

File No. 170593

Committee Item No. _____
Board Item No. 34

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____
Board of Supervisors Meeting

Date: _____
Date: May 23, 2017

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 and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <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"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 185940 - May 9, 2017</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Ten Map Referral - April 12, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificates - April 21, 2017</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Map</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: Brent Jalipa
Prepared by: _____

Date: May 18, 2017
Date: _____

1 [Final Map 8454 - 580-590 De Haro Street and 1900-1910-18th Street]

2
3 **Motion approving Final Map 8454, a seven lot subdivision, Lots 1, 2, 3, 4 and 5, each**
4 **being a two-unit residential condominium project, located at 580-590 De Haro Street**
5 **and 1900-1910-18th Street, being a subdivision of Assessor's Parcel Block No. 4008,**
6 **Lot No. 003; and adopting findings pursuant to the General Plan, and the eight priority**
7 **policies of Planning Code, Section 101.1.**

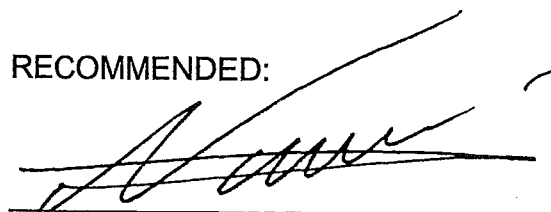
8
9 MOVED, That the certain map entitled "FINAL MAP 8454", a 7 Lot Subdivision, Lots 1,
10 2, 3, 4 and 5 each being a two-unit residential condominium project, located at 580-590 De
11 Haro Street and 1900-1910-18th Street, being a subdivision of Assessor's Parcel Block
12 No. 4008, Lot No. 003, comprising two sheets, approved May 9, 2017, by Department of
13 Public Works Order No. 185940 is hereby approved and said map is adopted as an Official
14 Final Map 8454; 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 August 23, 2016, that the proposed subdivision is
18 consistent with the objectives and policies of the General Plan, and the eight priority policies
19 of Planning Code, 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

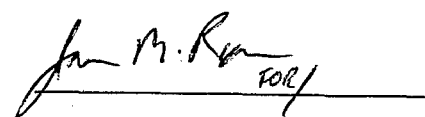
1 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
2 the subdivider with all applicable provisions of the San Francisco Subdivision Code and
3 amendments thereto.

4
5 RECOMMENDED:

6 
7 _____

8 Mohammed Nuru
9 Director of Public Works

DESCRIPTION APPROVED:

10 
11 _____

12 Bruce R. Storrs, PLS
13 City and County Surveyor
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25



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Office of the City and County Surveyor
1155 Market Street, 3rd Floor
San Francisco, Ca 94103
(415) 554-5827 ■ www.SFPublicWorks.org



Bruce R. Storrs, City and County Surveyor

Public Works Order No: 185940

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

APPROVING FINAL MAP 8454, 580-590 DE HARO STREET AND 1900-1910 18TH STREET, A 7 LOT SUBDIVISION, LOTS 1, 2, 3, 4 AND 5 EACH BEING A 2-UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSOR'S PARCEL NUMBER 4008-003.

A 7 LOT SUBDIVISION, LOTS 1, 2, 3, 4 AND 5 EACH BEING A 2-UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated August 23, 2016 stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

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

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 8454", each comprising 2 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 August 23, 2016, from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

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

RECOMMENDED:

APPROVED:



5/9/2017

5/9/2017

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor
Signed by: Storrs, Bruce

X Mohammed Nuru

Nuru, Mohammed
Director, DPW
Signed by: Nuru, Mohammed



San Francisco Public Works
Making San Francisco a beautiful, livable, vibrant, and sustainable city.



**CERTIFICATE OF REDEMPTIONS OFFICER
SHOWING TAXES AND ASSESSMENTS PAID.**

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, there are no liens against the subdivision designated on the map entitled:

Block No. 4008 Lot No. 003

Address: 580 - 598 De Haro St

for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

David Augustine, Tax Collector

The above certificate pertains to taxes and special assessments collected as taxes for the period prior to this current tax year.

Dated this 21st day of April. This certificate is valid for the earlier of 60 days from this date or December 31, 2017. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



CERTIFICATE SHOWING TAXES A LIEN, BUT NOT YET DUE

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 the subdivision designated on the map entitled is subject to the following City & County property taxes and Special Assessments which are a lien on the property but which taxes are not yet due:

Block No. 4008 Lot No. 003

Address: 580 - 598 De Haro St

Estimated probable assessed value of property within the proposed Subdivision/Parcel

Map: \$4,594,667

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$55,137.00

Amount of Assessments not yet due: \$973.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 21st day of April. This certificate is valid for the earlier of 60 days from this date or December 31, 2017. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



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 12, 2016

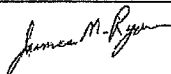
Department of City Planning
 1650 Mission Street, Suite 400
 San Francisco, CA 94103

Attention: Mr. Scott F. Sanchez

| | | | |
|--|-------------------|--------------|------------|
| Project ID: 8454 | | | |
| Project Type: 7 Lot Subdivision and 10 units New Construction Condominium Project | | | |
| Address# | StreetName | Block | Lot |
| 1900 - 1938 | 18TH ST | 4008 | 003 |
| 580 - 590 | DE HARO ST | 4008 | 003 |
| Tentative Map Referral | | | |

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

Sincerely,

 James Ryan
 2016.04.12 10:24:44 -08'00'

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 32, CEQA Determination Date February 4, 2016, 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

APPROVED

Date: 8/23/16

Planner's Name Jonathan DiSalvo
 for, Scott F. Sanchez, Zoning Administrator

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 8454." IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS:

Kevin Dill
K2-18, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BY: KEVIN DILL, MANAGING PARTNER MEMBER

TRUSTEE/BENEFICIARY:

Sarah J. Burns
Sarah J. Burns First Santa Clara Corporation, VP
SIGNED PRINTED NAME TITLE & COMPANY

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 Feb 17, 2017

BEFORE ME, *Candace Jacobo Lee*, NOTARY PUBLIC,
PERSONALLY APPEARED KEVIN DILL

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 *Candace Jacobo Lee*
PRINTED NAME *Candace Jacobo Lee*

(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)

PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES Jan 16, 2018
COMMISSION NUMBER 2055268

TRUSTEE/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 Contra Costa
ON 2/16/17

BEFORE ME, *Kristy Nunes*, NOTARY PUBLIC,
PERSONALLY APPEARED *Sarah J. Burns*

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 *Kristy Nunes*
PRINTED NAME *Kristy Nunes*

(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)

PRINCIPAL COUNTY OF BUSINESS Contra Costa
COMMISSION EXPIRES March 7, 2020
COMMISSION NUMBER 2145457

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 KEVIN DILL IN SEPTEMBER OF 2013. 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.



DATE: FEBRUARY 20, 2017

Richard L. Langford
RICHARD L. LANGFORD, P.L.S. 6895
LICENSE EXPIRATION DATE: JUNE 30, 2017

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. _____

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. _____, 20____, APPROVED THIS MAP ENTITLED "FINAL MAP 8454." 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 9 DAY OF MAY, 2017.
BY ORDER NO. 185940

DATE: _____

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

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 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

DATE: MAY 17, 2017

Bruce R. Storrs
BRUCE R. STORRS, P.L.S. 6914



RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20____, AT _____, IN BOOK _____ OF CONDOMINIUM MAPS, AT PAGES _____, AT THE REQUEST OF RICHARD L. LANGFORD, P.L.S.

SIGNED: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 8454

A SEVEN LOT SUBDIVISION OF
THE REAL PROPERTY DESCRIBED IN THE DEED RECORDED
JANUARY 22, 2014 OAS DOCUMENT 2014-JB26854-00
IN THE OFFICIAL RECORDS OF THE
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
A PORTION OF NEW POTRERO BLOCK 163
LOTS 1, 2, 3, 4, AND 5 EACH BEING A
2-UNIT RESIDENTIAL CONDOMINIUM PROJECT
FEBRUARY 2017

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (916) 530-3200
40813-3118 DRAWING-3118REV.DWG

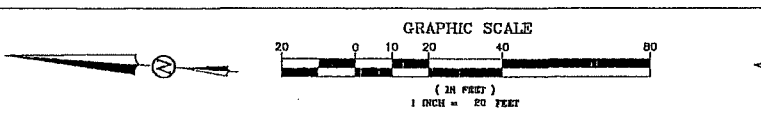
SHEET
1 OF 2

1939

| LOT NO. | UNIT NO. | PROPOSED APN |
|---------|----------|--------------|
| 1 | 560 | 4008-008 |
| | 562 | 4008-009 |
| | 562 | 4008-010 |
| 2 | 586 | 4008-011 |
| | 560 | 4008-012 |
| | 560 | 4008-013 |
| 3 | 586 | 4008-014 |
| | 588 | 4008-015 |
| | 588 | 4008-016 |
| 4 | 586 | 4008-017 |
| | 1912 | 4008-019 |
| | 1916 | 4008-020 |
| 5 | 1916 | 4008-021 |
| | 1918 | 4008-022 |
| | 1918 | 4008-023 |
| 7 | | 4008-024 |

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

CAROLINA STREET {80' WIDE}



20.2' ± (MONUMENT PER M311 AND W-5-23 NOT FOUND)
13.90' (13.42' W-5-23)

NOTES:

1. ALL 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 RIGHT-OF-WAY LINES REPRESENT A BOUNDARY SITUATION BASED ON THE ANALYSIS OF BOUNDARY EVIDENCE, INCLUDING A REVIEW OF DOCUMENTS AND FIELD MEASUREMENTS TO MONUMENTS AND IMPROVEMENTS.
 4. THE BASIS OF BEARINGS IS THE MONUMENT LINE IN RHODE ISLAND STREET, TAKEN TO BE DUE NORTH (ASSUMED).
 5. THIS SURVEY SHOWS MONUMENTS OF RECORD OR NON-RECORD CONSISTENT WITH THE PURPOSE OF THE SURVEY.
 6. REFER TO THE NOTICE OF SPECIAL RESTRICTIONS RECORDED ON MARCH 4, 2018 AS O.R. DOCUMENT NUMBER 2018-KC11424-00.
 7. REFER TO THE DECLARATION OF USE LIMITATION RECORDED ON DECEMBER 19, 2018 AS O.R. DOCUMENT NUMBER 2018-K377080-00.
 8. REFER TO THE DECLARATION OF USE LIMITATION RECORDED ON DECEMBER 19, 2018 AS O.R. DOCUMENT NUMBER 2018-K377081-00.
- (-) RECORD/FILED INFORMATION FOUND TO BE IN DISCREPANCY WITH MEASURED VALUES.
ALL OTHER ANGLES AND DISTANCES SHOWN HEREON HAVE BEEN VERIFIED BY MEASUREMENTS IN THE FIELD AND ARE NOT FOUND TO BE IN DISCREPANCY WITH RELEVANT RECORD INFORMATION.
[] RECORD/FILED INFORMATION SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION SHOWN FOR REFERENCE.

GENERAL NOTES:

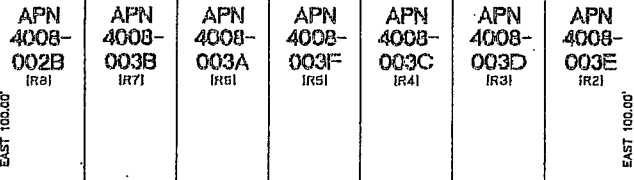
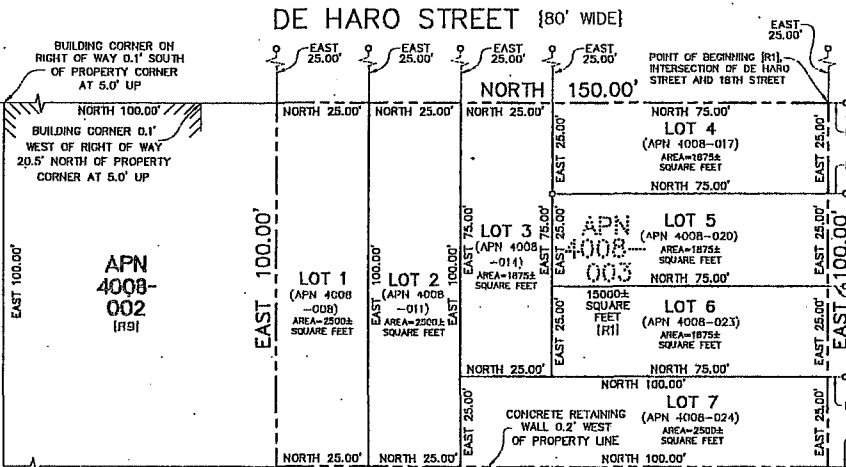
- A. THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. EACH OF THE FIVE CONDOMINIUM PROJECTS IS LIMITED TO A MAXIMUM NUMBER OF TWO DWELLING UNITS.
- B. ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S), AND EXISTING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR, 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 CONVEYING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS ASSOCIATION, INCLUDING ITS CONSTITUTION, COVENANTS AND RESTRICTIONS, THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE, IN PREFERENCE, 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 PRIVATELY 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 SUBMITTER'S OBLIGATION TO ABIDE BY ANY EXISTING 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 OF ANY KIND HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED, OUT TO OR OVER OTHER STREET OR EIGHTEENTH STREET ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTING SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CREEVE ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNERS.
- G. SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY ARE 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 WHEN DETECTED HEREON, OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

1340

KEY TO SYMBOLS
 --- EXISTING PROPERTY LINE
 --- NEW PROPERTY LINE
 ○ SET 3/4" BRASS TAG INSCRIBED "PLS 8888"
 ■ FOUND 1/16" BRASS PIN IN LEAD PLUG IN MONUMENT WELL

LEGEND/REFERENCES

- O.R. = OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
- R1 = THAT DEED RECORDED ON JANUARY 22, 2014 AS O.R. DOCUMENT 2014-828851-00
- R2 = THAT DEED RECORDED ON MAY 17, 2013 AS O.R. DOCUMENT 2013-869825-00
- R3 = THAT DEED RECORDED ON AUGUST 19, 2011 AS O.R. DOCUMENT 2011-8247318-00
- R4 = THAT DEED RECORDED ON MARCH 7, 2002 AS O.R. DOCUMENT 2002-81121332-00
- R5 = THAT DEED RECORDED ON JUNE 5, 2001 AS O.R. DOCUMENT 2001-828846-00
- R6 = THAT DEED RECORDED ON APRIL 27, 2007 AS O.R. DOCUMENT 2007-1377300-00
- R7 = THAT DEED RECORDED ON AUGUST 5, 2008 AS O.R. DOCUMENT 2008-8181536-00
- R8 = THAT DEED RECORDED ON NOVEMBER 30, 2011 AS O.R. DOCUMENT 2011-8306993-00
- R9 = THAT DEED RECORDED ON NOVEMBER 27, 2013 AS O.R. DOCUMENT 2013-798843-00
- M311 = CITY OF SAN FRANCISCO MONUMENT MAP 311, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
- W-5-23 = CITY OF SAN FRANCISCO MONUMENT MAP W-5-23, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
- APHN = ASSESSOR'S PARCEL NUMBER (BLOCK-PARCEL)
- IN XXXXX = MONUMENT NAME PER CITY AND COUNTY OF SAN FRANCISCO DATABASE



ASSESSOR'S BLOCK 4008
NEW POTRERO BLOCK 163

FINAL MAP 8454

A SEVEN LOT SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED RECORDED JANUARY 22, 2014 OAS DOCUMENT 2014-826884-00 IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA A PORTION OF NEW POTRERO BLOCK 163 LOTS 1, 2, 3, 4, AND 5 EACH BEING A 2-UNIT RESIDENTIAL CONDOMINIUM PROJECT

FEBRUARY 2017

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (510) 530-5200
JOB#13-3119 DRAWING-3119D01A.DWG

SHEET 2 OF 2

RHODE ISLAND STREET {80' WIDE}