

File No. 130060

Committee Item No. _____
Board Item No. 46

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date January 29, 2013

Cmte Board

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

OTHER (Use back side if additional space is needed)

<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____

Completed by: Robert Moyer
Completed by: _____

Date January 22, 2013
Date _____

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

1 [Final Map 7387 - 1945 Hyde Street]

2
3 **Motion approving Final Map 7387, a Seven Residential Unit and One Commercial Unit,**
4 **Mixed-Use Condominium Project, located at 1945 Hyde Street being a subdivision of**
5 **Assessor's Block No. 0123, Lot No. 002, and adopting findings pursuant to the General**
6 **Plan and City Planning Code, Section 101.1.**

7
8 MOVED, That the certain map entitled "FINAL MAP 7387", comprising 3 sheets,
9 approved January 2, 2013, by Department of Public Works Order No. 180925, is hereby
10 approved and said map is adopted as an Official Final Map 7387; and be it

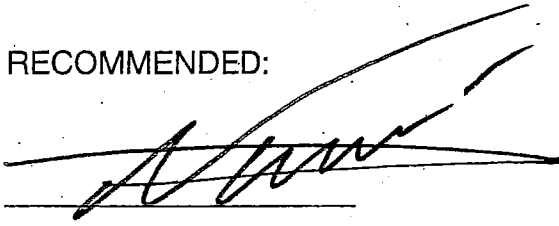
11 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
12 and incorporates by reference herein as though fully set forth the findings made by the City
13 Planning Department, by its letter dated November 19, 2012, that the proposed subdivision is
14 consistent with the objectives and policies of the General Plan and the Eight Priority Policies
15 of Section 101.1 of the Planning Code; and be it

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

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

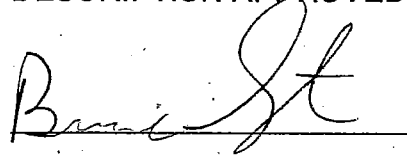
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RECOMMENDED:



Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



Office of the City and County Surveyor
875 Stevenson Street, Room 410
San Francisco, Ca 94103
(415) 554-5827 www.sfdpw.org



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 180925

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

APPROVING FINAL MAP 7387, 1945 HYDE STREET, A MIXED-USE (7 UNIT RESIDENTIAL & 1 UNIT COMMERCIAL) CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 002 IN ASSESSORS BLOCK NO. 0123.

A MIXED-USE (7 UNIT RESIDENTIAL & 1 UNIT COMMERCIAL) CONDOMINIUM PROJECT

The City Planning Department in its letter dated November 19, 2012, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

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

Transmitted herewith are the following:

1. Four (4) paper copies of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 7387", each comprising 3 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated November 19, 2012, from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

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



RECOMMENDED:

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

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

APPROVED:

Mohammed Nuru
Director of Public Works

APPROVED: January 2, 2013

MOHAMMED NURU, DIRECTOR

1/3/2013

1/8/2013

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X Mohammed Nuru

Nuru, Mohammed
Director



OWNERS' STATEMENT

WE HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND HOLDERS OF SECURITY INTEREST OR
HAVE SOME RIGHT TITLE OR INTEREST IN AND TO THE REAL PROPERTY SHOWN IN THE
SUBDIVISION SHOWN UPON THIS MAP THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS
NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY THAT WE HEREBY CONSENT TO
MAKING AND RECORDING OF SAID MAP AS SHOWN WITHIN THE DISTINGUISHING BORDERLINE THAT
ENCLOSURE (ENCLOSURE 1) ATTACHED TO THIS INSTRUMENT AND THAT WE HEREBY CONSENT TO
GROUND WITHIN THE MEANING OF PARAGRAPH 1.3 (A)(1) OF THE CIVIL CODE OF THE STATE OF
CALIFORNIA AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP
PURSUANT TO CHAPTER 1, TITLE 4, PART 4, SECOND DIVISION OF THE CIVIL CODE OF THE STATE OF
CALIFORNIA.

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

OWNERS:
GREEN GARAGE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

[Signature]
JOHN PARKER WILKS, MANAGER

OWNERS' ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO,)
ON 12/13/12, BEFORE ME, HEATHER FOLSON, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED, JOHN PARKER WILKS
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE
NAME(S) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT BY
HEATHER FOLSON (NOTARY) ON THE INSTRUMENT AUTHORIZED OR AUTHORIZED CAUGHTY AND THAT BY
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]
HEATHER FOLSON
PRINTED NAME
1/24/15
1923/02
COMMISSION # OF NOTARY
SARIN FRANKOSKO
PRINCIPAL COUNTY OF BUSINESS

RECORDERS' STATEMENT

FILED FOR RECORD THIS DAY OF 2014, AT MINUTES
PART IN BOOK OF CONDOLMINIUM MAPS, AT PAGES
INCLUSIVE OF THE RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF
CALIFORNIA, AT THE REQUEST OF FREDERICK T. SEHRER

BY
COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

TRUSTEE / BENEFCIARY ACKNOWLEDGEMENT

NAME OF TRUSTEE / BENEFCIARY: FIRST REPUBLIC BANK
[Signature]

NAME: MICHAEL SASHID
TITLE: CREDIT OFFICER

STATE OF CALIFORNIA
COUNTY OF San Francisco)
ON 12/13/2013, BEFORE ME, Timothy N Alivonido, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED, MICHAEL SASHID
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE
NAME(S) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT BY
HEATHER FOLSON (NOTARY) ON THE INSTRUMENT AUTHORIZED OR AUTHORIZED CAUGHTY AND THAT BY
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]
Timothy N Alivonido
PRINTED NAME
12/13/2013
1937819
COMMISSION # OF NOTARY
Sam Francisco
PRINCIPAL COUNTY OF BUSINESS

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY
IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 1, TITLE 4, PART 4, SECOND DIVISION
OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, AS AMENDED, AND ANY LOCAL ORDINANCES
THEREOF THAT ALL THE PROVISIONS OF THE CALIFORNIA SUBDIVISION
MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE
TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THIS MAP IS
TECHNICALLY CORRECT.



[Signature]
FREDERICK T. SEHER, P.S.
LICENSE NO. 6218
LICENSE EXPIRES MARCH 31, 2014
DATE 12-20-12

CITY AND COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP THAT THE SUBDIVISION AS SHOWN IS
IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 1, TITLE 4, PART 4, SECOND DIVISION
OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, AS AMENDED, AND ANY LOCAL
ORDINANCES THEREOF THAT ALL THE PROVISIONS OF THE CALIFORNIA SUBDIVISION
MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE
TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THIS MAP IS
TECHNICALLY CORRECT.



BRUCE R. STORS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO
[Signature]
BRUCE STORS, L.S. 6914
DATE 12-20-12
LICENSE EXPIRES SEPTEMBER 30, 2013

(7 UNIT RESIDENTIAL & 1 UNIT COMMERCIAL)
A MIXED-USE
FINAL MAP NO. 7387
CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN
THAT CERTAIN DEED FILED FOR RECORD ON SEPTEMBER 18, 2009, ON REEL
1988 AT IMAGE 0189 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE
RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA,
ALSO BEING A PART OF 80 VARA BLOCK NO. 287
CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA
DECEMBER, 2012
SCALE AS NOTED



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7990, FAX (415) 921-1855

TAX STATEMENT.

I ANGELA CALVELLO, 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. 2011-002, ADOPTED THIS MAP ENRITLED "FINAL MAP 7387" IN TESTIMONY WHEREOF I HAVE HERETO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THIS OFFICE TO BE AFFIXED.

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

CLERK'S STATEMENT.

I ANGELA CALVELLO, 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. 2011-002, ADOPTED THIS MAP ENRITLED "FINAL MAP 7387" IN TESTIMONY WHEREOF I HAVE HERETO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THIS OFFICE TO BE AFFIXED.

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

APPROVALS.

THIS MAP IS APPROVED THIS DAY OF 2011.
BY ORDER NO.

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

APPROVED AS TO FORM.

DEBRA W. J. HERRERA, CITY ATTORNEY

BY
DEPUTY CITY ATTORNEY, CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISORS' APPROVAL.

ON 2011, 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.

GENERAL NOTES:

A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN SECTION 0288 OF THE CALIFORNIA CIVIL CODE. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF SEVEN (7) DWELLING UNITS AND ONE (1) COMMERCIAL UNIT.
B) ALL INGRESS/EGRESS, EGRESS/PATHWAYS, FIRE/EMERGENCY EXITS AND EXISTING COMPONENTS, EXISTING UTILITIES AND UTILITIES SHALL BE MAINTAINED AND RESTORED TO ORIGINAL CONDITION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF SUCH UTILITIES.
C) UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM PROJECT, THE ASSOCIATION INCLUDING ITS COMMISSION, COVENANTS, AND RESTRICTIONS, THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF:

(i) ALL GENERAL USE COMMON AREA IMPROVEMENTS, AND
(ii) ALL STRUCTURES, INCLUDING BUT NOT LIMITED TO, 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 (i) AND (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 TO MAINTAIN, REPAIR, AND REPLACE SUCH UTILITIES, STRUCTURES, AND RESTRICTIONS. SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENCROACHMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT LIMITED TO, IMPOSITION OF A LIEN AGAINST THE HOMEOWNERS PROPERTY.

E) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANGLIARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY THE BOARD OF SUPERVISORS. THE BOARD OF SUPERVISORS SHALL NOT BE RESPONSIBLE FOR 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 HYDE STREET AND RUSSELL STREET ARE PART OF THE MAP AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF SUCH ENCROACHMENTS AND SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY ENCROACHMENT PERMITS TO SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNERS).

G) ENCROACHMENT PERMITS AND/OR ANY OTHER PERMITS THAT MAY BE REQUIRED FOR ANY STRUCTURE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE THEREFROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

NOTES:

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

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE
RECORDED ON SEPTEMBER 1, 2011, DOC. 2011-033174-00, DV. REEL. K173 AT IMAGE 0288
NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE
RECORDED ON SEPTEMBER 1, 2011, DOC. 2011-033174-00, DV. REEL. K173 AT IMAGE 0288

FINAL MAP NO. 7387
A MIXED-USE
(7 UNIT RESIDENTIAL & 1 UNIT COMMERCIAL)
CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON SEPTEMBER 18, 2009, ON REEL 4980 AT IMAGE 0199 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA, ALSO BEING A PART OF 80 WABA BLOCK NO. 287
CITY AND COUNTY OF SAN FRANCISCO
SCALE AS NOTED



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7880 FAX (415) 921-7888

AB-0123 LOT: 002 1945 HW-1 SHEET TWO OF THREE SHEETS

MONUMENT LINE AND BOUNDARY CONTROL

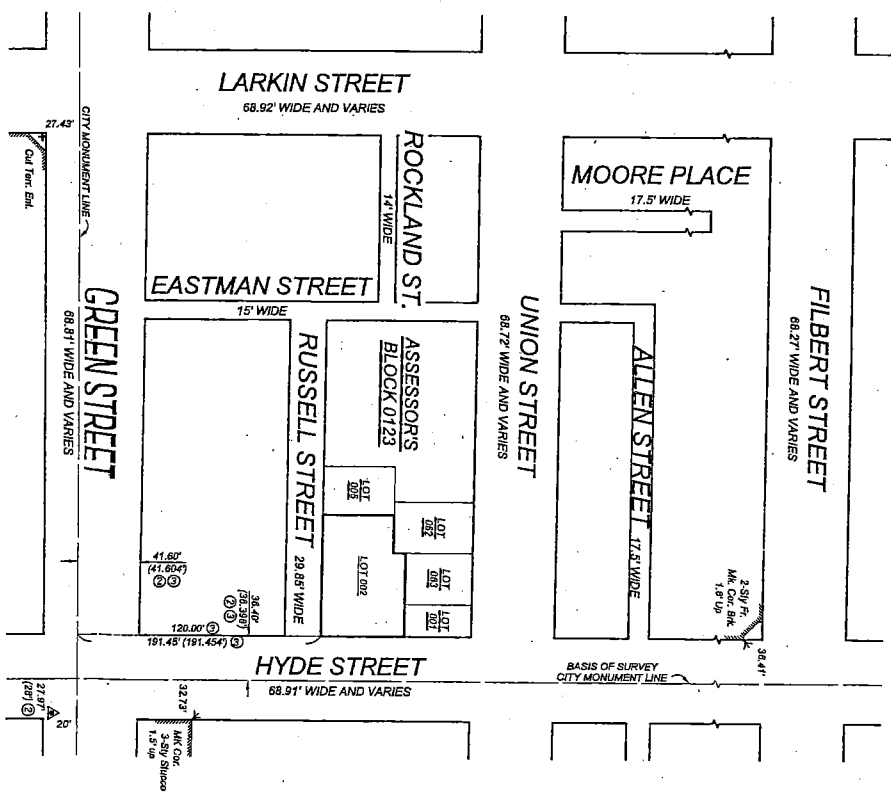
MAP AND DEED REFERENCES:

- ① DEED RECORDED SEPTEMBER 8, 2009, ON FILE AT IMAGE 0199, DOCUMENT NUMBER 2009-08355-00, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
- ② MONUMENT MAP NO. 11, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- ③ BLOCK DIAGRAM OF 50 VARA BLOCK NO. 297, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.



LEGEND:

- SET MAIL & TAG L.S. 4216 (ON AS NOTED)
- () INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, DEED REFERENCE
- NOW OR FORMERLY
- ▲ INDICATES FOUND CITY BRASS DISC MONUMENT



UNIT NO.	PROPOSED APN
COMMERCIAL	003
1-7	004-100

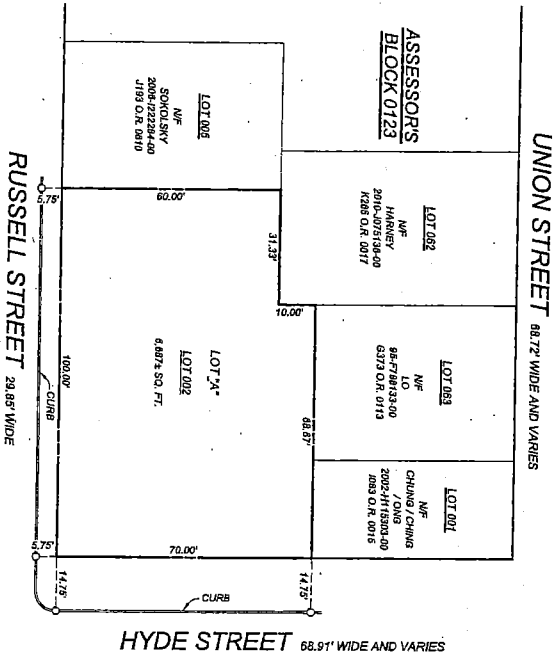
ASSESSOR'S PARCEL NUMBER (APN) NOTE:
THE PROPOSED ASSESSOR PARCEL NUMBERS (APN) SHOWN HEREOVER ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

BOUNDARY NOTES:

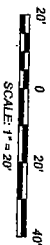
- 1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- 2. ALL DISTANCES SHOWN HEREOVER ARE MEASURED WITH MEASUREMENT DEVICES.
- 3. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

BASIS OF SURVEY:

BLOCK LINES OF BLOCK 0123 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE IDENTIFIED AS BASIS OF SURVEY LINE. RELATIONSHIPS BETWEEN MONUMENT LINES AND THE BLOCK LINES WERE ESTABLISHED BY FIELD SURVEY DATA. ALL DISTANCES AND ANGLES WERE MEASURED BY FIELD SURVEY DATA. ALL DISTANCES AND ANGLES WERE MEASURED BY FIELD SURVEY DATA. ALL DISTANCES AND ANGLES WERE MEASURED BY FIELD SURVEY DATA.



DETAIL



FINAL MAP NO. 7387

**A MIXED-USE
7 UNIT RESIDENTIAL & 1 UNIT COMMERCIAL
CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON SEPTEMBER 18, 2009, ON FILE AT IMAGE 0199 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA, ALSO BEING A PART OF 50 VARA BLOCK NO. 297

CITY AND COUNTY OF SAN FRANCISCO
SCALE AS NOTED
CALIFORNIA
DECEMBER 2012



Fradrick T. Sehar & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
874 LOMA ST. STREET, SAN FRANCISCO, CA 94103
PHONE: (415) 921-1880 FAX: (415) 921-1853

AB 0123 LOT: 002 1945 HYDE STREET
SHEET THREE OF THREE SHEETS



I, José Cisneros, Tax Collector of the City and County San Francisco, State of California, do hereby certify that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 0123 Lot No. 002

Address: 1945 Hyde St.

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


José Cisneros

Tax Collector

Dated this 17th day of December 2012



RECEIVED
12 NOV 20 11 9:50

Department of Public Works
Office of the City and County Surveyor

875 Stevenson Street, Room 410
San Francisco, CA 94103

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

Bruce R. Storrs, City and County Surveyor

Date: October 26, 2012

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

Attention: Mr. Scott F. Sanchez

2010.0162Q

NE

Project ID: 7387			
Project Type: 1 Commercial 7 Residential Unit Multi Use New Construction Condominium			
Address#	StreetName	Block	Lot
1945	HYDE ST	0123	002
Tentative Map Referral			

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

Enclosures:

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

Sincerely,

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

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. ~~The subject referral is exempt from environmental review per State 4 California Environmental Quality Act Guidelines.~~

- See Attached -

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code. Due to the following reasons (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

PLANNING DEPARTMENT

DATE 11/19/2012

Aaron Hollister
for Mr. Scott F. Sanchez, Zoning Administrator



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Approved per Class 32 Categorical Exemption issued on 27 January 2011 for Case No. 2010.0162EDDV, per NSR #J263174 for Case No. 2010.0162EDDV approved by the Planning Commission as set forth in Resolution No. DRA-0216 adopted by the Planning Commission on 16 June 2011, per NSR #J263175 for Case No. 2010.0162EDDV approved by the Zoning Administrator as set forth in the Variance Decision Letter dated 26 August 2011 and per Building Permit Application No. 2010.0517.2557 to allow the construction of a mixed-use project containing 7 residential units and ground-floor commercial retail.

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

