

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. (415) 554-5184  
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TDD/TTY No. (415) 544-5227

## MEMORANDUM

Date: June 28, 2021  
To: Joaquin Torres, Assessor-Recorder  
From: *for* Angela Calvillo, Clerk of the Board  
Subject: Final Map No. 10158 - 1830 Alemany Boulevard

On June 22, 2021, the Board of Supervisors approved Map 10158; the certification is below. Additionally, I have attached the Tax Statement, stating 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.

**FINAL MAP 10158**  
A 116 RESIDENTIAL CONDOMINIUM PROJECT  
BEING A SUBDIVISION OF PARCEL C AS SHOWN ON THAT CERTAIN PARCEL MAP FILED JANUARY 7, 2011, IN BOOK 48 OF PARCEL MAPS PAGES 55 and 56 IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.  
CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA  
APRIL, 2021

### 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. M21-097 ADOPTED June 22, 20 21, APPROVED THIS MAP ENTITLED "FINAL MAP 10158".

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

BY: *Alisa Smeira*  
CLERK OF THE BOARD OF SUPERVISORS  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

DATE: June 28, 2021

### 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: 28th DAY OF June, 20 21.

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

### BOARD OF SUPERVISOR'S APPROVAL

ON June 22, 20 21, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M21-097, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. 210716.

c: Douglas Legg, Office of the Assessor-Recorder  
Holly Lung, Office of the Assessor-Recorder  
Copy to the File

1 [Final Map No. 10158 - 1830 Alemany Boulevard]

2  
3 **Motion approving Final Map No. 10158, a 116 residential unit condominium project,**  
4 **located at 1830 Alemany Boulevard, being a subdivision of Assessor’s Parcel Block**  
5 **No. 6954, Lot No. 039; and adopting findings pursuant to the General Plan, and the**  
6 **eight priority policies of Planning Code, Section 101.1.**

7  
8           MOVED, That the certain map entitled “FINAL MAP No. 10158”, a 116 residential unit  
9 condominium project, located at 1830 Alemany Boulevard, being a subdivision of Assessor’s  
10 Parcel Block No. 6954, Lot No. 039, comprising three sheets, approved May 10, 2021, by  
11 Department of Public Works Order No. 204707 is hereby approved and said map is adopted  
12 as an Official Final Map No. 10158; and, be it

13           FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
14 and incorporates by reference herein as though fully set forth the findings made by the  
15 Planning Department, by its letter dated March 20, 2020, that the proposed subdivision is  
16 consistent with the General Plan and the eight priority policies of Planning Code, Section  
17 101.1; and, be it

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

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

25

1 DESCRIPTION APPROVED:

RECOMMENDED:

2

3 /s/\_\_\_\_\_

/s/\_\_\_\_\_

4 James M. Ryan, PLS

Alaric Degrafinried

5 Acting City and County Surveyor

Acting Director of Public Works

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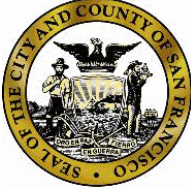
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# City and County of San Francisco

## Tails

### Motion: M21-097

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 210716

**Date Passed:** June 22, 2021

Motion approving Final Map No. 10158, a 116 residential unit condominium project, located at 1830 Alemany Boulevard, being a subdivision of Assessor's Parcel Block No. 6954, Lot No. 039; and adopting findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

June 22, 2021 Board of Supervisors - APPROVED

Ayes: 11 - Chan, Haney, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 210716

**I hereby certify that the foregoing Motion was APPROVED on 6/22/2021 by the Board of Supervisors of the City and County of San Francisco.**

A handwritten signature in blue ink that reads "Angela Calvillo".

Angela Calvillo  
Clerk of the Board

**OWNER'S STATEMENT**

THE UNDERSIGNED OWNERS ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST TO THE CONSENT, TO THE PREPARATION AND THE FILING OF THIS MAP COMPRISING OF THREE (3) SHEETS. BY OUR SIGNATURES HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER: 1830 Alemany, LLC, a California Limited Liability Company

BY: [Signature]  
YOSEF TAHBAZOF, MANAGER

**OWNER'S ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA )  
COUNTY OF San Francisco )

ON April 20, 2021 BEFORE ME, Weng Wong  
A NOTARY PUBLIC, PERSONALLY APPEARED Yosef 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 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 Weng Wong

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)  
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2351899  
MY COMMISSION EXPIRES: Mar 16, 2025  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

**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 1830 ALEMANY, LLC. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: [Signature]  
DANIEL J. WESTOVER, L.S. 7779



DATE: 4/20/2021

**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 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.

JAMES M. RYAN ACTING CITY AND COUNTY SURVEYOR

CITY AND COUNTY OF SAN FRANCISCO

BY: [Signature]



DATE: 4-29-2021

**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. M21-097 ADOPTED June 22, 20 21, APPROVED THIS MAP ENTITLED "FINAL MAP 10158".

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

BY: Signed in counterpart DATE: June 28, 2021  
CLERK OF THE BOARD OF SUPERVISORS  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF FINAL 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: 28th DAY OF June, 2021

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

**APPROVALS**

THIS MAP IS APPROVED THIS 10th DAY OF May, 20 21  
BY ORDER NO. 204707

BY: [Signature] DATE: June 7, 2021  
ALARIC DEGRAFINRIED  
ACTING 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

[Signature]  
DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**BOARD OF SUPERVISOR'S APPROVAL**

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**FINAL MAP 10158**

A 116 RESIDENTIAL CONDOMINIUM PROJECT  
BEING A SUBDIVISION OF PARCEL C AS SHOWN ON THAT CERTAIN PARCEL MAP FILED JANUARY 7, 2011, IN BOOK 48 OF PARCEL MAPS PAGES 55 and 56 IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA  
APRIL, 2021

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336 CLAREMONT BLVD. STE 1  
SAN FRANCISCO, CA 94127  
(415) 242-5400  
www.westoversurveying.com

**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 one hundred and sixteen (116) residential 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) (ii) are not properly maintained, repaired, and replaced according to the City requirements, each homeowner shall be responsible to the extent of his/her proportionate obligation to the homeowners' association for the maintenance, repair, and replacement of those areas. Failure to undertake such maintenance, repair, and replacement may result in City enforcement and abatement actions against the homeowners' association and/or the individual homeowners, which may include, but not be limited to imposition of a lien against the homeowner's property.
- e) Approval of this map shall not be deemed approval of the design, location, size, density or use of any structure(s) or ancillary areas of the property associated with structures, new or existing, which have not been reviewed or approved by appropriate City agencies nor shall such approval constitute a waiver of the subdivider's obligation to abate any outstanding municipal code violations. Any structures constructed subsequent to approval of this Final Map shall comply with all relevant municipal codes, including but not limited to the planning, housing and building codes, in effect at the time of any application for required permits.
- f) Bay windows, fire escapes and other encroachments (if any shown hereon, that exist, or that may be constructed) onto or over Alemany Blvd. 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.

**BASIS OF SURVEY**

THE CAYUGA AVENUE MONUMENT LINE WAS USED AS THE BASIS FOR THIS SURVEY.

**FIELD SURVEY COMPLETION STATEMENT**

THE FIELD SURVEY WAS COMPLETED ON 10/04/2019. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATES SHOWN ABOVE, UNLESS OTHERWISE NOTED.

**GENERAL NOTES**

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
3. ALL MEASURED VALUES ARE EQUAL TO RECORD VALUES SHOWN ON ONE OR MORE OF THE REFERENCES UNLESS OTHERWISE NOTED.
4. DIMENSIONS FROM PROPERTY LINES TO BUILDING CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY.

**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.	PROPOSED ASSESSOR PARCEL NUMBERS
UNITS 101-105	6954-040 THROUGH 044
UNITS 201-217	6954-045 THROUGH 061
UNITS 301-322	6954-062 THROUGH 083
UNITS 401-424	6954-084 THROUGH 107
UNITS 501-520	6954-108 THROUGH 127
UNITS 601-620	6954-128 THROUGH 147
UNITS 701-708	6954-148 THROUGH 155

**REFERENCES**

- {A} PARCEL MAP FILED 1/7/2011 IN BOOK 48 PM PAGE 55-56, RECORDER'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO.
- {B} MONUMENT MAP L-19-6, SURVEYOR'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO.
- {C} "MAP OF VALERTON COURT" FILED FEBRUARY 27, 1947 IN BOOK "P" OF MAPS AT PAGE 48, RECORDER'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO RECORDER.
- {D} BLOCK DIAGRAM NAMED "6954b" ENTITLED "BLOCK 13, WEST END MAP 1, INDEX 6954, ORDER 11436M" DATED 8/30/1937 ON FILE AT THE SURVEYOR'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO.
- {E} WEST END MAP NO. 1, BOOK 2 A AND B PAGE 45, RECORDED MAY 1, 1863 IN THE OFFICE OF THE RECORDER, CITY AND COUNTY OF SAN FRANCISCO.
- {F} GRADE MAP NO. 224 CHECKED DECEMBER 1975, ON FILE IN THE SURVEYOR'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO.

**RECORDED DOCUMENTS AFFECTING THIS MAP:**

- "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED DEC. 1, 2010 AS D.N. 2010-J091896.
- "EASEMENT DECLARATION" RECORDED JANUARY 03, 2011 AS D.N. 2011-J111424-00.
- "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JUNE 25, 2019 AS D.N. 2019-K786332-00.
- "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JUNE 25, 2019 AS D.N. 2019-K786333-00.
- "FOCUSED DEVELOPMENT AGREEMENT" RECORDED JULY 08, 2019 AS D.N. 2019-K791907-00.
- "DECLARATION OF USE" RECORDED JANUARY 09, 2020 AS D.N. 2020-K887706.

**FINAL MAP 10158**

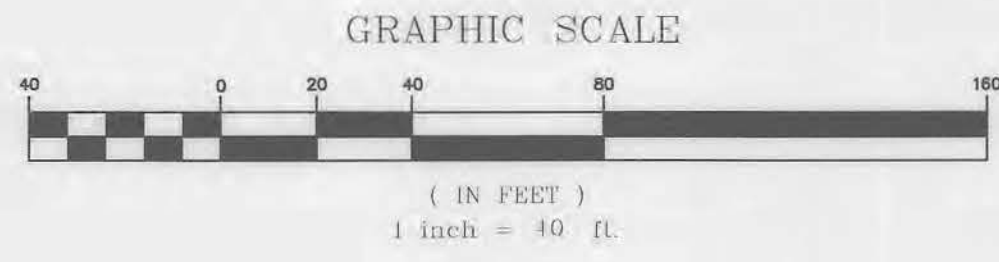
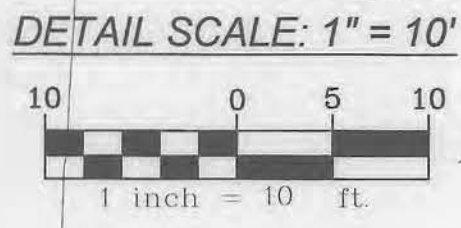
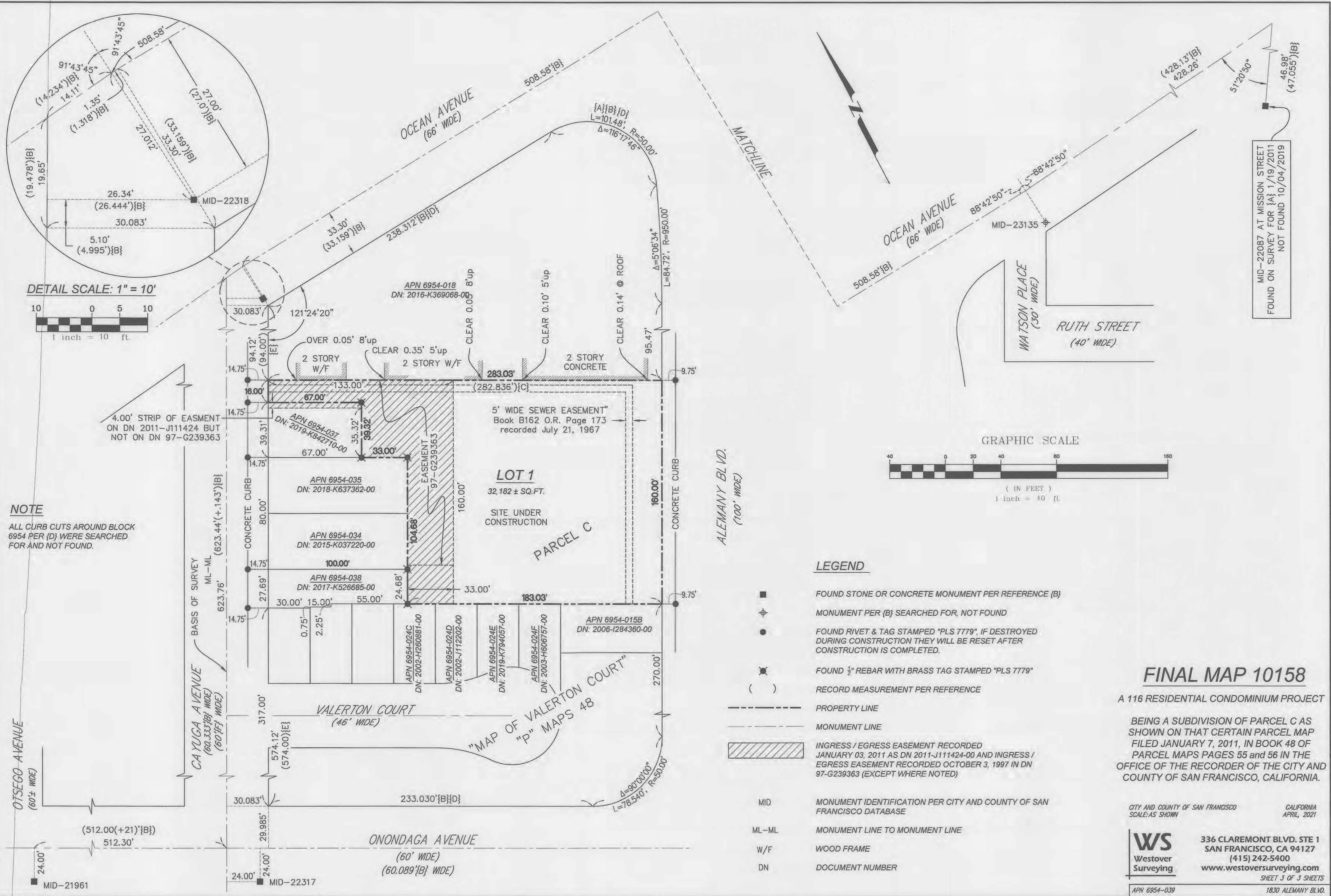
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CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA  
APRIL, 2021

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SAN FRANCISCO, CA 94127  
(415) 242-5400  
www.westoversurveying.com

SHEET 2 OF 3 SHEETS  
APN 6954-039 1830 ALEMANY BLVD.



**NOTE**  
ALL CURB CUTS AROUND BLOCK 6954 PER (D) WERE SEARCHED FOR AND NOT FOUND.

- LEGEND**
- FOUND STONE OR CONCRETE MONUMENT PER REFERENCE (B)
  - ⊕ MONUMENT PER (B) SEARCHED FOR, NOT FOUND
  - FOUND RIVET & TAG STAMPED "PLS 7779", IF DESTROYED DURING CONSTRUCTION THEY WILL BE RESET AFTER CONSTRUCTION IS COMPLETED.
  - ⊗ FOUND 1/2" REBAR WITH BRASS TAG STAMPED "PLS 7779"
  - ( ) RECORD MEASUREMENT PER REFERENCE
  - PROPERTY LINE
  - - - MONUMENT LINE
  - ▨ INGRESS / EGRESS EASEMENT RECORDED JANUARY 03, 2011 AS DN 2011-J11424-00 AND INGRESS / EGRESS EASEMENT RECORDED OCTOBER 3, 1997 IN DN 97-G239363 (EXCEPT WHERE NOTED)
  - MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
  - ML-ML MONUMENT LINE TO MONUMENT LINE
  - W/F WOOD FRAME
  - DN DOCUMENT NUMBER

**FINAL MAP 10158**  
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CITY AND COUNTY OF SAN FRANCISCO SCALE: AS SHOWN CALIFORNIA APRIL, 2021

**WS**  
Westover Surveying  
336 CLAREMONT BLVD. STE 1  
SAN FRANCISCO, CA 94127  
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SHEET 3 OF 3 SHEETS

APN 6954-039 1830 ALEMANY BLVD.

MID-22087 AT MISSION STREET  
FOUND ON SURVEY FOR (A) 1/19/2011  
NOT FOUND 10/04/2019