

File No. 200084

Committee Item No. \_\_\_\_\_

Board Item No. 25

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_

Date: \_\_\_\_\_

Board of Supervisors Meeting

Date: February 11, 2020

#### 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 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"/>            | 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"/> | Public Works Order No. 202490 - 01/10/20        |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tentative Map Decision - 02/05/19               |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Affidavit for Posting - 01/31/19                |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Planning Commission Motion No. 20376 - 01/31/19 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tax Certificate - 12/13/19                      |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tax Certificate - 01/31/20                      |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Final Maps                                      |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____   |

Prepared by: Lisa Lew

Date: February 7, 2020

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [Final Map No. 9693 - 3132-3140 Scott Street]

2  
3 **Motion approving Final Map No. 9693, a five residential unit condominium project,**  
4 **located at 3132-3140 Scott Street, being a subdivision of Assessor's Parcel Block No.**  
5 **0512, Lot No. 018; and adopting findings pursuant to the General Plan, and the eight**  
6 **priority policies of Planning Code, Section 101.1.**

7  
8       MOVED, That the certain map entitled "FINAL MAP NO. 9693", a five residential unit  
9 condominium project, located at 3132-3140 Scott Street, being a subdivision of Assessor's  
10 Parcel Block No. 0512, Lot No. 018, comprising four sheets, approved January 10, 2020, by  
11 Department of Public Works Order No. 202490 is hereby approved and said map is adopted  
12 as an Official Final Map No. 9693; 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 February 5, 2019, 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.

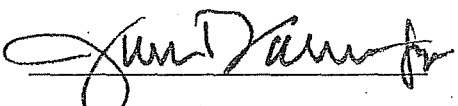
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DESCRIPTION APPROVED:



Bruce R. Storrs, PLS  
City and County Surveyor

RECOMMENDED:



Mohammed Nuru  
Director of Public Works

City and County of San Francisco

San Francisco Public Works



GENERAL - DIRECTOR'S OFFICE  
City Hall, Room 348  
1 Dr. Carlton B. Goodlett Place, S.F., CA 94102  
(415) 554-6920 www.SFPublicWorks.org

London N. Breed, Mayor  
Mohammed Nuru, Director



Public Works Order No: 202490

CITY AND COUNTY OF SAN FRANCISCO  
SAN FRANCISCO PUBLIC WORKS

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2020 JAN 17 PM 2:07

APPROVING FINAL MAP NO. 9693, 3132-3140 SCOTT STREET, A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 018 IN ASSESSORS BLOCK NO. 0512 (OR ASSESSORS PARCEL NUMBER 0512-018). [SEE MAP]

A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated FEBRUARY 5, 2019 stated that the subdivision is consistent 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 No. 9693", 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 FEBRUARY 5, 2019, from the City Planning Department stating the subdivision is consistent 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:



X

DocuSigned by:

*Bruce Storrs*

Storrs, Bruce<sup>97ABC41507B0494...</sup>

County Surveyor

X

DocuSigned by:

*Nuru, Mohammed*

Nuru, Mohammed<sup>8145AB17F474FA...</sup>

Director



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: September 13, 2018

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

Project ID: 9693			
Project Type: 5 Units Condo Conversion			
Address#	StreetName	Block	Lot
3132 - 3140	SCOTT ST	0512	018
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,

ADRIAN VERHAGEN  
Digitally signed by ADRIAN VERHAGEN  
 DN: cn=ADRIAN VERHAGEN, o, ou=DPW-BSM,  
 email=adrian.verhagen@sfpw.org, c=US  
 Date: 2018.09.18 12:56:47 -0700

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: , 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 **Katie Wilborn** Digitally signed by Katie Wilborn  
 Date: 2019.02.05 09:24:26 -08'00'

Date: \_\_\_\_\_

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

# Affidavit for Posting

Please submit this completed Declaration at the Public Hearing.

I, Christopher L. Robinson, do hereby declare as follows:

1. On Jan 18, 2019, I posted public notice for Case No. \_\_\_\_\_  
 on the project site:  
3132 Scott Street, San Francisco CA 94123  
Address

Block 0512 Lot 018 (one for each frontage for through and corner lots)  
 stating that a public hearing will be held by the  Planning Commission  Zoning Administrator  
 Historic Preservation Commission  
 on Jan 31, 2019  
Date

2. Attached to this declaration are photographs showing the duly posted public notice on the project site.  
Ex A taken Jan 18. Ex B taken Jan 30.

3. After posting the aforementioned notice, I personally inspected the posted notice on  
everyday between Jan 18 and 31, 2019.  
Date Date

and determined that the required notice was posted during the requisite duration between  
Jan 21 and Jan 31, 2019  
Date Date

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on this day, January 31, 2019 in San Francisco  
Date Location

[Signature]  
Signature

Christopher Robinson, attorney  
Name (Print), Title

Homeowner  
Relationship to project, e.g., owner, attorney, architect



**SAN FRANCISCO  
PLANNING DEPARTMENT**

**NOTICE OF PUBLIC HEARING**

Hearing Date: Thursday, January 31, 2019  
 Time: Not before 1:00 PM  
 Location: City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400  
 Case Type: Conditional Use  
 Hearing Body: Planning Commission

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	3132-3140 Scott Street	Applicant:	Rosemarie MacGuinness
City Street:	Lombard Street	Company:	Sarkin Law APC
Block/Lot No.:	0512 / 018	Applicant Address:	279 Market Street, Suite
Planning District:	RM-2 / 40-X	City/State:	San Francisco, CA 94111
Map Sheet:	N/A	Telephone:	(415) 939-6466
Group Number:	2018-012650CND	E-Mail:	conduse@vesivest.com, SarkinLaw@

**PROJECT DESCRIPTION**

A conditional use request for Condominium Conversion Subject to the receipt of a preliminary building and residential code review.

Planning Commission will consider the proposed project and the Applicant's request for the project at the public hearing on the date and time listed above.

**ADDITIONAL INFORMATION**

**ARCHITECTURAL PLANS:** To view the plans and related documents for the proposed project, visit the Planning Department website and search the Project Address listed above. If the plans are not available through the website, they can be viewed at the Planning Department office. For more information, please contact the Planning Department staff at 1625 Mission Street, 4th Floor.

**FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:**  
 Planner: Kate Wilborn Telephone: (415) 575-9114 E-Mail: [kate.wilborn@sfgov.org](mailto:kate.wilborn@sfgov.org)





3132

3140

PLANNING DEPARTMENT  
**NOTICE OF PUBLIC HEARING**  
Thursday, January 20, 2011  
10:00 AM - 12:00 PM  
City of Chicago, Planning Department  
120 N. LaSalle Street, 12th Floor  
Chicago, IL 60602



# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Motion No. 20376 HEARING DATE: JANUARY 31, 2019

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

*Record No.:* 2018-012850CND  
*Project Address:* 3132-3140 Scott Street  
*Zoning:* RM-2 (Residential-Mixed, Moderate Density) District  
40-X Height and Bulk District  
North Beach Special Use District  
*Block/Lot:* 0512/018  
*Project Sponsor:* Rosemarie MacGuinness  
Sirkin Law APC  
388 Market Street, Suite 300  
San Francisco, CA 94111  
*Staff Contact:* Katherine Wilborn - (415) 575-9114  
[Katherine.Wilborn@sfgov.org](mailto:Katherine.Wilborn@sfgov.org)

ADOPTING FINDINGS RELATING TO THE CONDOMINIUM CONVERSION SUBDIVISION OF A THREE-STORY, SIX-UNIT BUILDING INTO RESIDENTIAL CONDOMINIUMS, PURSUANT TO THE GENERAL PLAN AND SUBDIVISION CODE SECTIONS 1386 AND 1396.4, WITHIN AN RM-2 (RESIDENTIAL-MIXED, MODERATE DENSITY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

### PREAMBLE

On September 20, 2018, Rosemarie MacGuinness (hereinafter "Project Sponsor") filed an application with the Department of Public Works, Bureau of Street Use and Mapping for Planning Department review to allow the Condominium Conversion Subdivision of a three-story, five-unit building into residential condominiums within a RM-2 (Residential-Mixed, Moderate Density) Zoning District and a 40-X Height and Bulk District. The subject building is considered a legal use as the Report of Residential Building Record indicates that the legal authorized occupancy and use is a five-unit dwelling.

On January 31, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Condominium Conversion Subdivision Application No. 2018-012850CND.

Section 1396, Article 9 of the Subdivision Code of the City and County of San Francisco sets forth the following rules and regulations for condominium conversions:

- A. Units may be converted to condominiums so long as they meet the requirements of the Expedited Conversion Program per the Subdivision Code. An exception is provided for two-unit buildings where both units are owner-occupied for one year.

The following categories of buildings may be converted to condominiums:

- i. Buildings consisting of four units or less in which at least one of the units has been occupied continuously by one of the owners of record for six years prior to the annual April 15th triggering date for conversions and owners of record had a fully executed agreement for an exclusive right of occupancy on or before April 15, 2013.
- ii. Buildings consisting of six units or less in which at least three of the units have been occupied continuously by three of the owners of record for six years prior to the annual April 15th triggering date for conversion and the owners of record had a fully executed agreement for an exclusive right of occupancy on or before April 15, 2013.

The Subdivision Code requires that the Planning Commission hold a public hearing to review condominium conversion subdivisions containing five to six units for consistency with the General Plan and applicable provisions of the Subdivision Code where at least one unit is residential. The Code calls for a sales program which promotes affirmative action in housing, a non-transferable tenant right of first-refusal to purchase the unit occupied by the tenant and various relocation requirements, including the right to a \$1,000 relocation payment.

The Subdivision Code further provides for a recorded offer of a lifetime lease for all tenants as a condition of final map approval and requires that no less than 40 percent of the units as represented through the owning or renting tenant of each unit either have signed Intent to Purchase forms or be in a position of accepting the offer for such a lifetime lease. The Code prohibits any increase in rents while the conversion application is pending before the City.

Section 1386, Article 9 of the Subdivision Code of the City and County of San Francisco requires that the Planning Commission disapprove the Tentative Map if it determines that vacancies in the project have been increased, elderly or permanently disabled tenants have been displaced or discriminated against in leasing units, evictions have occurred for the purpose of preparing the building for conversion, or the subdivider has knowingly submitted incorrect information (to mislead or misdirect efforts by agencies of the City in the administration of the Subdivision Code). In the evaluation of displacement of elderly tenants, the Commission shall consider any such displacements over the preceding three years and the reasons for the displacement.

The project was determined not to be a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff and other interested parties.

MOVED, that the Commission hereby approves the Condominium Conversion Subdivision requested in Application No. 2018-012850CND based on the following findings:

## FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. The applicant requests Planning Department review of a Condominium Conversion Subdivision Application to allow for the conversion of the multi-unit building.
3. As required by Section 1396 of the San Francisco Subdivision Code, at least three of the units have been owner occupied continuously by one or more of the owners of record for five years prior to the date of application for conversion.
4. Tenants in the subject building were notified of their right-of-first refusal to purchase the unit they occupy, as required by the Subdivision Code, and of other rights to which they are entitled under provisions of the same Code.
5. A search of the Rent Board database did not show any tenant petitions or eviction notices filed with the Rent Board in the last 5 years.
6. On balance, the Project is consistent with the Objectives and Policies of the General Plan, as follows:

## HOUSING ELEMENT

### Objectives and Policies

#### OBJECTIVE 2:

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

#### Policy 2.4:

Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.

*Property owners are required to correct outstanding code violations identified in a Physical Inspection Report issued by the Department of Building Inspection (DBI). All work must be completed and a DBI Certificate of Final Completion must be issued prior to DPW approval.*

#### OBJECTIVE 3:

PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

**Policy 3.3:**

Maintain balance in affordability of existing housing stock by supporting affordable moderate ownership opportunities.

*Conversions of rental stock to condominiums help achieve affordable homeownership, providing a category of housing stock for moderate income housing needs. Through the Expedited Conversion Program, properties are eligible to convert from rental units to ownership status so long as owner-occupancy requirements are met.*

7. Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

*The proposal would have no adverse effect upon existing neighborhood-serving retail uses as it is a change in form of residential tenure.*

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

*The proposal is a change in form of residential tenure and would not alter the existing housing and neighborhood character of the vicinity.*

- C. That the City's supply of affordable housing be preserved and enhanced,

*No housing would be removed for this project.*

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*The proposal is a change in form of residential tenure and would not affect public transit or neighborhood parking.*

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

*The proposal is a change in form of residential tenure and would not involve the industrial or service sectors of the City.*

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*The proposal is subject to inspection by the Department of Building Inspection and will be required to make any code required repairs, including those related to life safety issues, prior to the recordation of the final condominium subdivision map.*

- G. That landmarks and historic buildings be preserved.

*The proposal is a change in form of residential tenure and would not affect landmarks or historic buildings.*

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

*The proposal is a change in form of residential tenure and would not affect public parks or open space.*

8. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
9. The Commission hereby finds that approval of the Condominium Conversion Subdivision would promote the health, safety and welfare of the City.

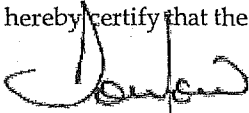
Motion No. 20376  
January 31, 2019

RECORD NO. 2018-012850CND  
3132-3140 Scott Street

**DECISION**

That based upon the Record, the submissions by the Applicant, Department staff and other interested parties, the oral testimony presented to this Commission at the public hearings and all other written materials submitted by all parties, the Commission hereby **APPROVES Condominium Conversion Subdivision Application No. 2018-012850CND.**

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on January 31, 2019.



Jonas P. Ionin  
Commission Secretary

**AYES:** Hillis, Johnson, Moore, Richards

**NAYS:** None

**ABSENT:** Fong, Koppel, Melgar

**ADOPTED:** January 31, 2019



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**TAX CERTIFICATE**

I, David Augustine, Tax Collector of the City and County of 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 regarding the subdivision identified below:

1. There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.
2. The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: 0512  
Lot: 018  
Address: 3132 SCOTT ST

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

David Augustine, Tax Collector

Dated **December 13, 2019** this certificate is valid for the earlier of 60 days from **December 13, 2019** or **December 31, 2019**. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at [tax.certificate@sfgov.org](mailto:tax.certificate@sfgov.org) to obtain another certificate.





---

## TAX CERTIFICATE

I, David Augustine, Tax Collector of the City and County of 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 regarding the subdivision identified below:

1. There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.
2. The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: 0512  
Lot: 018  
Address: 3132 SCOTT ST

David Augustine, Tax Collector

Dated **January 31, 2020** this certificate is valid for the earlier of 60 days from **January 31, 2020** or **December 31, 2020**. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at [tax.certificate@sfgov.org](mailto:tax.certificate@sfgov.org) to obtain another certificate.

3469

OWNER'S STATEMENT

THE UNDERSIGNED OWNER(S) IS/ARE THE ONLY PARTY(IES) HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP COMPRISING FOUR (4) SHEETS, BY MY/OUR SIGNATURE(S) HERETO I/WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER(S): Christopher L. Robinson and Andra T. Robinson  
Peter Winokur and Robin Winokur and Brian Winokur  
Amber N. Gurney and Alison L. Gurney  
Collin Burdick  
Christopher Vanderschans

BY: [Signature] BY: [Signature]  
BY: [Signature] BY: [Signature]  
BY: [Signature] BY: [Signature]  
BY: [Signature] BY: [Signature]  
BY: [Signature] BY: [Signature]  
BY: [Signature] BY: [Signature]

BENEFICIARY: Sterling Bank & Trust, F.S.B.  
BY: [Signature] BY: [Signature]  
PRINT NAME: Stephen H. Adams PRINT NAME:  
PRINT CAPACITY: Senior Vice President PRINT CAPACITY:

BENEFICIARY: Bank of San Francisco, State Chartered Bank  
BY: [Signature] BY: [Signature]  
PRINT NAME: Michael De Vivo PRINT NAME:  
PRINT CAPACITY: EVP, CCO PRINT CAPACITY:

BENEFICIARY: National Cooperative Bank, N.A., a National Bank  
BY: [Signature] BY: [Signature]  
PRINT NAME: Jessica Richards PRINT NAME:  
PRINT CAPACITY: AVP, Project Approval Analyst PRINT CAPACITY:

OWNER'S ACKNOWLEDGEMENT

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 October 28, 2019 BEFORE ME, Natie Der  
A NOTARY PUBLIC, PERSONALLY APPEARED

CHRISTOPHER L. ROBINSON AND ANDRA T. ROBINSON AND AMBER N. GURNEY 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]

(Note: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No: 2223116

MY COMMISSION EXPIRES: 12/17/21

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

OWNER'S ACKNOWLEDGEMENT

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 October 30, 2019 BEFORE ME, TERESA A WATKINS  
A NOTARY PUBLIC, PERSONALLY APPEARED

PETER WINOKUR and ROBIN WINOKUR and BRIAN WINOKUR 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]

(Note: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No: 2189343

MY COMMISSION EXPIRES: 4-1-2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

OWNER'S ACKNOWLEDGEMENT

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 October 25, 2019 BEFORE ME, TERESA A WATKINS  
A NOTARY PUBLIC, PERSONALLY APPEARED

AMBER N. GURNEY and ALISON L. GURNEY 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]

(Note: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No: 2189343

MY COMMISSION EXPIRES: 4-1-2021

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 AMBER GURNEY ON JANUARY 28, 2019. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2019, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

(SIGNED) [Signature] (DATE SIGNED) 12.13.19

BARRY A. PIERCE L.S. 6975  
MY LICENSE EXPIRES SEPTEMBER 30, 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, IF ANY, 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, IF ANY, 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: [Signature] DATE: DECEMBER 18, 2019

BRUCE R. STORRS L.S. 6914



RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF \_\_\_\_\_, AT PAGES \_\_\_\_\_, AT

THE REQUEST OF BARRY PIERCE

SIGNED \_\_\_\_\_

COUNTY RECORDER  
CITY AND COUNTY OF SAN FRANCISCO

FINAL MAP No. 9693

A FIVE RESIDENTIAL UNIT CONDOMINIUM PROJECT  
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT  
CERTAIN DEED RECORDED ON APRIL 19, 2017 AS  
DOC-2017-K434735-00 COUNTY OF SAN FRANCISCO RECORDS  
BEING A PORTION OF WESTERN ADDITION BLOCK NO. 416

CITY & COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA  
DECEMBER 2019

BARRY A. PIERCE  
TRANSAMERICAN ENGINEERS & ASSOCIATES

SHEET 1 OF 4

APN: 0512-018, ADDRESS: 3132-3140 SCOTT STREET

3470

OWNER'S ACKNOWLEDGEMENT

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 OCTOBER 25, 2019 BEFORE ME, DAISY DEGUZMAN A NOTARY PUBLIC, PERSONALLY APPEARED COLLIN BURDICK 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]

(Note: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED) NOTARY PUBLIC, STATE OF CA COMMISSION No: 2281168 MY COMMISSION EXPIRES: MAR. 15, 2023 COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

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 Highland

ON December 6, 2019 BEFORE ME, Whitney N. Bradley A NOTARY PUBLIC, PERSONALLY APPEARED Jessica Richards 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]

(Note: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED) NOTARY PUBLIC, STATE OF CA COMMISSION No: 2015-RIF-555306 MY COMMISSION EXPIRES: 12/16/2020 COUNTY OF PRINCIPAL PLACE OF BUSINESS: Highland

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 SAN FRANCISCO

ON DECEMBER 11, 2019 BEFORE ME, D. BURCIAGA A NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL DEVINO 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]

(Note: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED) NOTARY PUBLIC, STATE OF CA COMMISSION No: 2180288 MY COMMISSION EXPIRES: JANUARY 20, 2021 COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

OWNER'S ACKNOWLEDGEMENT

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 October 23, 2019 BEFORE ME, Katie Dex A NOTARY PUBLIC, PERSONALLY APPEARED CHRISTOPHER VANDERSCHANS 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]

(Note: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED) NOTARY PUBLIC, STATE OF CA COMMISSION No: 2223116 MY COMMISSION EXPIRES: 12/12/21 COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

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 San Francisco

ON December 10, 2019 BEFORE ME, TERESA A WATKINS A NOTARY PUBLIC, PERSONALLY APPEARED Stephen H. 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: [Signature]

(Note: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED) NOTARY PUBLIC, STATE OF CA COMMISSION No: 2159343 MY COMMISSION EXPIRES: 4-1-2021 COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

**FINAL MAP No. 9693**  
A FIVE RESIDENTIAL UNIT CONDOMINIUM PROJECT  
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT  
CERTAIN DEED RECORDED ON APRIL 19, 2017 AS  
DOC-2017-K434735-00 COUNTY OF SAN FRANCISCO RECORDS  
BEING A PORTION OF WESTERN ADDITION BLOCK NO. 416

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

\_\_\_\_\_ 20\_\_\_\_ APPROVED THIS MAP ENTITLED  
"FINAL MAP No. 9693"

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

TAX STATEMENT

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

DATED \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

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

APPROVALS

THIS MAP IS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BY ORDER No. \_\_\_\_\_

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: \_\_\_\_\_

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

BOARD OF SUPERVISOR'S APPROVAL

ON \_\_\_\_\_ 20\_\_\_\_, THE BOARD OF

SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED

MOTION No. \_\_\_\_\_, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE No. \_\_\_\_\_

3471

**FINAL MAP No. 9693**

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DOC-2017-K434735-00 COUNTY OF SAN FRANCISCO RECORDS  
BEING A PORTION OF WESTERN ADDITION BLOCK NO. 416

CITY & COUNTY OF SAN FRANCISCO

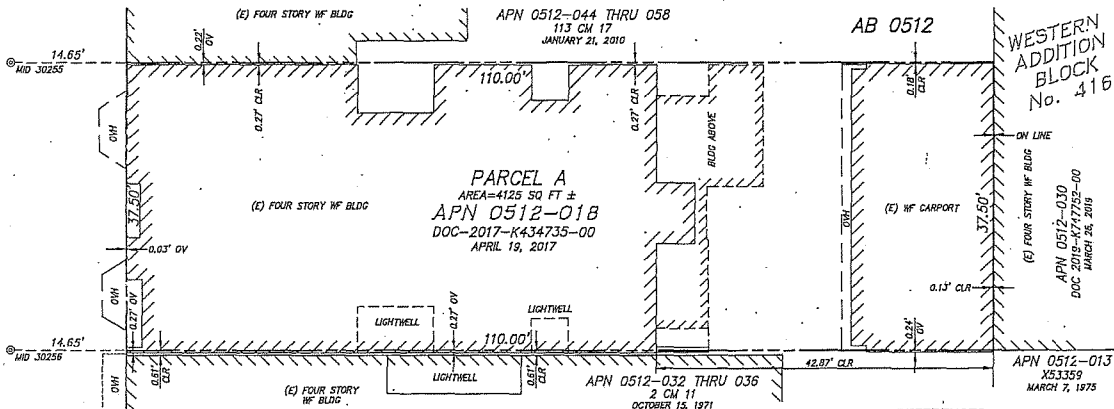
STATE OF CALIFORNIA  
DECEMBER 2019

BARRY A. PIERCE  
TRANSAMERICAN ENGINEERS & ASSOCIATES

SHEET 3 OF 4  
APN: 0512-018, ADDRESS: 3132-3140 SCOTT STREET

3472

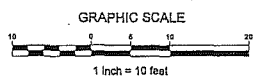
SCOTT STREET (68.75' WIDE)



LEGEND

- PROPERTY LINE
- ADJACENT PARCEL LINES
- RIGHT OF WAY LINE
- MONUMENT LINE
- CONTROL LINE
- (E) BUILDING LINE
- SUBJECT PROPERTY
- MARK MON MAP (R1)
- FND N&T
- N&T, SFNF
- FND L CUT, (UO)
- FND MON, LEAD PLUG
- WF BRASS TACK
- SET NAIL & 3/4" DIA.
- BRASS TAG PLS 6975

SITE DETAIL



REFERENCES

- R1 MONUMENT MAP 031 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- R2 113 CM 17, MAP FILED JANUARY 21, 2010 OFFICE OF THE COUNTY RECORDER
- R3 2 CM 11, MAP FILED OCTOBER 15, 1971 OFFICE OF THE COUNTY RECORDER
- R4 44 CM 188, MAP FILED OCTOBER 11, 1994 OFFICE OF THE COUNTY RECORDER
- R5 132 CM 202, MAP FILED SEPTEMBER 23, 2017 OFFICE OF THE COUNTY RECORDER
- R6 DOC-2017-K434735-00 RECORDED APRIL 19, 2017 OFFICE OF THE COUNTY RECORDER
- R7 HISTORIC BLOCK DIAGRAM: AB 0512A (UNDATED), FILED IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
- R8 "O" MAPS 86, MAP FILED FEBRUARY 18, 1943 OFFICE OF THE COUNTY RECORDER
- R9 108 CM 80, MAP FILED MARCH 26, 2009 OFFICE OF THE COUNTY RECORDER

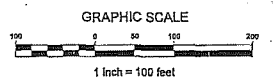
ABBREVIATIONS

- AB ASSESSOR'S BLOCK
- APN ASSESSOR'S PARCEL NUMBER
- BLDG BUILDING
- CLR CLEAR
- CM CONDOMINIUM MAP
- DOC DOCUMENT
- (E) EXISTING
- FND FOUND
- MEAS MEASURED
- MON MONUMENT
- N&T NAIL & TAG
- OV OVERHEAD
- PM PARCEL MAP
- POB POINT OF BEGINNING
- (R) REFERENCE NUMBER
- SFNF SEARCHED FOR, NOT FOUND
- SQ FT SQUARE FEET
- (UO) UNKNOWN ORIGIN
- WF WOOD FRAME
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE

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

UNIT DESIGNATION	ASSESSOR'S PARCEL NUMBER
3132	0512 - 086
3134	0512 - 087
3136	0512 - 088
3138	0512 - 089
3140	0512 - 090

CONTROL DIAGRAM



GENERAL NOTES

1. THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4265. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF FIVE (5) DWELLING UNITS.
2. 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 FEATURES(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
3. 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:
  - a) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
  - b) 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.
4. IN THE EVENT THE AREAS IDENTIFIED IN (3)(b) 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.
5. APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCHORAGE ARMS OF THE PROPERTY ASSOCIATED WITH SUCH 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.
6. BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON THAT EXIST, OR THAT MAY BE CONSTRUCTED) ON TO OR OVER SCOTT 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).
7. SIGNIFICANT ENCROACHMENTS, 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.

SPECIAL NOTES

1. CITY MONUMENT LINES PER MONUMENT MAP No. 031 DATED 5-70 AND REVISED 8-92, FILED IN THE OFFICES OF THE CITY AND COUNTY SURVEYOR, NO OTHER VERSION OF SUCH MONUMENT MAP S SHALL BE USED TO RETRACE THIS SURVEY.
2. THE SURVEY OF APN 0512-018 HEREON WAS ESTABLISHED BY A FIELD SURVEY. SUCH SURVEY WAS BASED UPON THAT CERTAIN DEED RECORDED APRIL 19, 2017 AS DOC 2017-K434735-00, OFFICIAL RECORDS.
3. ALL DIMENSIONS FROM THE BOUNDARIES OF THE PROPERTY IN QUESTION TO MONUMENT LINES OF THE MONUMENT MAPS REFERRED TO HEREON ARE GIVEN FOR THE SOLE PURPOSE OF ITS RETRACEMENT. SUCH INFORMATION SHALL NOT BE USED FOR ANY OTHER PURPOSES.
4. ALL DEFLECTION ANGLES HEREON ARE 90 OR 45 DEGREES UNLESS EXPRESSLY OTHERWISE INDICATED.
5. ALL MEASURED DISTANCES ARE SHOWN HEREON IN FEET AND DECIMALS THEREOF. ALL OTHERS ARE SHOWN AS PER RECORDS AND NOTED AS SUCH.
6. BASIS OF SURVEY IS THE MONUMENT LINE ON LOMBARD STREET FROM THE INTERSECTIONS OF SCOTT STREET AND PIERCE STREET AS SHOWN ON MONUMENT MAP No. 310, FILED IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
7. THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON AUGUST 30, 2019. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.
8. POINT OF MEASUREMENT FOR BUILDING OFFSETS IS 6.00 FEET UP FROM GROUND LEVEL.
9. THE GRANT DEED FOR THE SUBJECT PROPERTY CALLS OUT THE POINT OF BEGINNING BEING "DISTANT THEREON 100 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF LOMBARD STREET, SAID SOUTHERLY LINE IS THE FORMER RIGHT OF WAY LINE OF SAID STREET WHICH IS 31.25 FEET NORTHERLY OF THE SOUTHERLY LINE LOMBARD STREET AS IT NOW EXIST PER 88.

FINAL MAP No. 9693

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CITY & COUNTY OF SAN FRANCISCO SCALE AS SHOWN STATE OF CALIFORNIA DECEMBER 2019

BARRY A. PIERCE  
TRANSAMERICAN ENGINEERS & ASSOCIATES SHEET 4 OF 4

APN: 0512-018, ADDRESS: 3132-3140 SCOTT STREET

