

File No. 260835

Committee Item No. _____

Board Item No. 95

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: July 28, 2026

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 |
| ☐ | ☐ | Award Letter |
| ☐ | ☐ | Application |
| ☐ | ☐ | Public Correspondence |

OTHER

- | | | |
|--------------------------|-------------------------------------|---------------------------------------|
| ☐ | ☒ | <u>Public Works Order No. 300213</u> |
| ☐ | ☒ | <u>Tentative Map Approval 8/21/24</u> |
| ☐ | ☒ | <u>Tax Certificate 7/17/2026</u> |
| ☐ | ☒ | <u>Final Map</u> |
| ☐ | ☐ | _____ |
| ☐ | ☐ | _____ |
| ☐ | ☐ | _____ |
| ☐ | ☐ | _____ |

Prepared by: Jocelyn Wong

Date: July 24, 2026

Prepared by: _____

Date: _____

1 [Final Map No. 12294 - 189 Magnolia Street]

2
3 **Motion approving Final Map No. 12294, a six residential unit condominium project,**
4 **located at 189 Magnolia Street, being a subdivision of Assessor's Parcel Block No.**
5 **0493, Lot No. 014; and adopting findings pursuant to the General Plan, and the eight**
6 **priority policies of Planning Code, Section 101.1.**

7
8 MOVED, That the certain map entitled "FINAL MAP No. 12294", a six residential unit
9 condominium project, located at 189 Magnolia Street, being a subdivision of Assessor's
10 Parcel Block No. 0493, Lot No. 014, comprising four sheets, approved July 20, 2026, by
11 Department of Public Works Order No. 300213 is hereby approved and said map is adopted
12 as an Official Final Map No.12294; 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
15 Planning Department, by its letter dated October 25, 2024, that the proposed subdivision is
16 consistent with the General Plan and the eight priority policies of Planning Code, Section
17 101.1; 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.

DESCRIPTION APPROVED:

RECOMMENDED:

/s/

/s/

Elias W. French, PLS 9406

Carla Short

City and County Surveyor

Director of Public Works



San Francisco Public Works
General – Director's Office
49 South Van Ness Ave., Suite 1600
San Francisco, CA 94103
(628) 271-3160 www.SFPublicWorks.org

Public Works Order No: 300213

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

APPROVING FINAL MAP NO. 12294, 189 Magnolia Street, A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 014 IN ASSESSORS BLOCK NO. 0493 (OR ASSESSORS PARCEL NUMBER 0493-014). [SEE MAP]

A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated October 25, 2024, 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 No. 12294", comprising four 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 October 25, 2024, 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:

Signatures:

Signed by:

A handwritten signature in black ink that reads "Eli French".

4748D0D14D5D475...

French, Elias (DPW)

City and County Surveyor

Date Signed: 7/20/2026 | 8:55:53 AM PDT

DocuSigned by:

A handwritten signature in black ink that reads "Carla Short".

073CF73A4EA6486...

Short, Carla (DPW)

Director of Public Works

Date Signed: 7/20/2026 | 9:15:47 AM PDT



City and County of San Francisco

San Francisco Public Works - Bureau of Street Use and Mapping
49 South Van Ness Ave, Suite 300 - San Francisco, CA 94103
sfpublicworks.org - tel (628) 271-2000



Date: August 21, 2024

TENTATIVE MAP DECISION

Department of City Planning
49 South Van Ness Avenue
14th Floor, Suite 1400
San Francisco, CA 94103

Project ID:		12294	
Project Type:		6 New Residential Condominium units	
Address#	StreetName	Block	Lot
189	MAGNOLIA ST	0493	014
Tentative Map Referral			

Attention: Mr. Corey Teague.

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

(*In the course of review by City agencies, any discovered items of concern should be brought to the attention of Public Works for consideration.)

Sincerely

William E. Blackwell JR., PLS 8251
Acting City And County Surveyor
City And County Of San Francisco

William Blackwell Jr

Digitally signed by William
Blackwell Jr
Date: 2024.08.20 11:47:48 -07'00'

☒ 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 , CEQA Determination Date , 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 **Mary Woods** Digitally signed by Mary Woods
Date: 2024.10.25 19:14:11 -07'00'

Date

Planner's Name
for, Corey Teague, Zoning Administrator



TAX CERTIFICATE

I, David Augustine, Tax Collector of the City and County of 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:

There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: **0493**

Lot: **014**

Address: **189 MAGNOLIA ST San Francisco, CA 94123-2810**

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

David Augustine, Tax Collector

Dated **July 17, 2026** this certificate is valid for the earlier of 60 days from **July 17, 2026** or **December 31, 2026**. 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 AND BENEFICIARY'S STATEMENT

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF SECURITY INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP. THAT WE ARE THE ONLY PERSONS HAVING RECORD TITLE INTEREST IN THE SUBDIVIDED PROPERTY WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO THE PROPERTY, AND THAT WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

MAGNOLIA DEVELOPMENT II, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Tony Garnicki
TONY GARNICKI, MANAGING MEMBER

BENEFICIARY

ROYAL OAKS CAPITAL CORP, A CALIFORNIA CORPORATION

BENEFICIARY UNDER THE FOLLOWING DEED OF TRUST:

2025041966
(RECORDED JUNE 10, 2025 AS DOCUMENT NO 2025041966)

BY: John Hill TITLE: Secretary
PRINTED NAME: John Hill

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 NOVEMBER 3rd 2025 BEFORE ME, OLD SAPPASERT O'BRIEN NOTARY PUBLIC,
PERSONALLY APPEARED

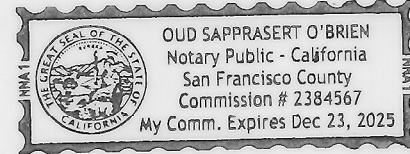
TONY GARNICKI
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT 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 Old Sappasert O'Brien
(Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2384567

MY COMMISSION EXPIRES: 12/23/2025

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO



BENEFICIARY'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 Los Angeles)

ON November 4th, 2025 BEFORE ME, PRABIN SHARMA NOTARY PUBLIC,
PERSONALLY APPEARED

JOHN HILL
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 Prabin Sharma
(Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2478478

MY COMMISSION EXPIRES: 1/2/2028

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Los Angeles



RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____
M., IN BOOK _____ OF FINAL MAPS, AT
PAGE _____, AT THE REQUEST OF FORESIGHT LAND SURVEYING, INC.

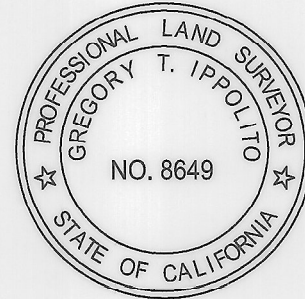
SIGNED: _____
COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

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 TONY GARNICKI, ON 7-1-25. 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.

BY: Gregory T. Ippolito
GREGORY T. IPPOLITO L.S. 8649

DATE: 10-28-25



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 ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BY: Elias W. French
ELIAS W. FRENCH, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

DATE: 7-20-2026



FINAL MAP NO 12294
A SIX UNIT CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THAT REAL PROPERTY
AS DESCRIBED IN THAT GRANT DEED
RECORDED JUNE 10, 2025 AS DOC:2025041965.
OFFICIAL RECORDS OF THE CITY AND COUNTY
OF SAN FRANCISCO. BEING A PORTION OF
WESTERN ADDITION BLOCK NO. 259

FORESIGHT
LAND SURVEYING, INC

301 CALIFORNIA DRIVE SUITE #2 BURLINGAME, CA 94010
OCTOBER, 2025 415-735-6180 JOB#24018 SHEET 1 OF 4

APN 0493 - 014 / 189 MAGNOLIA STREET

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. 12294".

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

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

APPROVALS

THIS MAP IS APPROVED THIS 20th DAY OF July, 2026

BY ORDER NO. 300213

BY: 07.21.2026

DATE: _____

CARLA SHORT
DIRECTOR OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM

DAVID CHU, CITY ATTORNEY

BY: _____

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISORS APPROVAL

ON _____, 20____, THE BOARD OF SUPERVISOR'S 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. _____.

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 6 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 MAGNOLIA 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 12294

A SIX UNIT CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THAT REAL PROPERTY
AS DESCRIBED IN THAT GRANT DEED
RECORDED JUNE 10, 2025 AS DOC:2025041965.
OFFICIAL RECORDS OF THE CITY AND COUNTY
OF SAN FRANCISCO. BEING A PORTION OF
WESTERN ADDITION BLOCK NO. 259

FORESIGHT
LAND SURVEYING, INC.

301 CALIFORNIA DRIVE SUITE #2 BURLINGAME, CA 94010
OCTOBER, 2025 415-735-6180 JOB#24018 SHEET 2 OF 4

APN 0493 - 014 / 189 MAGNOLIA STREET

REFERENCES

- (R1) GRANT DEED RECORDED JUNE 10, 2025 AS DOC:2025041965. ON FILE IN THE OFFICE OF THE RECORDER.
- (R2) BLOCK DIAGRAM NO. 0493. ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- (R3) CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NO. 22A. ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- (R4) 43 PM 141. FILED FEBRUARY 17, 1998. ON FILE IN THE OFFICE OF THE RECORDER.
- (R5) 45 PM 162. FILED AUGUST 5, 2003. ON FILE IN THE OFFICE OF THE RECORDER.

FIELD SURVEY COMPLETION

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON MARCH 13, 2024. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

NOTES

- 1) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. MONUMENT LINES AS SHOWN.
- 2) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
- 3) RECORD = MEASURED UNLESS OTHERWISE NOTED.
- 4) DETAILS NEAR FOUND "L" CUTS AND BUILDING CORNERS ARE NOT TO SCALE AND ARE EXAGGERATED FOR CLARITY
- 5) DISTANCES FROM BUILDING CORNERS TO PROPERTY LINES WERE MEASURED 4' UP FROM THE GROUND UNLESS OTHERWISE NOTED.
- 6) SURVEY REFERENCE POINTS PER (R2) - (R5) NOT SHOWN WERE SEARCHED FOR AND NOT FOUND.

BASIS OF SURVEY

THE BLOCK LINES OF BLOCK 0493 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE LINE IDENTIFIED AS THE BASIS OF SURVEY. OTHER STREET LINES SHOWN HEREON WERE NOT ESTABLISHED. THEY ARE SHOWN TO FACILITATE THE LOCATION OF THE MONUMENTS USED IN THIS SURVEY.

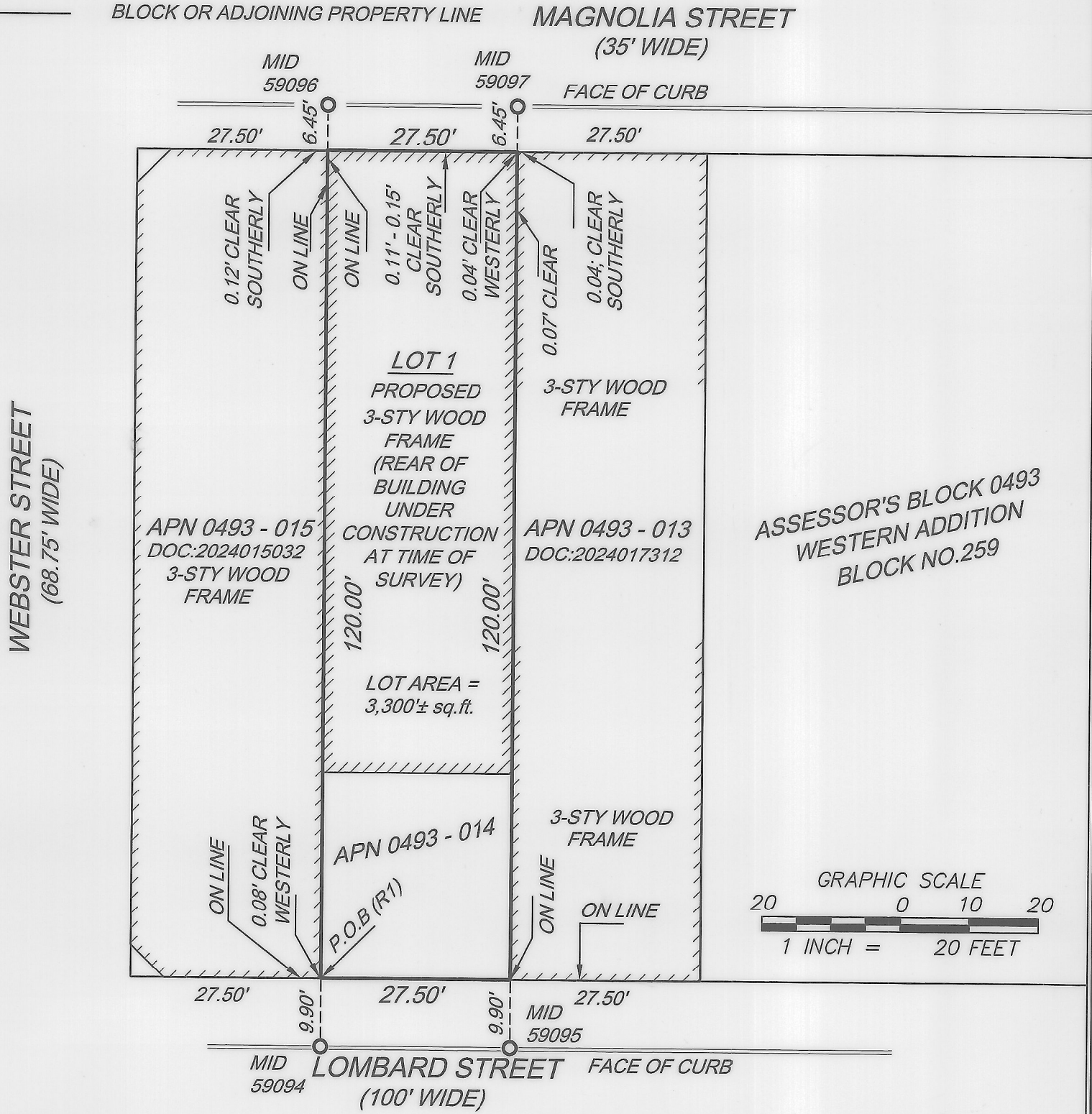
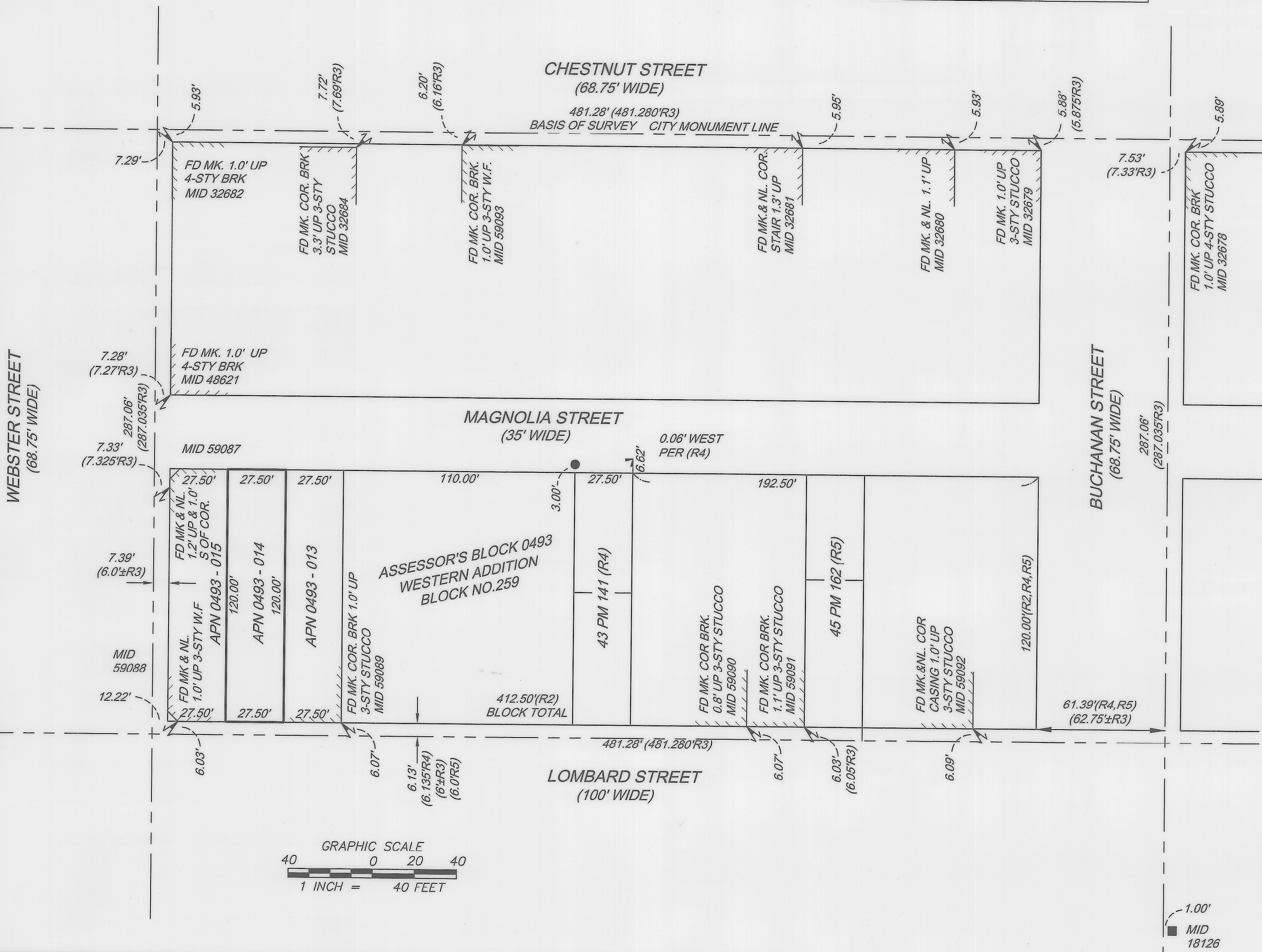
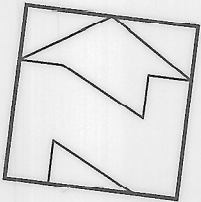
ASSESSOR'S PARCEL NOTE

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

UNIT NO	ASSESSOR PARCEL NUMBER
1	0493 - 040
2	0493 - 041
3	0493 - 042
4	0493 - 043
5	0493 - 044
6	0493 - 045

LEGEND

- FD
()
P.O.B
OF/OR
MID
- FOUND
MAP REFERENCE
POINT OF BEGINNING
ON FILE IN THE OFFICE OF THE RECORDER.
MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
FD LEAD + TACK IN MONUMENT WELL
FD NAIL & 3/4" BRASS TAG STAMPED "RCE 12149" IN TOP OF GRANITE CURB
RIVET & 3/4" BRASS TAG STAMPED "LS 8649" IN TOP OF GRANITE CURB. TO BE SET WITHIN 90 DAYS OF MAP RECORDING
FD L CUT (UNKNOWN ORIGIN) IN TOP OF GRANITE CURB
- PROPERTY LINE
MONUMENT LINE
DIMENSION LINE
BLOCK OR ADJOINING PROPERTY LINE



FINAL MAP NO 12294
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BEING A SUBDIVISION OF THAT REAL PROPERTY
AS DESCRIBED IN THAT GRANT DEED
RECORDED JUNE 10, 2025 AS DOC:2025041965.
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FORESIGHT
LAND SURVEYING, INC.
301 CALIFORNIA DRIVE SUITE #2 BURLINGAME, CA 94010
OCTOBER, 2025 415-735-6180 JOB#24018 SHEET 3 OF 4
APN 0493 - 014 / 189 MAGNOLIA STREET

BENEFICIARY

BRANDON HUNTER ZINKIL

BENEFICIARY UNDER THE FOLLOWING DEED OF TRUST:

(RECORDED NOVEMBER 13, 2025 AS DOCUMENT NO 2025094904)

BY: [Signature] TITLE: Beneficiary
PRINTED NAME: Brandon Hunter Zinkil

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 Orange)

ON June 17 2026 BEFORE ME, Cecilia Soberanes NOTARY PUBLIC,

PERSONALLY APPEARED

Brandon Hunter Zinkil

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 Cil. So
(Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2487158

MY COMMISSION EXPIRES: 04/16/2028

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Orange County

BENEFICIARY

MICHAEL EUGUEN MEYER

BENEFICIARY UNDER THE FOLLOWING DEED OF TRUST:

(RECORDED NOVEMBER 13, 2025 AS DOCUMENT NO 2025094904)

BY: [Signature] TITLE: Beneficiary
PRINTED NAME: Michael E. Meyer

BENEFICIARY'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 Orange)

ON June 17th 2026 BEFORE ME, Jessica Ramirez Lopez NOTARY PUBLIC,

PERSONALLY APPEARED

Michael Euguen Meyer

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 Jessica Ramirez Lopez
(Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2476541

MY COMMISSION EXPIRES: Jan 05, 2028

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Orange County

FINAL MAP NO 12294

A SIX UNIT CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THAT REAL PROPERTY
AS DESCRIBED IN THAT GRANT DEED
RECORDED JUNE 10, 2025 AS DOC:2025041965.
OFFICIAL RECORDS OF THE CITY AND COUNTY
OF SAN FRANCISCO. BEING A PORTION OF
WESTERN ADDITION BLOCK NO. 259

FORESIGHT

LAND SURVEYING, INC.

301 CALIFORNIA DRIVE SUITE #2 BURLINGAME, CA 94010
OCTOBER, 2025 415-735-6180 JOB#24018 SHEET 4 OF 4

APN 0493 - 014 / 189 MAGNOLIA STREET