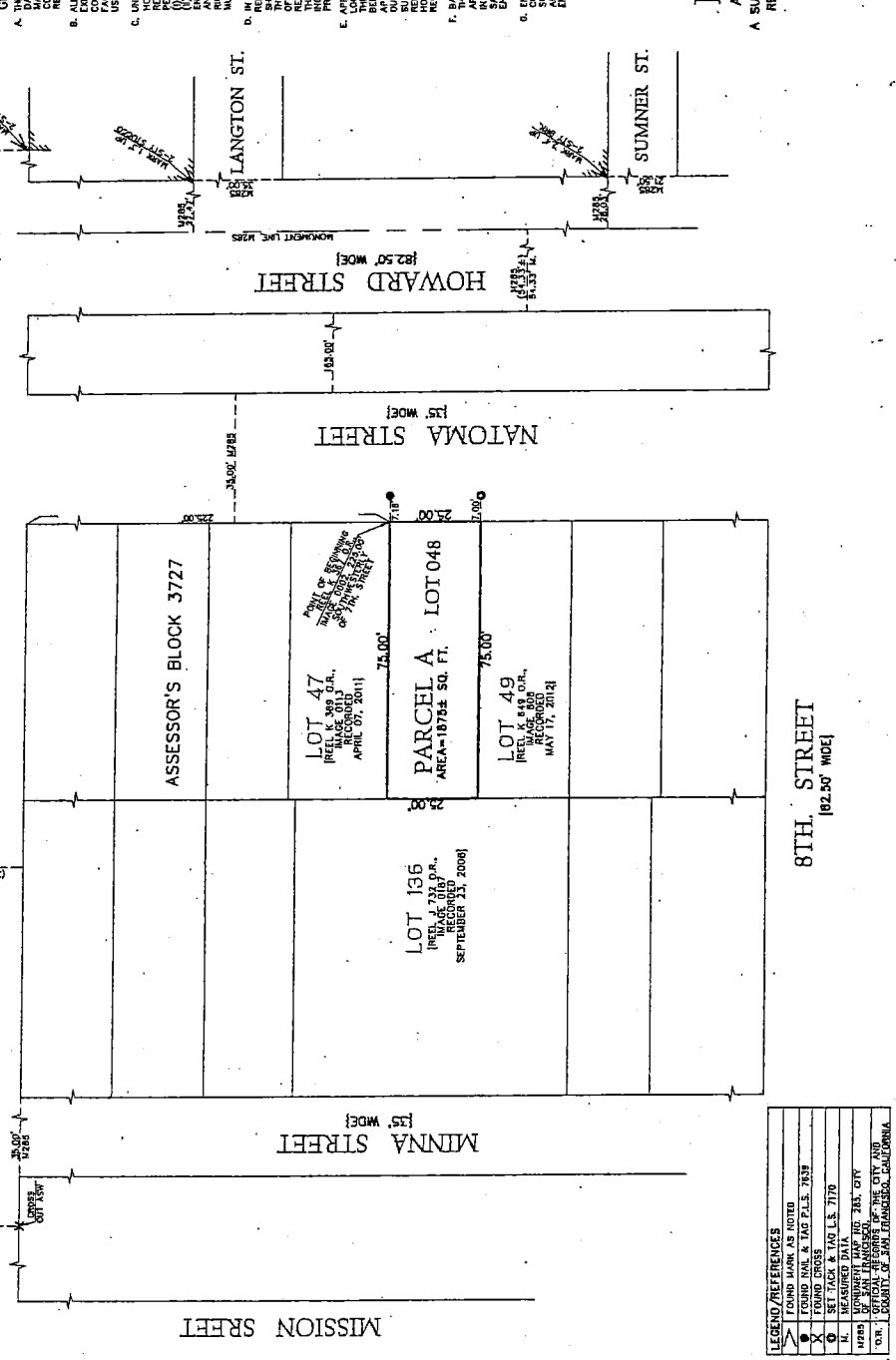
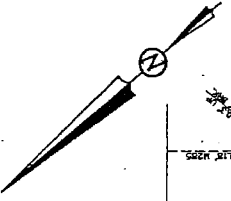
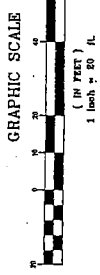
BY: DATE:
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP NO. 6450

A FIVE UNIT RESIDENTIAL CONDOMINIUM PROJECT
A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED
RECORDED ON APRIL 05, 2011, IN REEL K 387, PAGE 0002
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
JULY, 2012
BAY AREA LAND SURVEYING INC.
901 ANCHER WAY
EL SOBO, CALIFORNIA 94003
(415) 223-5167
SHT. 2 OF 3

NOTE:
THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN SHOULD NOT BE RELIED ON FOR ANY OTHER PURPOSE.

UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
219	219
220	220
221	221
222	222
223	223



- NOTES:**
1. DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
 2. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
 3. THE DISTANCES SHOWN FROM MONUMENT LINES TO BOUNDARY OR WAY LINES REPRESENT A BOUNDARY SOLUTION BASED ON THE ANALYSIS OF BOUNDARY EVIDENCE INCLUDING A MONUMENT RECORD AND MEASUREMENTS TO MONUMENTS AND IMPROVEMENTS.
 4. RECORD/FILED INFORMATION FROM TO BE RECORDED WITH ASSURED VALUE.
 5. ALL OTHER MEASUREMENTS WITHIN THIS SECTION HAVE BEEN VERIFIED BY MEASUREMENTS IN THE FIELD AND RELEVANT RECORD INFORMATION DISCREPANCY WITH RELEVANT RECORD INFORMATION.
 6. RECORD/FILED INFORMATION SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION SHOWN FOR REFERENCE.

GENERAL NOTES:

A. THE SUBDIVISION DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE MAP PARTITION ACT AND THE SUBDIVISION ACT AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTION 110000. THIS CONDOMINIUM PLAN SHALL BE LIMITED TO FIVE RESIDENTIAL UNITS.

B. ALL IMPROVEMENTS (EGRESS), PATH(S) OF TRAVEL, TRAIL (EMERGENCY EXIT), AND EXISTING COMPONENTS (ENT PATHWAYS) AND PASSAGEWAY(S), STAIRWAY(S), AND ENCLOSURE(S) SHALL BE MAINTAINED AND REPAIRED IN ACCORDANCE WITH THE BUILDING CODE AND ANY OTHER REGULATIONS APPLICABLE TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.

C. UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNER'S ASSOCIATION, INCLUDING ITS CONDITIONS, GOVERNANTS AND BYLAWS, THE HOMEOWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:

- (i) ALL GENERAL USE COMMON AREA IMPROVEMENTS, AND
- (ii) ENCLAVEMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC WORKS CODE SUBJECT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.

D. IN THE EVENT THE AREAS IDENTIFIED IN (C) (i) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO MAINTAIN SUCH IMPROVEMENTS, REPAIR, AND REPLACEMENT SHALL BE CONSIDERED A VIOLATION OF THE HOMEOWNERS ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS WHICH MAY BE SUBJECT TO ENFORCEMENT BY THE CITY AND COUNTY OF SAN FRANCISCO.

E. APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCHORAGE AREAS OF ANY KIND. THE HOMEOWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY AND COUNTY OF SAN FRANCISCO. APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF ANY OTHER APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABIDE ANY, ALL, OR ANY PART OF THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, ORDINANCES, AND REGULATIONS, INCLUDING THE PLANNING 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 ARE SUBJECT TO THE CITY AND COUNTY OF SAN FRANCISCO BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THE HOMEOWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY AND COUNTY OF SAN FRANCISCO. APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF ANY OTHER APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABIDE ANY, ALL, OR ANY PART OF THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, ORDINANCES, AND REGULATIONS, INCLUDING THE PLANNING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.

G. ENCROACHMENT FROM OTHER ADJACENT PROPERTIES SHALL NOT BE DEEMED AS CONSTRUCTED IN HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO VERIFY THE LOCATION AND EXTENT OF ANY ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

FINAL MAP NO. 6450

A FIVE UNIT RESIDENTIAL CONDOMINIUM PROJECT

A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED RECORDED ON APRIL 05, 2011, IN REEL K 367, MAGE 0002 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

JULY, 2012 SCALE 1" = 20'

BAY AREA LAND SURVEYING INC.

841 MITCHELL WAY
EL SOBRANTE, CALIFORNIA
(415) 448-3147
SHT. 13 OF 13