

File No. 150711

Committee Item No. _____

Board Item No. 29

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: July 7, 2015

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 (Use back side if additional space is needed)

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 183719 - June 12, 2015</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Tentative Map Decision - December 3, 2014</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Notice of Special Restrictions Package 1</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Notice of Special Restrictions Package 2</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Treasury and Tax Certification - June 8, 2015</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u> |

Completed by: John Carroll

Date: July 2, 2015

Completed by: _____

Date: _____

1 [Final Map 8428 - 280 Brighton Avenue]

2
3 **Motion approving Final Map 8428, a 27 residential unit and 3 commercial unit, mixed-**
4 **use Condominium Project, located at 280 Brighton Avenue, being a subdivision of**
5 **Assessor's Block No. 6944, Lot No. 061, and adopting findings pursuant to the General**
6 **Plan, and the eight priority policies of Planning Code, Section 101.1.**

7
8 MOVED, That the certain map entitled "FINAL MAP 8428", a 27 residential unit and 3
9 commercial unit, mixed-use Condominium Project, located at 280 Brighton Avenue, being a
10 subdivision of Assessor's Block No. 6944, Lot No. 061, comprising 2 sheets, approved June
11 12, 2015, by Department of Public Works Order No. 183719 is hereby approved and said map
12 is adopted as an Official Final Map 8428; and, be it

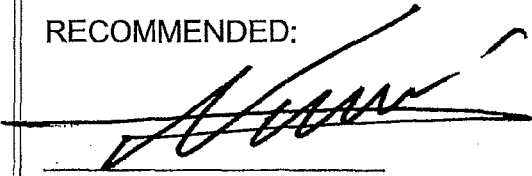
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the City
15 Planning Department, by its letter dated December 3, 2014, that the proposed subdivision is
16 consistent with the objectives and policies of the General Plan and the eight priority policies of
17 Planning Code, Section 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.

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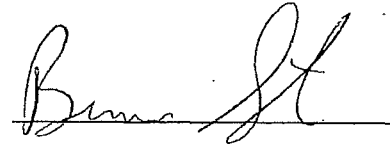
RECOMMENDED:



A handwritten signature in black ink, appearing to read 'Mohammed Nuru', is written over a horizontal line.

Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:

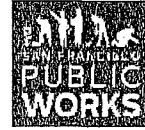


A handwritten signature in black ink, appearing to read 'Bruce R. Storrs', is written over a horizontal line.

Bruce R. Storrs, PLS
City and County Surveyor



Office of the City and County Surveyor
1155 Market Street, 3rd Floor
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: 183719

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

APPROVING FINAL MAP 8428, 280 BRIGHTON AVENUE, A 27 UNIT RESIDENTIAL AND 3 UNIT COMMERCIAL MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 061 IN ASSESSORS BLOCK NO. 6944.

A 27 RESIDENTIAL AND 3 UNIT COMMERCIAL MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated December 3, 2014, 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 8428", 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 December 3, 2014, 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:

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

Mohammed Nuru



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

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

APPROVED:

MOHAMMED NURU, DIRECTOR

6/12/2015

6/12/2015

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

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.



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

RECEIVED
 14 DEC -4 AM 4:18



TENTATIVE MAP DECISION

Date: November 6, 2014

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

Project ID: 8428			
Project Type: 27 Residential and 3 Commercial units Mixed use New Construction Condominium Project			
Address#	StreetName	Block	Lot
280	BRIGHTON AVE	6944	061
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

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): 2 NSRs on the property, previously recorded as part of Case No. 2013.0083, #1) J929737 and #2) J957506

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):

Enclosures:

- Application
- Print of Tentative Map

Sincerely,

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

PLANNING DEPARTMENT

Signed

Date 12/3/2014

Planner's Name Andrew Perry

For Scott F. Sanchez, Zoning Administrator

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)
And When Recorded Mail To:) **CONFIRMED COPY** of document recorded
Name: SST Investments, LLC) 08/21/2014, 2014J929737
Address: 1256 Howard Street) on _____ with document no. _____
City: San Francisco) This document has not been compared with the original
State: California Zip: 94103) **SAN FRANCISCO ASSESSOR-RECORDER**
Space Above this Line For Recorder's Use

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

I, (We) SST Investments, LLC, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows: (or see attached sheet marked "Exhibit A" on which property is more fully described):

BEING ASSESSOR'S BLOCK: 6944, **LOT(S):** 061;

COMMONLY KNOWN AS: 280 Brighton Avenue;

hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code).

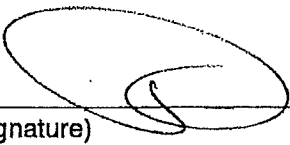
Said Restrictions consist of conditions attached to a variance granted by the Zoning Administrator of the City and County of San Francisco on **August 21, 2014 (Case No. 2013.0083V)** permitting to construct an approximately 29,016 sq. ft., four-story mixed-use building that will include up to 28 dwelling units, ten off-street parking spaces and approximately 3,600 sq. ft. of commercial space at the ground floor on an existing vacant lot within the Ocean Avenue Neighborhood Commercial Transit (NCT) Zoning District and 45-X Height and Bulk District.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

The restrictions and conditions of which notice is hereby given are:

1. Any future physical expansion, even in the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character and scale. If the Zoning Administrator determines that there would be a significant or extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new Variance application be sought and justified.
2. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls apply.
3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The owner of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.
5. This Variance Decision and the recorded Notice of Special Restrictions shall be reproduced on the Index Sheet of the construction plans submitted with the Site or Building Permit Application for the Project. This Index Sheet of the construction plans shall reference the Variance Case Number.

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code. This document would no longer be in effect and would be null and void.



(Signature)

SIAMAH TAMBAZOR

(Print Name)

Dated: 8/21/2014 .20 at SAN FRANCISCO . California.
(Month, Day) (City)

(Signature)

(Print Name)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Dated: _____, 20____ at _____, California.
(Month, Day) (City)

(Signature) (Print Name)

Dated: _____, 20____ at _____, California.
(Month, Day) (City)

Each signature must be acknowledged by a notary public before recordation; add Notary Public Certification(s) and Official Notarial Seal(s) below.

U:\DVu\Documents\NSRs\VA\280 Brighton Avenue=2013.0083V.doc

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of SAN FRANCISCO

On Aug 21, 2014 before me, WILLIAM H. TRAVIS JR., Notary Public
(Here insert name and title of the officer)

personally appeared SIYAVASH TAHBAZOE

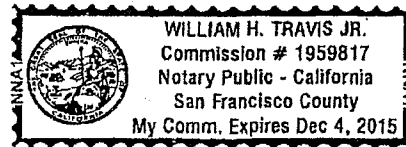
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
 Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

<p style="text-align: center; margin: 0;">DESCRIPTION OF THE ATTACHED DOCUMENT</p> <p style="margin: 0;"><u>NOTICE OF SPECIAL RESTRICTIONS</u> <small>(Title or description of attached document)</small></p> <p style="margin: 0;"><u>UNDER THE PLANNING CODE</u> <small>(Title or description of attached document continued)</small></p> <p style="margin: 0;">Number of Pages <u>3pg</u> Document Dated <u>8/21/14</u></p> <p style="margin: 0;"><u>None</u> <small>(Additional information)</small></p>
--

<p style="text-align: center; margin: 0;">CAPACITY CLAIMED BY THE SIGNER</p> <p style="margin: 0;"><input type="checkbox"/> Individual (s)</p> <p style="margin: 0;"><input type="checkbox"/> Corporate Officer</p> <p style="margin: 0;"><small>(Title)</small></p> <p style="margin: 0;"><input type="checkbox"/> Partner(s)</p> <p style="margin: 0;"><input type="checkbox"/> Attorney-in-Fact</p> <p style="margin: 0;"><input type="checkbox"/> Trustee(s)</p> <p style="margin: 0;"><input type="checkbox"/> Other _____</p>
--

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document
 - ❖ Indicate title or type of attached document, number of pages and date
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary)
- Securely attach this document to the signed document

RECORDING REQUESTED BY
First American Title

AND WHEN RECORDED MAIL DOCUMENT TO:
SST Investments, LLC
1256 Howard Street
San Francisco, CA 94103

20149J88603500002
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC 2014-J886035-00
Acct 6002-First American Title Co.- Redwood City
Wednesday, MAY 21, 2014 09:13:18
Ttl Pd \$21.00 Nbr-0004944672
oma/RE/1-2

Space Above This Line for Recorder's Use Only

A.P.N.: Lot 061, Block 6944, formerly a
portion of Lot 44, Block 6944

File No.: 3811-4409109 (DL)

Property Address: **280 Brighton Avenue, San Francisco, CA 94112**
Lot Number: **061**
Block Number: **6944**

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$**NONE**; CITY TRANSFER TAX \$;
SURVEY MONUMENT FEE \$**10.00**

- [] computed on the consideration or full value of property conveyed, OR
[] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[] unincorporated area; [**X**] City of **San Francisco**, and
[**X**] Exempt from transfer tax; Reason: **Completing Certificate of Compliance recorded November 14, 2013, as Document #2013-J783822 in Reel L024 at Image 0520**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
SST Investments, LLC, a Delaware Limited Liability Company

hereby GRANT(s) to **SST Investments, LLC, a Delaware Limited Liability Company**

the following described property in the City of **San Francisco**, County of **San Francisco**, State of **California**:

BEGINNING AT A POINT ON THE EASTERLY LINE OF BRIGHTON AVENUE, 70 FEET WIDE, DISTANT THEREON 450.00 FEET NORTHERLY FROM THE NORTHERLY LINE OF HOLLOWAY AVENUE, 60 FEET WIDE; RUNNING THENCE NORTHERLY ALONG THE SAID EASTERLY LINE OF BRIGHTON AVENUE 130.89 FEET TO THE SOUTHWESTERLY LINE OF OCEAN AVENUE, 80 FEET WIDE; THENCE AT A DEFLECTION ANGLE TO THE RIGHT OF 105°02'04" SOUTHEASTERLY 77.66 FEET ALONG THE SOUTHWESTERLY LINE OF OCEAN AVENUE; THENCE AT A DEFLECTION ANGLE TO THE RIGHT OF 74°57'56" SOUTHERLY 110.75 FEET; THENCE AT A RIGHT ANGLE WESTERLY 75.00 FEET TO THE POINT OF BEGINNING.

BEING LOTS NO. 24, 25 AND 26, IN BLOCK NO. 3, ACCORDING TO THE MAP ENTITLED, LAKE VIEW, A PORTION OF RANCHO SAN MIGUEL, FILED AUGUST 11, 1890, IN. BOOK "E" AND "F" OF MAPS, AT PAGES 138 AND 139, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

THIS LEGAL DESCRIPTION IS PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 14, 2013 AS DOCUMENT NO. 2013-J783822, BOOK/REEL L024, PAGE/IMAGE 0520 OF OFFICIAL RECORDS.

Mail Tax Statements To: **SAME AS ABOVE**

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)
)
And When Recorded Mail To:)
)
Name: SST Investments LLC)
)
Address: 1256 Howard St.)
)
City: San Francisco Ca 94103)
)
State: California)

CONFORMED COPY of document recorded
10/02/2014, 2014J957506
ON _____ WITH _____
This document has not been compared with the original
SAN FRANCISCO ASSessor's OFFICE

Space Above This Line For Recorder's Use

I (We), SST Investments, LLC, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows:

(LEGAL DESCRIPTION AS ON DEED ATTACHED – Exhibit A)

BEING ASSESSOR'S BLOCK: 6944; LOTS: 061 & 062;

COMMONLY KNOWN AS: 270 and 280 Brighton Street;

hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code).

Said Restrictions consist of conditions attached to Building Permit Application No. 2013.08.30.5736 approved on February 27, 2014, and Building Permit Application No. 2013.08.30.5729 approved on October 2, 2014 by the Planning Department of the City and County of San Francisco.

The restrictions and conditions of which notice is hereby given are:

AFFORDABLE HOUSING

1. **Number of Required Units.** Pursuant to Planning Code Section 415.6, the Project is required to provide 12% of the proposed dwelling units as affordable to qualifying households. The Project contains 29 units; therefore, three (3) affordable units are required. The Project Sponsor will fulfill this requirement by providing the three (3) affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, <http://sf-moh.org/index.aspx?page=321>

- a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- b. If the units in the building are offered for rent, the affordable unit(s) shall be rented to qualifying households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average fifty-five (55) percent of Area Median Income under the income table called "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco." The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- c. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- d. Required parking spaces shall be made available to renters of affordable units according to the Procedures Manual.
- e. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to the MOHCD or its successor.
- f. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415* to the Planning Department stating the intention to enter into an agreement with the City to qualify for a waiver from the Costa-Hawkins Rental

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code, this document would no longer be in effect and would be null and void.

Dated: 10/2/2014 at San Francisco, California.



(Owner's Signature)

(Agent's Signature)

This signature(s) must be acknowledged by a notary public before recordation; add Notary Public Certification and Official Notarial Seal below.

G:\Documents\ADDRESS FILES\270B aka 280 Brighton Avenue_2013.08.30.5729\280 Brighton Ave_NSR_BMR.doc

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of SAN FRANCISCO

On October 2, 2014 before me, WILLIAM H TRAVIS JR, NOTARY PUBLIC
(Here insert name and title of the officer)

personally appeared SIYAVASH TAHBAZOF

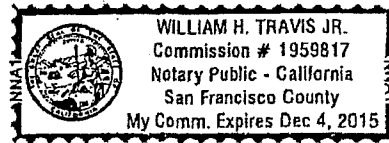
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.

William H. Travis Jr.
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

<p>DESCRIPTION OF THE ATTACHED DOCUMENT</p> <p><u>NOTICE OF SPECIAL RESTRICTIONS</u> <small>(Title or description of attached document)</small></p> <p><u>UNDER THE PLANNING CODE</u> <small>(Title or description of attached document continued)</small></p> <p>Number of Pages <u>10</u> Document Date <u>10/1/14</u></p> <p>_____ <small>(Additional information)</small></p>

<p>CAPACITY CLAIMED BY THE SIGNER</p> <p><input type="checkbox"/> Individual (s)</p> <p><input type="checkbox"/> Corporate Officer</p> <p>_____ <small>(Title)</small></p> <p><input type="checkbox"/> Partner(s)</p> <p><input type="checkbox"/> Attorney-in-Fact</p> <p><input type="checkbox"/> Trustee(s)</p> <p><input type="checkbox"/> Other _____</p>

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public)
- Print the name(s) of document signer(s) who personally appear at the time of notarization
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form
- Signature of the notary public must match the signature on file with the office of the county clerk
 - ✦ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document
 - ✦ Indicate title or type of attached document, number of pages and date
 - ✦ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary)
- Securely attach this document to the signed document

EXHIBIT A

Legal Description of Property

Real property in the City of San Francisco, County of San Francisco, State of California, described as follows:

BEGINNING AT A POINT ON THE EASTERLY LINE OF BRIGHTON AVENUE, 70 FEET WIDE, DISTANT THEREON 450.00 FEET NORTHERLY FROM THE NORTHERLY LINE OF HOLLOWAY AVENUE, 60 FEET WIDE; RUNNING THENCE NORTHERLY ALONG THE SAID EASTERLY LINE OF BRIGHTON AVENUE 130.89 FEET TO THE SOUTHWESTERLY LINE OF OCEAN AVENUE, 80 FEET WIDE; THENCE AT A DEFLECTION ANGLE TO THE RIGHT OF 105°02'04" SOUTHEASTERLY 77.66 FEET ALONG THE SOUTHWESTERLY LINE OF OCEAN AVENUE; THENCE AT A DEFLECTION ANGLE TO THE RIGHT OF 74°57'56" SOUTHERLY 110.75 FEET; THENCE AT A RIGHT ANGLE WESTERLY 75.00 FEET TO THE POINT OF BEGINNING.

BEING LOTS NO. 24, 25 AND 26, IN BLOCK NO. 3, ACCORDING TO THE MAP ENTITLED, LAKE VIEW, A PORTION OF RANCHO SAN MIGUEL, FILED AUGUST 11, 1890, IN BOOK "E" AND "F" OF MAPS, AT PAGES 138 AND 139, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY SAN FRANCISCO, STATE OF CALIFORNIA.

THIS LEGAL DESCRIPTION IS PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 14, 2013 AS DOCUMENT NO. 2013-J783822, BOOK/REEL L024, PAGE/IMAGE 0520 OF OFFICIAL RECORDS.

APN: LOT: 061 BLK; 6944

Real property in the City of San Francisco, County of San Francisco, State of California, described as follows:

BEGINNING AT A POINT ON THE EASTERLY LINE OF BRIGHTON AVENUE, DISTANT THEREON 425 FEET NORTHERLY FROM THE NORTHERLY LINE OF HOLLOWAY AVENUE; RUNNING THENCE NORTHERLY ALONG THE SAID EASTERLY LINE OF BRIGHTON AVENUE 25 FEET, MORE OR LESS; THENCE AT A RIGHT ANGLE EASTERLY 100 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 25 FEET, MORE OR LESS; AND THENCE AT A RIGHT ANGLE WESTERLY 100 FEET TO THE POINT OF BEGINNING.

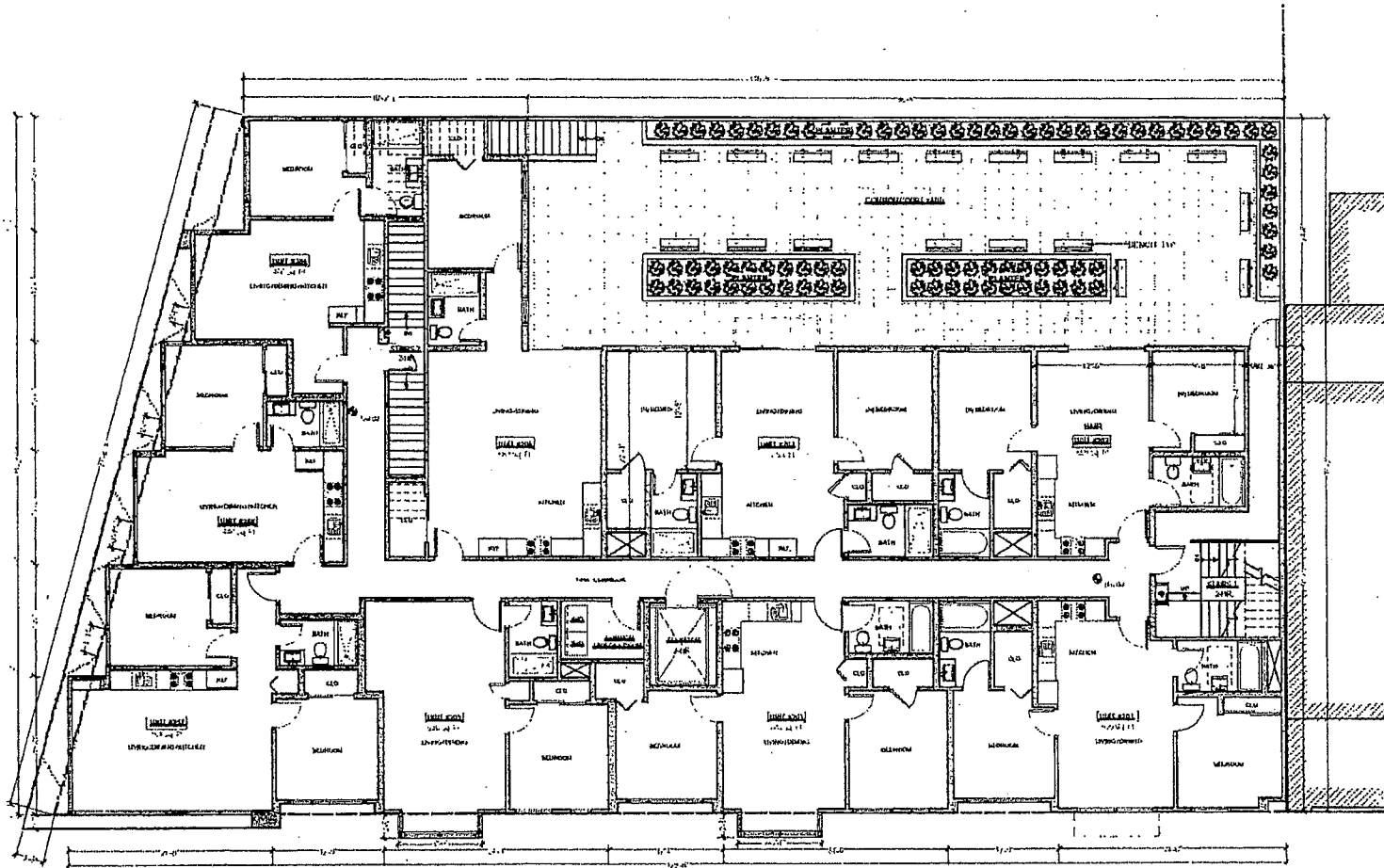
BEING LOT NO. 23, IN BLOCK NO. 3, ACCORDING TO THE MAP ENTITLED, "LAKE VIEW, A PORTION OF RANCHO SAN MIGUEL", FILED AUGUST 11, 1890, IN BOOK "E" AND "F" OF MAPS, AT PAGES 138 AND 139, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

APN: LOT: 062 BLK; 6944

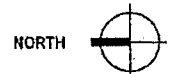
NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

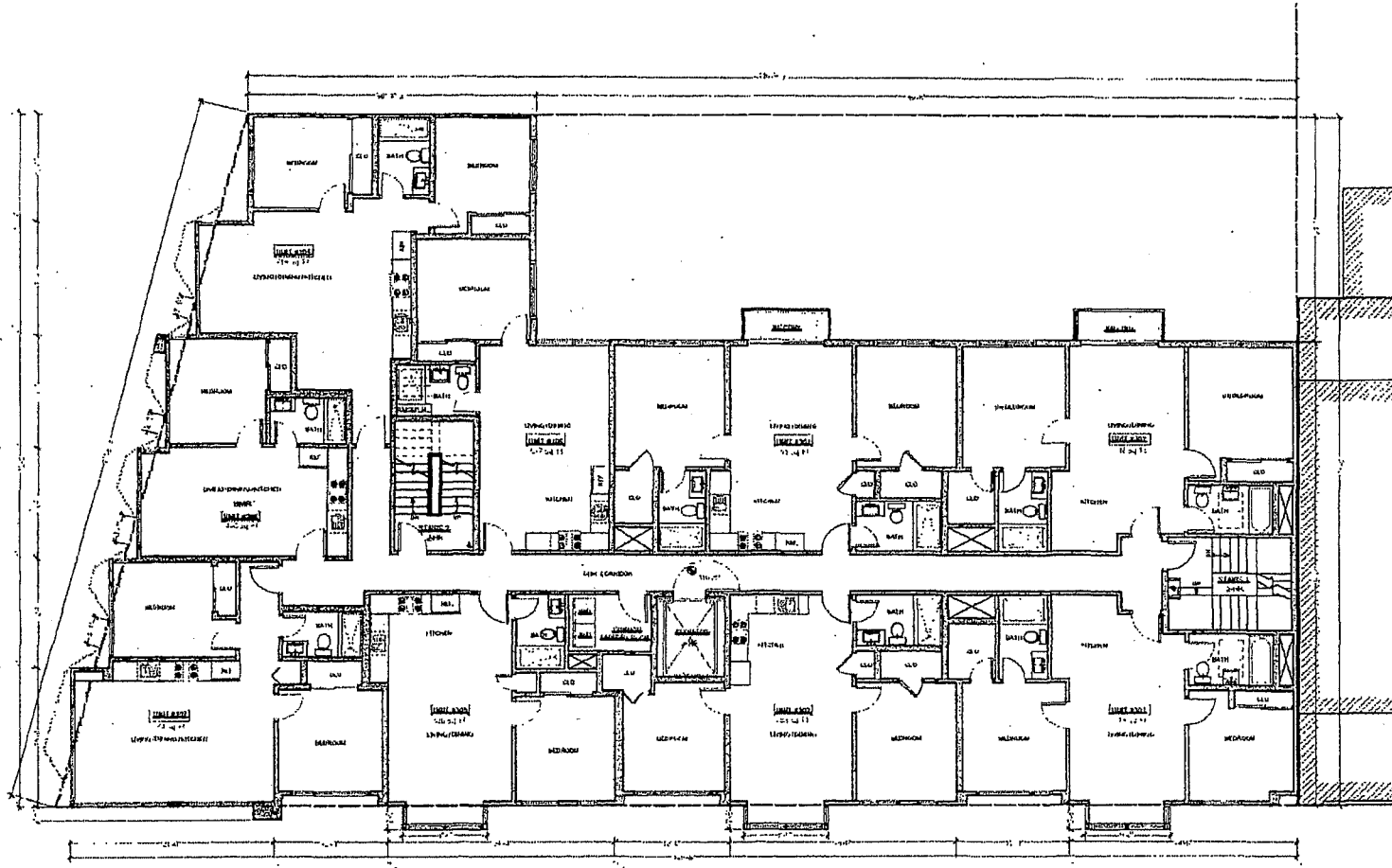
EXHIBIT B

PLANS OF PROJECT INDICATING LOCATION OF AFFORDABLE UNIT(S)



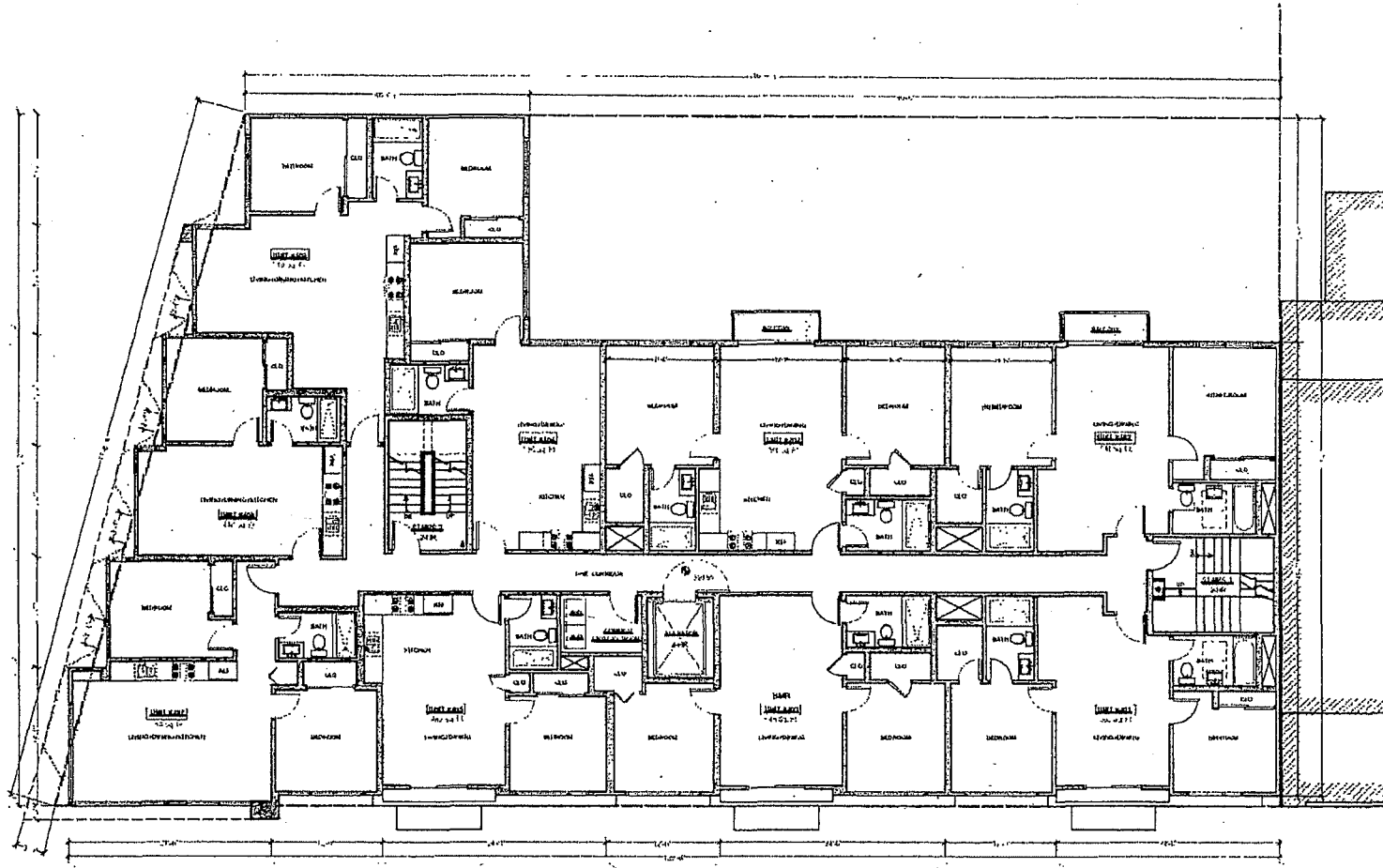
Proposed Second Floor Plan





Proposed Third Floor Plan





Proposed Fourth Floor Plan





**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. 6944 Lot No. 061

Address: 280 BRIGHTON AVE

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

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

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 8th day of June 2015. This certificate is valid for the earlier of 60 days from this date or December 31, 2015. 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. 6944 Lot No. 061

Address: 280 BRIGHTON AVE

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

Map: \$ 1,845,180

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$22,142.16

Amount of Assessment not yet due: \$1,253.84

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 8th day of June 2015. This certificate is valid for the earlier of 60 days from this date or December 31, 2015. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



Edwin M. Lee, Mayor
 Mohammed Nuru, Director
 Fuad S. Sweiss, PE, PLS,
 City Engineer & Deputy Director of Engineering

RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO

2015 JUN 25 AM 11:07

BT



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

Department of Public Works
 Bureau of Street-Use & Mapping
 1155 Market Street, 3rd Floor
 San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

FINAL MAP ROUTING SHEET

Everyone involved in the processing of this Final Map is requested to complete this form so that the department has a written record of the steps taken. Please notify BSM Surveys at 554-5827 or the sender (see below) of any delays or questions.

MAP

Final Map No. 8428	Date Sent: 06/15/2015	Date Due at BOS 06/19/2015
Block/Lot 6944/061	Map Address 280 Brighton Avenue	

SENDER

Name: Seema Adina	Telephone: 415-584-5818
Address: 1155 Market Street, 3 rd Floor	Email: Seema.Adina@sfdpw.org

ROUTE

Date Received	To	Date Forwarded or Signed
	Frank W. Lee Executive Assist. To Director City Hall, Room 348	
	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: John.Malamut@sfdpw.org Tel: (415) 554-4622	
	Mohammed Nuru Director of Public Works City Hall, Room 348	
	Clerk of Board of Supervisors (BOS) City Hall, Room 244 (Submit a copy of this sheet with map.)	
	When map is submitted to BOS, please return this original routing sheet to sender.	



852

OWNER'S STATEMENT

THE UNDERSIGNED OWNER IS THE ONLY PARTY HAVING RECORD TITLE INTEREST TO THE CONSENT, TO THE PREPARATION AND THE FILING OF THIS MAP COMPRISING OF TWO (2) SHEETS. BY MY SIGNATURE HERETO I HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER: SST INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: SI SI TITLE: MANAGER
SAVASH TANAZOF

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 March 26, 2015 BEFORE ME, William H. Traub, Jr.

A NOTARY PUBLIC, PERSONALLY APPEARED SAVASH TANAZOF 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 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 William H. Traub, Jr.



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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 1959817

MY COMMISSION EXPIRES: 12/3/15

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

BENEFICIARY

Comerica Bank

BY: Charlie Eggleston TITLE: Vice President

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.

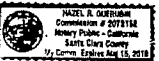
STATE OF CALIFORNIA
COUNTY OF Santa Clara

ON March 27, 2015 BEFORE ME, Hazel A. Ouerburn

A NOTARY PUBLIC, PERSONALLY APPEARED Charlie Eggleston 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 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 Hazel A. Ouerburn



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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2078154

MY COMMISSION EXPIRES: May 18, 2015

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Santa Clara

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 SST INVESTMENTS, LLC ON AUGUST 21, 2014. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

I FURTHER STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Signature of David P. Johnston
L.S. 7778
RECORDER'S STATEMENT
FILED THIS DAY OF 20
AT MINUTES PAST M. IN BOOK OF
CONDOMINIUM MAPS AT PAGES AT THE REQUEST OF
WESTOVER SURVEYING, INC.
SIGNED
COUNTY RECORDER

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: 4/27 DAY OF JUNE, 20 15

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

APPROVALS

THIS MAP IS APPROVED THIS 12th DAY OF JUNE, 20 15
BY ORDER NO. 183719

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

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S 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 SUPERVISORS IN FILE NO.

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 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: JUNE 5, 2015

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 FINAL MAP 8428.

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



FINAL MAP 8428

A 27 RESIDENTIAL UNIT AND 3 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

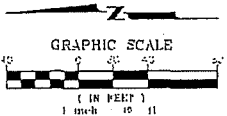
BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED 2014-086035-00 RECORDED MAY 21, 2014.

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA MARCH 10, 2015



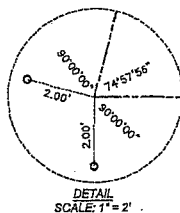
336 CLAREMONT BLVD, STE 2
SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com

SHEET 1 OF 2 SHEETS



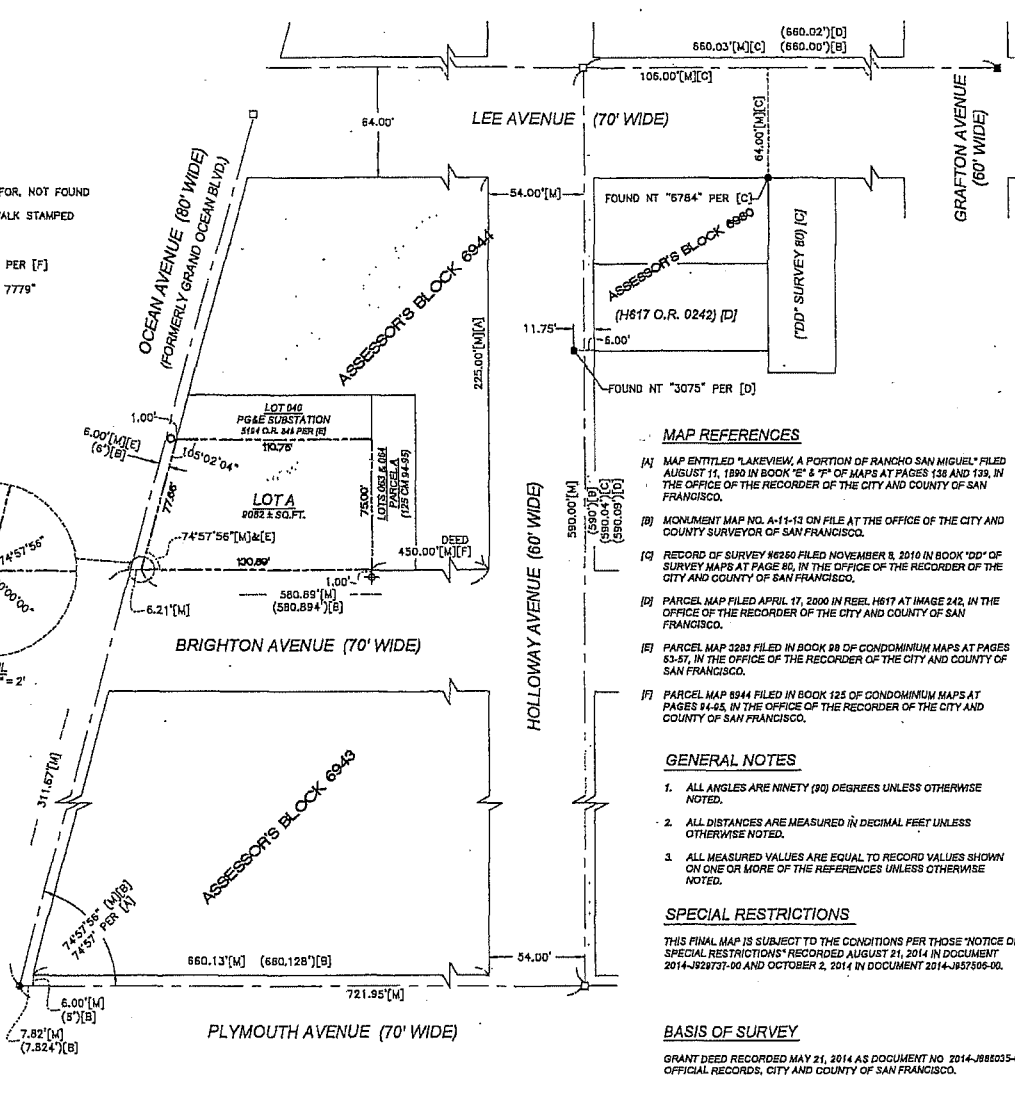
LEGEND

- FOUND MONUMENT PER [B]
- MONUMENT PER [B] SEARCHED FOR, NOT FOUND
- FOUND 1" BRASS DISK IN SIDEWALK STAMPED CDSF (NOT OF RECORD)
- ⊕ FOUND RIVET W/TAG "LS-7779" PER [F]
- SET RIVET W/TAG STAMPED "LS 7779"
- PROPERTY LINE
- - - MONUMENT LINE PER [B]
- [M] MEASURED ON THIS SURVEY
- () RECORD MEASUREMENT PER REFERENCE
- NT NAIL AND TAG
- C.M. CONDOMINIUM MAP
- O.R. OFFICIAL RECORDS



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
1181-1183	065-068
101	057
201-209	068-076
301-309	077-085
401-409	086-094



CONDOMINIUM 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 of twenty-seven (27) residential and three (3) commercial condominium 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) (i) 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 subdivision'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 Brighton Street and/or Ocean Avenue 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.

MAP REFERENCES

- (A) MAP ENTITLED "LAKEVIEW, A PORTION OF RANCHO SAN MIGUEL" FILED AUGUST 11, 1890 IN BOOK "E" & "F" OF MAPS AT PAGES 124 AND 125, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (B) MONUMENT MAP NO. A-11-13 ON FILE AT THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
- (C) RECORD OF SURVEY #650 FILED NOVEMBER 8, 2010 IN BOOK "DD" OF SURVEY MAPS AT PAGE 80, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (D) PARCEL MAP FILED APRIL 17, 2000 IN REEL H617 AT IMAGE 242, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (E) PARCEL MAP 3283 FILED IN BOOK 98 OF CONDOMINIUM MAPS AT PAGES 83-87, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (F) PARCEL MAP 6944 FILED IN BOOK 125 OF CONDOMINIUM MAPS AT PAGES 14-15, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.

GENERAL NOTES

- 1. ALL ANGLES ARE NINETY (90) DEGREES UNLESS OTHERWISE NOTED.
- 2. ALL DISTANCES ARE MEASURED IN DECIMAL FEET UNLESS OTHERWISE NOTED.
- 3. ALL MEASURED VALUES ARE EQUAL TO RECORD VALUES SHOWN ON ONE OR MORE OF THE REFERENCES UNLESS OTHERWISE NOTED.

SPECIAL RESTRICTIONS

THIS FINAL MAP IS SUBJECT TO THE CONDITIONS PER THOSE "NOTICE OF SPECIAL RESTRICTIONS" RECORDED AUGUST 21, 2014 IN DOCUMENT 2014-JB86035-00 AND OCTOBER 2, 2014 IN DOCUMENT 2014-JB29737-00

BASIS OF SURVEY

GRANT DEED RECORDED MAY 21, 2014 AS DOCUMENT NO. 2014-JB86035-00, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.

FINAL MAP 8428

A 27 RESIDENTIAL UNIT AND 3 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED 2014-JB86035-00 RECORDED MAY 21, 2014.
CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA
MARCH, 2015

W S
WESTOVER SURVEYING
336 CLAREMONT BLVD. STE 2
SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com

