

File No. 170980

Committee Item No. _____

Board Item No. 40

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: September 19, 2017

Cmte Board

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 186318 - August 31, 2017</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Decision - August 11, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificates - August 1, 2017</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: Brent Jalipa

Date: September 14, 2017

Prepared by: _____

Date: _____

1 [Final Map 8939 - 172-172A-172B-174-174A-174B Langton Street]

2
3 **Motion approving Final Map 8939, a 6 residential unit condominium project, located at**
4 **172-172A-172B-174-174A-174B Langton Street, being a subdivision of Assessor's**
5 **Parcel Block Number 3755, Lot No. 111, 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 8939", a 6 residential unit
9 condominium project, located at 172-172A-172B-174-174A-174B Langton Street, being a
10 subdivision of Assessor's Parcel Block No. 3755, Lot No. 111, comprising 4 sheets, approved
11 August 31, 2017, by Department of Public Works Order No. 186318 is hereby approved and
12 said map is adopted as an Official Final Map 8939; and, be it

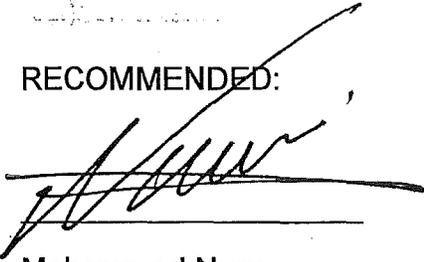
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the
15 Planning Department, by its letter dated August 11, 2016, that the proposed subdivision is
16 consistent with the objectives and policies of the General Plan, and the eight priority policies
17 of 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:



Mohammed Nuru

Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS

City and County Surveyor



RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2017 SEP -5 AM 10: 08

BY

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



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

Public Works Order No: 186318

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

APPROVING FINAL MAP 8939, 172-172A-172B-174-174A-174B Langton Street, A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS PARCEL NUMBER 3755-111

A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated August 11, 2016 stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

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

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 8939", each comprising 4 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated August 11, 2016, from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

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

RECOMMENDED:

APPROVED:



8/30/2017

8/31/2017

X Bruce R. Storrs

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

X Mohammed Nuru

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





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
 sfpublishworks.org · tel 415-554-5810 · fax 415-554-6161



TENTATIVE MAP DECISION

Date: February 4, 2016

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

Project ID: 8939			
Project Type: 6 Units Condo Conversion			
Address#	StreetName	Block	Lot
172 - 174	LANGTON ST	3755	111
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

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

Sincerely,

Robert
Hanley

Digitally signed by: Robert Hanley
 DN: CN = Robert Hanley C = US O =
 BSM OU = DPW
 Date: 2016.02.04 16:20:11 -08'00'

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

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class , CEQA Determination Date n/a, based on the attached checklist.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code due to the following reason(s):

PLANNING DEPARTMENT

Signed: **Jeffrey Speirs**
Digitally signed by Jeffrey Speirs
 DN: cn=Jeffrey Speirs, o=City Planning,
 ou=Current Planning, email=Jeffrey.Speirs,
 serial=Jeffrey.Speirs@sf.gov
 Date: 2016.02.29 12:24:37 -07'00'

Date 8/11/16

Planner's Name Jeffrey Speirs
 for, Scott F. Sanchez, Zoning Administrator



**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. 3755 Lot No. 111

Address: 172 - 174 Langton St

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

David Augustine, Tax Collector

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

Dated this 1st day of August. This certificate is valid for the earlier of 60 days from this date or December 31, 2017. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



CERTIFICATE SHOWING TAXES A LIEN, BUT NOT YET DUE

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that the subdivision designated on the map entitled is subject to the following City & County property taxes and Special Assessments which are a lien on the property but which taxes are not yet due:

Block No. 3755 Lot No. 111

Address: 172 - 174 Langton St

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

Map: \$2,582,421

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$30,990.00

Amount of Assessments not yet due: \$1,251.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 1st day of August. This certificate is valid for the earlier of 60 days from this date or December 31, 2017. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.

OWNER'S STATEMENT:

THE UNDERSIGNED OWNERS ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP, COMPRISING OF FOUR (4) SHEETS, BY OUR SIGNATURES HERETO, WE DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNERS:

WILLIAM JA COBS SPROULL, STEVE R. MONROE, LAURA LEALE, SAMUEL MARK PEARLMAN, MICHELE GAGE, NORA WU, AND TERRI WU

William Jacobs Sprull Steve R. Monroe
WILLIAM JA COBS SPROULL STEVE R. MONROE

Laura Leale Samuel Mark Pearlman
LAURA LEALE SAMUEL MARK PEARLMAN

Michele Gage Nora Wu
MICHELE GAGE NORA WU

Terri Wu
TERRI WU

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 Contra Costa

ON 6-25 2017 BEFORE ME B. Ohay

NOTARY PUBLIC, PERSONALLY APPEARED Nora Wu, Terri Wu

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 HIS/HER/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 B. Ohay

NOTARY PUBLIC, STATE OF CA COMMISSION NO. 2252400

MY COMMISSION EXPIRES: May 8, 2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Contra Costa

EXPEDITED CONVERSION PROJECT WITH TENANTS:

THIS CONVERSION IS ALLOWED BY THE EXPEDITED CONVERSION PROGRAM. THE LAW REQUIRES:
OFFER OF LIFETIME LEASE OF RESIDENTIAL PROPERTY RECORDED DECEMBER 30, 2016, AS DOCUMENT NUMBER 2016-K389099, OFFICIAL RECORDS.
OFFER OF LIFETIME LEASE OF RESIDENTIAL PROPERTY RECORDED DECEMBER 30, 2016, AS DOCUMENT NUMBER 2016-K390000, OFFICIAL RECORDS.
OFFER OF LIFETIME LEASE OF RESIDENTIAL PROPERTY RECORDED DECEMBER 30, 2016, AS DOCUMENT NUMBER 2016-K390001, OFFICIAL RECORDS.
AGREEMENT TO PROVIDE LIFE TIME LEASE RECORDED MAY 11th 2017

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 August 07 2017 BEFORE ME Branko Garcia

NOTARY PUBLIC, PERSONALLY APPEARED William Jacobs Sprull, Steve R. Monroe, Samuel Mark Pearlman, and Michele Gage

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 HIS/HER/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 Branko Garcia

NOTARY PUBLIC, STATE OF CA COMMISSION NO. 2249826

MY COMMISSION EXPIRES: Apr 14, 2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS San Francisco

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 New York

COUNTY OF Kings

ON June 14th 2017 BEFORE ME Dana Kendall Higginne

NOTARY PUBLIC, PERSONALLY APPEARED Laura Leale

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 HIS/HER/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 New York THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE Dana Kendall Higginne

NOTARY PUBLIC, STATE OF NY COMMISSION NO. # 011625 88 69

MY COMMISSION EXPIRES: April 2, 2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Kings

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 JAKE SPROULL ON NOVEMBER 4, 2015. I HEREBY 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 AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: K. Anderson DATE: 8-17-2017
KATHARINE S. ANDERSON, PLS
LICENSE NUMBER 8493



CITY AND COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

DATE: _____
BY: _____

BRUCE R. STORRS, L.S. 6914

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20____, AT _____ M., IN BOOK _____ OF CONDOMINIUM MAPS, AT PAGES _____ AT THE REQUEST OF KATHARINE S. ANDERSON, PROFESSIONAL LAND SURVEYOR.

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

FINAL MAP NO. 8939

A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED DECEMBER 9, 2016 DOCUMENT NUMBER 2016-K389187-00, BEING PART OF 100 VARA BLOCK NO. 409.

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
MAY, 2017

VARA LAND SURVEYIN
912 COLE STREET #12
SAN FRANCISCO, CA 94117

1339

BENEFICIARY / LENDER:

DEED OF TRUST RECORDED JULY 20, 2006 IN REEL J186 OF OFFICIAL RECORDS, IMAGE 0141 UNDER RECORDER'S SERIAL NUMBER 2006-4216613, IN THE CITY AND COUNTY OF SAN FRANCISCO, RIGHT TO COLLECT PAYMENTS TRANSFERRED TO UMPQUA BANK, EFFECTIVE NOVEMBER 15, 2012

DEED OF TRUST RECORDED JULY 20, 2006 IN REEL J186 OF OFFICIAL RECORDS, IMAGE 0142 UNDER RECORDER'S SERIAL NUMBER 2006-4216614, IN THE CITY AND COUNTY OF SAN FRANCISCO, RIGHT TO COLLECT PAYMENTS TRANSFERRED TO UMPQUA BANK, EFFECTIVE NOVEMBER 15, 2012

BENEFICIARY / LENDER NAME: Umpqua Bank

SIGNATURE  Mary Wong, VP - Community Manager
PRINT NAME / TITLE

BENEFICIARY / LENDER ACKNOWLEDGMENT:

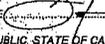
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF San Francisco
ON July 3rd, 2017 BEFORE ME, Abdul Sawyer
NOTARY PUBLIC, PERSONALLY APPEARED Mary Wong, VP Umpqua Bank

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

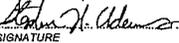
WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE 
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2187846
MY COMMISSION EXPIRES: Mar 24, 2021
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco, CA

BENEFICIARY / LENDER:

DEED OF TRUST RECORDED DECEMBER 09, 2014 UNDER RECORDER'S SERIAL NUMBER 2014-J985554, IN THE CITY AND COUNTY OF SAN FRANCISCO.

STERLING BANK & TRUST, F.S.B.

SIGNATURE  Stephen Adams, Senior Vice President
PRINT NAME / TITLE

BENEFICIARY / LENDER ACKNOWLEDGMENT:

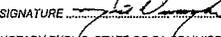
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF San Francisco
ON July 13, 2017 20... BEFORE ME, NICK DEMOPoulos
NOTARY PUBLIC, PERSONALLY APPEARED Stephen Adams

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 
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2049194
MY COMMISSION EXPIRES: OCT 27, 2017
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

GENERAL NOTES:

a) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF SIX (6) RESIDENTIAL 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 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 LANGTON STREET ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).

g) SIGNIFICANT ENCROACHMENT(S), TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM 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.

1340

FINAL MAP NO. 8939

A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED DECEMBER 9, 2016, DOCUMENT NUMBER 2016-K369187-00, BEING PART OF 100 VARA BLOCK NO. 409.

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
MAY, 2017

VARA LAND SURVEYING
912 COLE STREET #123
SAN FRANCISCO, CA 94111

TAX STATEMENT:

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUBDIVIDER HAS FILED A STATEMENT FROM THE TREASURER AND TAX COLLECTOR OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS OR HER OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES

DATED DAY OF 201.....

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

CLERK'S STATEMENT:

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS

BY ITS MOTION NO. ADOPTED 201.....
APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 8939", IN TESTIMONY WHEREOF, I HAVE
HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THIS OFFICE TO BE AFFIXED.

BY: DATE:

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

APPROVALS:

THIS MAP IS APPROVED THIS 31ST DAY OF August

2017

BY ORDER NO. 186318

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

BY: DATE:

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

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 SUPERVISOR'S IN FILE NO.

1341

FINAL MAP NO. 8939

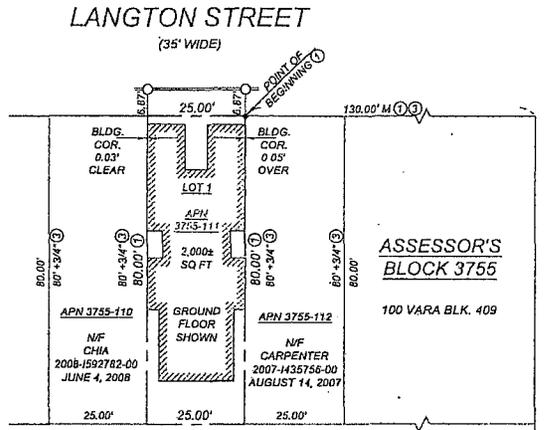
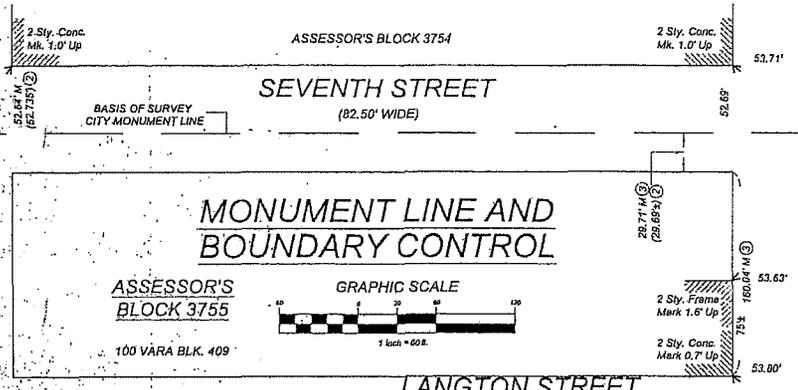
A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED DECEMBER 9, 2016, DOCUMENT NUMBER 2016-K369187-00, BEING PART OF 100 VARA BLOCK NO. 409.

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
MAY, 2017

VARA LAND SURVEYOR
912 COLE STREET #123
SAN FRANCISCO, CA 94147



- MAP AND DEED REFERENCES:**
- GRANT DEED RECORDED ON DECEMBER 9, 2016, UNDER DOCUMENT NUMBER 2016-K189187-00, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
 - MONUMENT MAPS NO 285 AND 314 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
 - BLOCK DIAGRAM OF 100 VARA BLK. 409, DATED DECEMBER 17, 1909 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - BOOK 35 OF CONDOMINIUM MAPS, PAGES 114-116 INCLUSIVE, RECORDED ON MAY 7, 1992 IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
 - GRANT DEED RECORDED ON MARCH 19, 2004, UNDER DOCUMENT NUMBER 2004-H68069-00, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
 - BOOK 36 OF CONDOMINIUM MAPS, PAGES 111-113 INCLUSIVE, RECORDED ON MAY 7, 1992 IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
 - BOOK 36 OF CONDOMINIUM MAPS, PAGES 120-122 INCLUSIVE, RECORDED ON MAY 7, 1992 IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
 - BOOK 36 OF CONDOMINIUM MAPS, PAGES 117-119 INCLUSIVE, RECORDED ON MAY 7, 1992 IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.

MEASURED	RECORD
25.17' (174.937) (1)	24.867' (24.867) (1)
24.81' (24.81) (1)	24.82' (24.82) (1)
24.52' (24.52) (1)	24.52' (24.52) (1)

ASSESSOR'S BLOCK 3755

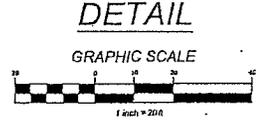
100 VARA BLK. 409

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

UNIT NO.	PROPOSED APN
172	3755-243
172A	3755-244
172B	3755-245
174	3755-246
174A	3755-247
174B	3755-248

- NOTES:**
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
 - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - BLOCK LINES OF ASSESSOR'S BLOCK 3755 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE IDENTIFIED AS BASIS OF SURVEY.
 - FOUND CUTS ALONG LANGTON PER MAP REFERENCES WERE THE ONLY FOUND MARKS/TAGS SHOWN ON ALL MAPS RECORDED IN ASSESSOR'S BLOCK 3755. ALL OTHERS WERE SEARCHED FOR, NOT FOUND.
 - MARKS PER (2) WITHIN THE SUBJECT BLOCK THAT TIE TO MONUMENT LINES ON 7TH AND HARRISON STREETS THAT ARE NOT SHOWN ABOVE WERE SEARCHED FOR, NOT FOUND.

- LEGEND:**
- SET 3/4" BRASS NAIL AND TAG, L.S. #8499, IN CURB
 - () RECORD INFORMATION FOUND TO BE IN DISCREPANCY WITH MEASURED VALUES. PER REFERENCE. ALL OTHER ANGLES AND DISTANCES SHOWN HEREON ARE IN AGREEMENT WITH RECORD INFORMATION.
 - APN ASSESSOR'S PARCEL NUMBER
 - BLDG. BUILDING
 - COR. CORNER
 - M MEASURED
 - NF NOW OR FORMERLY
 - CITY MONUMENT LINE
 - RIGHT OF WAY
 - - - SUBJECT PROPERTY
 - ⊠ T FOUND CUTS IN CURB, AS SHOWN
 - + FOUND 1/2" BOLT IN CURB



FINAL MAP NO. 8939

A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED DECEMBER 9, 2016, DOCUMENT NUMBER 2016-K369187-00, BEING PART OF 100 VARA BLOCK NO. 409.

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
SCALE AS NOTED MAY, 2017

VARA LAND SURVEYING
912 COLE STREET #123
SAN FRANCISCO, CA 94117