

File No. 190491

Committee Item No. _____

Board Item No. 30

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: May 14, 2019

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER

- Public Works Order No. 201115
- Tentative Map Decision - 12/26/18
- Tax Certificates - 04/26/19
- Final Map
- _____
- _____
- _____
- _____
- _____

Prepared by: Lisa Lew

Date: May 10, 2019

Prepared by: _____

Date: _____

1 [Final Map 9662 - 790 Pennsylvania Avenue and 1395-22nd Street]

2
3 **Motion approving Final Map 9662, a 264 unit mixed use (one commercial and 263**
4 **residential) condominium project, located at 790 Pennsylvania Avenue and 1395-22nd**
5 **Street, being a merger and resubdivision of Assessor's Parcel Block No. 4167, Lot**
6 **Nos. 011 and 013; and adopting findings pursuant to the General Plan, and the eight**
7 **priority policies of Planning Code, Section 101.1.**

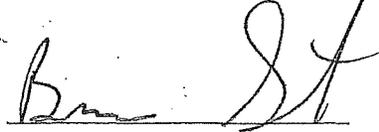
8
9 MOVED, That the certain map entitled "FINAL MAP 9662", a 264 unit mixed use (one
10 commercial and 263 residential) condominium project, located at 790 Pennsylvania Avenue
11 and 1395-22nd Street, being a merger and resubdivision of Assessor's Parcel Block
12 No. 4167, Lot Nos. 011 and 013, comprising 3 sheets, approved May 2, 2019, by Department
13 of Public Works Order No. 201115 is hereby approved and said map is adopted as an Official
14 Final Map 9662; and, 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 December 26, 2018, that the proposed subdivision is
18 consistent with the General Plan, and the eight priority policies of Planning Code,
19 Section 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

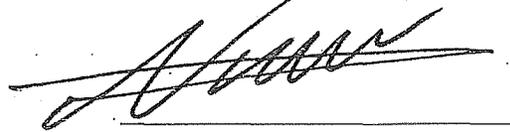
1 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
2 the subdivider with all applicable provisions of the San Francisco Subdivision Code and
3 amendments thereto.
4

5 DESCRIPTION APPROVED:

6 
7

8 Bruce R. Storrs, PLS
9 City and County Surveyor

RECOMMENDED:



Mohammed Nuru
Director of Public Works

City and County of San Francisco

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

San Francisco Public Works



2019 MAY -3 PM 2:03

GENERAL - DIRECTOR'S OFFICE

City Hall, Room 348

1 Dr. Carlton B. Goodlett Place, S.F., CA 94102

(415) 554-6920 www.SFPublicWorks.org

BY AK



London N. Breed, Mayor
Mohammed Nuru, Director

Public Works Order No: 201115

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

APPROVING FINAL MAP 9662, 790 PENNSYLVANIA AVENUE & 1395 22ND STREET, A 264 UNIT MIXED USE (1 COMMERCIAL AND 263 RESIDENTIAL) CONDOMINIUM PROJECT, BEING A MERGER AND RESUBDIVISION OF LOTS 011 AND 013 IN ASSESSORS BLOCK NO. 4167 (OR ASSESSORS PARCEL NUMBERS 4167-011 & 4167-013). [SEE MAP]

A 264 UNIT MIXED USE (1 COMMERCIAL AND 263 RESIDENTIAL) CONDOMINIUM PROJECT, BEING A MERGER AND RESUBDIVISION OF LOTS 011 AND 013

The City Planning Department in its letter dated DECEMBER, 26, 2018 stated that the subdivision is consistent with the General Plan and the Priority Policies of City Planning Code Section 101.1.

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

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 9662", 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 DECEMBER, 26, 2018, from the City Planning Department stating the subdivision is consistent with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

It is recommended that the Board of Supervisors adopt this legislation.

RECOMMENDED:

APPROVED:



X DocuSigned by:
Bruce Storrs

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

X DocuSigned by:
Nuru, Mohammed

Nuru, Mohammed^{H45AB17F474FA...}
Director



City and County of San Francisco
 San Francisco Public Works · Bureau of Street-Use and Mapping
 1155 Market Street, 3rd Floor · San Francisco, CA 94103
 sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



TENTATIVE MAP DECISION

Date: April 5, 2018

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

Attention: Mr. Scott F. Sanchez

Project ID: 9662			
Project Type: 263 Residential and 1 Commercial Units Mixed Use New Condominium Project			
Address#	StreetName	Block	Lot
1395	22ND ST	4167	013
790 - 800	PENNSYLVANIA AVE	4167	011
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

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

Sincerely,

ADRIAN VERHAGEN
Digitally signed by ADRIAN VERHAGEN
 DN: cn=ADRIAN VERHAGEN, o=DPW,
 email=adrian.verhagen@sfpw.org,
 c=US
 Date: 2018.04.05 11:36:40 -0700

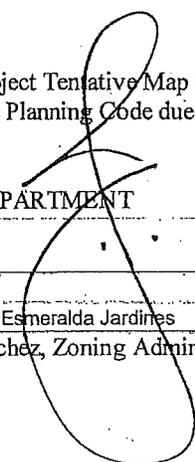
for, Bruce R. Storrs, P.L.S.
 City and County Surveyor

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class 15183, CEQA Determination Date July 2, 2015, based on the attached checklist.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code due to the following reason(s):

PLANNING DEPARTMENT

Signed: 

Date: December 26, 2018

Planner's Name Esmeralda Jardines
 for, Scott F. Sanchez, Zoning Administrator



TAX CERTIFICATE

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office regarding the subdivision identified below:

1. There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.
2. The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: 4167
Lot: 011
Address: 790 Pennsylvania Ave

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

David Augustine, Tax Collector

Dated this 26th day of April 2019. This certificate is valid for the earlier of 60 days from this date or December 31, 2019. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at tax.certificate@sfgov.org to obtain another certificate.



TAX CERTIFICATE

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office regarding the subdivision identified below:

1. There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.
2. The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: 4167
Lot: 013
Address: 1395 22Nd St

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

David Augustine, Tax Collector

Dated this 26th day of April 2019. This certificate is valid for the earlier of 60 days from this date or December 31, 2019. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at tax.certificate@sfgov.org to obtain another certificate.

OWNER'S STATEMENT:

"WE HEREBY STATE THAT WE ARE 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 THE 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:

RP PENNSYLVANIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: ALIGN 22 TEXAS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS MANAGER

David Balducci
BY DAVID BALDUCCI, MANAGER

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 April 22, 2019, BEFORE ME, Europa Banis Baldevia, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: David Balducci
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ THEY EXECUTED THE SAME IN HIS/HER/IT/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/IT/ 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

Europa Banis Baldevia

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

Europa Banis Baldevia
PRINTED NAME

2204058

COMMISSION # OF NOTARY:

July 3, 2021

COMMISSION EXPIRES:

San Francisco

PRINCIPAL COUNTY OF BUSINESS:

RECORDER'S STATEMENT:

FILED THIS DAY OF 20..... AT CA.

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

SIGNED
COUNTY RECORDER

BENEFICIARY:

SUMITOMO MITSUI TRUST BANK LIMITED, NEW YORK BRANCH

BY: *Albert C. Tew II*
ALBERT C. TEW II
PRINT NAME

SUP AMERICAS FINANCE
TITLE

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 New York)
COUNTY OF New York)
ON April 24, 2019, BEFORE ME, Lorraine Netter, NOTARY PUBLIC
(INSERT NAME)

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

WITNESS MY HAND AND OFFICIAL SEAL

Lorraine Netter

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

Lorraine Netter
PRINTED NAME

02 NE 6318292

COMMISSION # OF NOTARY:

January 26, 2023

COMMISSION EXPIRES:

New York

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 RP PENNSYLVANIA, LLC, ON MARCH 20, 2018. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE 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: 04-22-19

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.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY: *Bruce R. Storrs*
BRUCE R. STORRS L.S. 6914

DATE: MAY 7, 2019



FINAL MAP NO. 9662
A 264 UNIT MIXED-USE
(1 COMMERCIAL & 263 RESIDENTIAL)
CONDOMINIUM PROJECT

BEING A MERGER AND RESUBDIVISION OF LOTS 11 AND 13, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON JUNE 9, 1988, IN BOOK 37 OF PARCEL MAPS, PAGES 61 THROUGH 62, AS AMENDED BY A CERTIFICATE OF CORRECTION RECORDED FEBRUARY 7, 1989 IN BOOK E803, PAGE 747, OFFICIAL RECORDS.

ALSO BEING A PORTION OF POTRERO NUEVO BLOCKS 264, 285, AND 289

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
APRIL, 2019



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7690 FAX (415) 921-7685

SHEET ONE OF THREE SHEETS

APN 4167-011 & 013 790 PENNSYLVANIA AVE & 1395 22ND ST.

1451

1452

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. 9662".

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

APPROVALS:

THIS MAP IS APPROVED THIS DAY OF, 20.....

BY ORDER NO.

BY: DATE:

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

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY

BY:

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISORS' APPROVAL:

ON, 20....., THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO.

....., A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD

OF SUPERVISORS IN FILE NO.

NOTES:

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

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE"
RECORDED ON MARCH 30, 1990
DOC. E625556

"DECLARATION OF USE"
RECORDED JANUARY 7, 1988
DOC. 98-5283061-00

"DECLARATION OF USE LIMITATION"
RECORDED JUNE 28, 2005
DOC. 2005-H680640-00

"DECLARATION OF USE"
RECORDED DECEMBER 1, 2018
DOC. 2018-K369903-00

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON AUGUST 24, 2016
DOC. 2016-K313125-00

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON SEPTEMBER 8, 2018
DOC. 2018-K326031-00

"SHORING AND TIE-BACK EASEMENT AGREEMENT"
RECORDED ON JANUARY 3, 2017
DOC. 2017-K390892-00

"UNDERPINNING AGREEMENT"
RECORDED ON APRIL 25, 2017
DOC. 2017-K437802-00

"GRANT OF EASEMENT"
RECORDED ON AUGUST 16, 2017
DOC. 2017-K484965-00

"DECLARATION OF USE"
RECORDED ON AUGUST 3, 2018
DOC. 2018-K648616-00

"COVENANT AGREEMENT"
RECORDED ON AUGUST 28, 2018
DOC. 2018-K682104-00

"TRANSFORMER ROOM AGREEMENT"
RECORDED ON MARCH 8, 2019
DOC. 2019-K740699-00

"DRAINAGE EASEMENT AGREEMENT"
RECORDED ON JANUARY 3, 2017
DOC. 2017-K380861-00

GENERAL NOTES:

A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4286. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF TWO HUNDRED SIXTY THREE (263) DWELLING UNITS AND ONE (1) COMMERCIAL UNIT.

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 ANGLIARY 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 PENNSYLVANIA AVENUE AND 22ND 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 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. 9662
A 264 UNIT MIXED-USE
(1 COMMERCIAL & 263 RESIDENTIAL)
CONDOMINIUM PROJECT

BEING A MERGER AND RESUBDIVISION OF LOTS 11 AND 13, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON JUNE 9, 1988, IN BOOK 37 OF PARCEL MAPS, PAGES 61 THROUGH 62, AS AMENDED BY A CERTIFICATE OF CORRECTION RECORDED FEBRUARY 7, 1989 IN BOOK E803, PAGE 747, OFFICIAL RECORDS.

ALSO BEING A PORTION OF POTRERO NUEVO BLOCKS 264, 285, AND 299

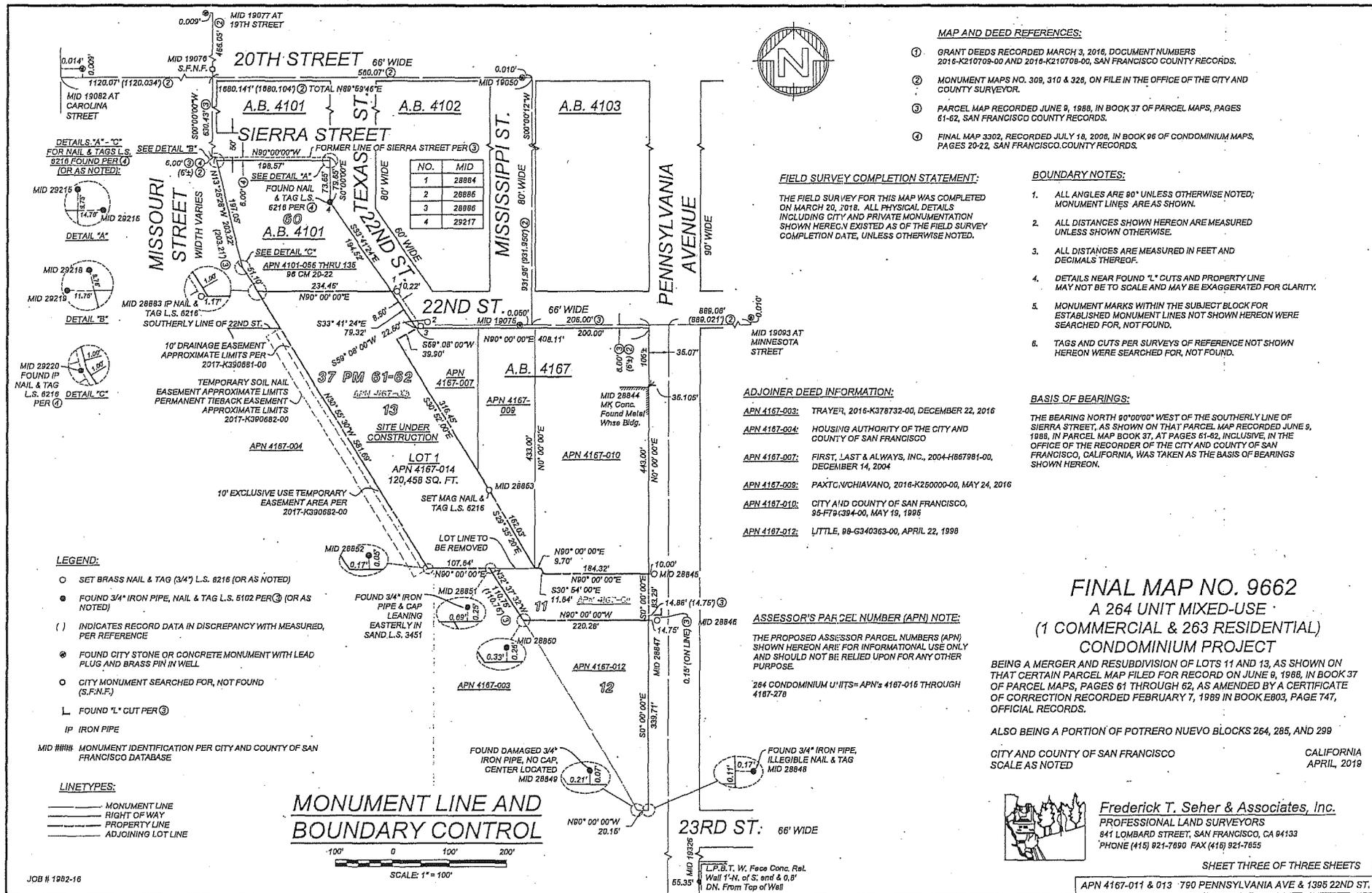
CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
APRIL, 2019



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 THREE SHEETS



- MAP AND DEED REFERENCES:**
- ① GRANT DEEDS RECORDED MARCH 3, 2016, DOCUMENT NUMBERS 2016-K210709-00 AND 2016-K210708-00, SAN FRANCISCO COUNTY RECORDS.
 - ② MONUMENT MAPS NO. 309, 310 & 328, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - ③ PARCEL MAP RECORDED JUNE 9, 1988, IN BOOK 37 OF PARCEL MAPS, PAGES 61-62, SAN FRANCISCO COUNTY RECORDS.
 - ④ FINAL MAP 3362, RECORDED JULY 10, 2006, IN BOOK 96 OF CONDOMINIUM MAPS, PAGES 20-22, SAN FRANCISCO COUNTY RECORDS.

FIELD SURVEY COMPLETION STATEMENT:

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON MARCH 20, 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 AREAS 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 OF REFERENCE NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND.

- ADJOINER DEED INFORMATION:**
- APN 4167-003: TRAYER, 2016-K378732-00, DECEMBER 22, 2016
 - APN 4167-004: HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO
 - APN 4167-007: FIRST, LAST & ALWAYS, INC., 2004-H667981-00, DECEMBER 14, 2004
 - APN 4167-009: PAXTC/NCHIAYANO, 2016-K260000-00, MAY 24, 2016
 - APN 4167-010: CITY AND COUNTY OF SAN FRANCISCO, 95-F79394-00, MAY 19, 1985
 - APN 4167-012: LITTLE, 98-G340363-00, APRIL 22, 1998

BASIS OF BEARINGS:

THE BEARING NORTH 90°00'00" WEST OF THE SOUTHERLY LINE OF SIERRA STREET, AS SHOWN ON THAT PARCEL MAP RECORDED JUNE 9, 1988, IN PARCEL MAP BOOK 37, AT PAGES 61-62, INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN HEREON.

FINAL MAP NO. 9662
 A 264 UNIT MIXED-USE
 (1 COMMERCIAL & 263 RESIDENTIAL)
 CONDOMINIUM PROJECT

BEING A MERGER AND RESUBDIVISION OF LOTS 11 AND 13, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON JUNE 9, 1988, IN BOOK 37 OF PARCEL MAPS, PAGES 61 THROUGH 62, AS AMENDED BY A CERTIFICATE OF CORRECTION RECORDED FEBRUARY 7, 1989 IN BOOK E803, PAGE 747, OFFICIAL RECORDS.

ALSO BEING A PORTION OF POTRERO NUEVO BLOCKS 264, 285, AND 299
 CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
 SCALE AS NOTED APRIL, 2019

Frederick T. Seher & Associates, Inc.
 PROFESSIONAL LAND SURVEYORS
 841 LOMBARD STREET, SAN FRANCISCO, CA 94133
 PHONE (415) 921-7890 FAX (415) 921-7855

SHEET THREE OF THREE SHEETS
 APN 4167-011 & 013 760 PENNSYLVANIA AVE & 1385 22ND ST.

- LEGEND:**
- SET BRASS NAIL & TAG (3/4" L.S. 6216 (OR AS NOTED)
 - FOUND 3/4" IRON PIPE, NAIL & TAG L.S. 5102 PER (OR AS NOTED)
 - () INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
 - ⊙ FOUND CITY STONE OR CONCRETE MONUMENT WITH LEAD PLUG AND BRASS PIN IN WELL
 - CITY MONUMENT SEARCHED FOR, NOT FOUND (S.F.N.F.)
 - L FOUND "L" CUT PER (
 - IP IRON PIPE
 - MD ##### MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE

