

File No. 150721

Committee Item No. _____

Board Item No. 57

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: July 14, 2015

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER (Use back side if additional space is needed)

- DPW Order No. 183768
- Planning Memo
- Tax Certificate – June 16, 2015
- Final Maps
- _____
- _____
- _____
- _____
- _____
- _____

Completed by: Victor Young Date July 9, 2015

Completed by: _____ Date _____

1 [Final Map 8235 - 550 Jessie Street/529 Stevenson Street]

2
3 **Motion approving Final Map 8235, a 60 residential unit and one commercial unit, mixed-**
4 **use Condominium Project, located at 550 Jessie Street/529 Stevenson Street, being a**
5 **subdivision of Assessor's Block No. 3703, Lot No. 012; and adopting findings pursuant**
6 **to the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

7
8 MOVED, That the certain map entitled "FINAL MAP 8235", a 60 residential unit and 1
9 commercial unit, mixed-use Condominium Project, located at 550 Jessie Street/529
10 Stevenson Street, being a subdivision of Assessor's Block No. 3703, Lot No. 012, comprising
11 3 sheets, approved June 25, 2015, by Department of Public Works Order No. 183768 is
12 hereby approved and said map is adopted as an Official Final Map 8235; and, be it

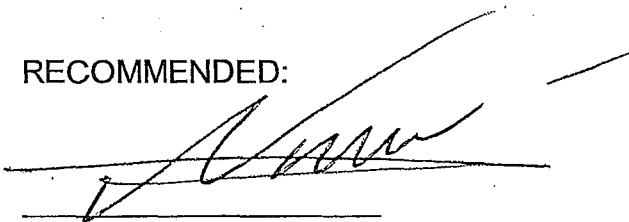
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the City
15 Planning Department, by its letter dated March 9, 2015, that the proposed subdivision is
16 consistent with the objectives 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.

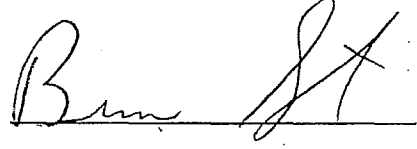
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RECOMMENDED:



Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



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



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 183768

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

APPROVING FINAL MAP 8235, 550 JESSIE STREET AND 529 STEVENSON STREET, A 61 UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 012 IN ASSESSORS BLOCK NO. 3703.

A 61 UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated March 9, 2015, 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 8235", each comprising 3 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated March 9, 2015, from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

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

RECOMMENDED:

APPROVED:

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

Mohammed Nuru



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

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

APPROVED:

MOHAMMED NURU, DIRECTOR

6/23/2015

6/25/2015

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X Mohammed Nuru

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



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



RECEIVED
15 MAR 12 AM 10:00

Department of Public Works
Office of the City and County Surveyor

1155 Market Street, 3rd Floor
San Francisco, CA 94103

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

Bruce R. Storrs, City and County Surveyor

TENTATIVE MAP DECISION

NE

Date: May 15, 2014

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

Attention: Mr. Scott F. Sanchez

Project ID: 8235			
Project Type: 60 Residential and 1 Commercial Units Mixed Use New Construction Condominium			
Address#	StreetName	Block	Lot
550	JESSIE ST	3703	012
529	STEVENSON ST	3703	012
Tentative Map Referral			

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from environmental review per Class 1 California Environmental Quality Act Guidelines.

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

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

Enclosures:

- Application
- Print of Tentative Map

Sincerely,

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

PLANNING DEPARTMENT

DATE 3/9/2015

For Mr. Scott F. Sanchez, Zoning Administrator

COPY

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY

And When Recorded Mail To:

Name: STEWART TSANG

Address: 850 STANTON RD. #2B

City: BURLINGAME

State: CA ZIP: 94010

CONFORMED COPY of document recorded

on 03/02/2015, 2015K027739
This document has not been compared with the original
SAN FRANCISCO ASSESSOR-RECORDER

(Space Above This Line For Recorder's Use)

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

BEING ASSESSOR'S BLOCK: 3703, LOT: 012;

COMMONLY KNOWN AS: 527-529 STEVENSON STREET;

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

Said Restrictions consist of conditions attached to Section 309 Case No. 2010.0948XV authorized by the Planning Commission of the City and County of San Francisco on as set forth in Planning Commission Motion No. 18509 to convert a vacant 42,600 square-foot four-story industrial building to a mixed-use building with 60 residential units, five off-street parking spaces, and a 535 square foot ground floor commercial space located at 527-529 Stevenson Street, Lot 012 in Assessor's Block 3703, within a C-3-G (Downtown General Commercial) Zoning District and 120-F Height and Bulk District.

The original Motion No. 18509 approved 27 studio units and 33 one-bedroom units, and that four studio units and five one-bedroom units were required as affordable units. Construction of the project resulted in 18 studio units and 42 one-bedroom units. The resulting adjusted on-site affordable unit requirement is three studio units and six one-bedroom units. However, given that the designated one-bedroom units are lofts without separate bedrooms, both unit types are considered studio units for the purposes of marketing for the Inclusionary Affordable Housing Program, pursuant to Planning Code Section 415.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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

Affordable Units

1. **Number of Required Units.** Pursuant to Planning Code Section 415.6, the Project is required to provide 15% of the proposed dwelling units as affordable to qualifying households. The Project contains 60 units; therefore, 9 affordable units are required. The Project Sponsor will fulfill this requirement by providing the 9 affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

2. **Unit Mix.** The Project contains 18 studios and 42 one-bedroom units; therefore, the required affordable unit mix is three studios and six one-bedroom units. If the market-rate unit-mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

3. **Unit Location.** The affordable units shall be designated on a reduced set of plans, attached and marked Exhibit A, recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

4. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than fifteen percent (15%) of the each phase's total number of dwelling units as on-site affordable units.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

5. **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

6. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or MOHCD websites, including on the internet at:

<http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>. As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sfmoh.org.

- a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- b. If the units in the building are offered for sale, the affordable unit(s) shall be sold to first time home buyer households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average of ninety (90) percent of Area Median Income under the income table called "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco." The initial sales price of such units shall be calculated according to the Procedures Manual. Limitations on (i) reselling; (ii) renting; (iii) recouping capital improvements; (iv) refinancing; and (v) procedures for inheritance apply and are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- c. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- d. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

- e. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- f. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415* to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the Project.
- g. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.
- h. If the Project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit or may seek a fee deferral as permitted under Ordinances 0107-10 and 0108-10. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOHCD and pay interest on the Affordable Housing Fee and penalties, if applicable.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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

[Signature] (Signature) HERBY WONG (Printed Name)
Dated: MARCH 2, 2015 at BURLINGAME, California.
(Month, Day) (City)

[Signature] (Signature) STEWART ISAHLG (Printed Name)
Dated: MARCH 2, 2015 at BURLINGAME, California.
(Month, Day) (City)

SEE ATTACHED NOTARY DOCUMENT. RB
03.02.2015 Tony TSANG
[Signature] (Signature) Tony TSANG (Printed Name)
Dated: MARCH 2, 2015 at BURLINGAME, California.
(Month, Day) (City)

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

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 MATEO

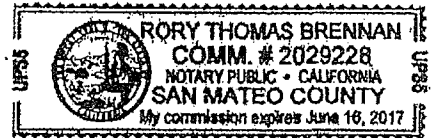
On MARCH 2, 2015 before me, Rory Thomas Brennan, Notary Public,
(insert name and title of the officer)

personally appeared HENRY Y. H. WONG, STEWART S. W. TSANG AND TONY C. TSANG,
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 RORY THOMAS BRENNAN (Seal)



LEGAL DESCRIPTION

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

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF STEVENSON STREET DISTANT THEREON 225 FEET SOUTHWESTERLY FROM THE SOUTHWESTERLY LINE OF SIXTH STREET; RUNNING THENCE SOUTHWESTERLY ALONG SAID LINE OF STEVENSON STREET 50 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 75 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 22 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 75 FEET TO THE NORTHWESTERLY LINE OF JESSIE STREET; THENCE AT A RIGHT ANGLE NORTHEASTERLY ALONG SAID LINE OF JESSIE STREET 92 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 75 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 20 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 75 FEET TO THE POINT OF BEGINNING.


BEING A PORTION OF 100 VARA BLOCK NO. 393.

APN: Lot: 012; Block: 3703

First American Title

” EXHIBIT A ”

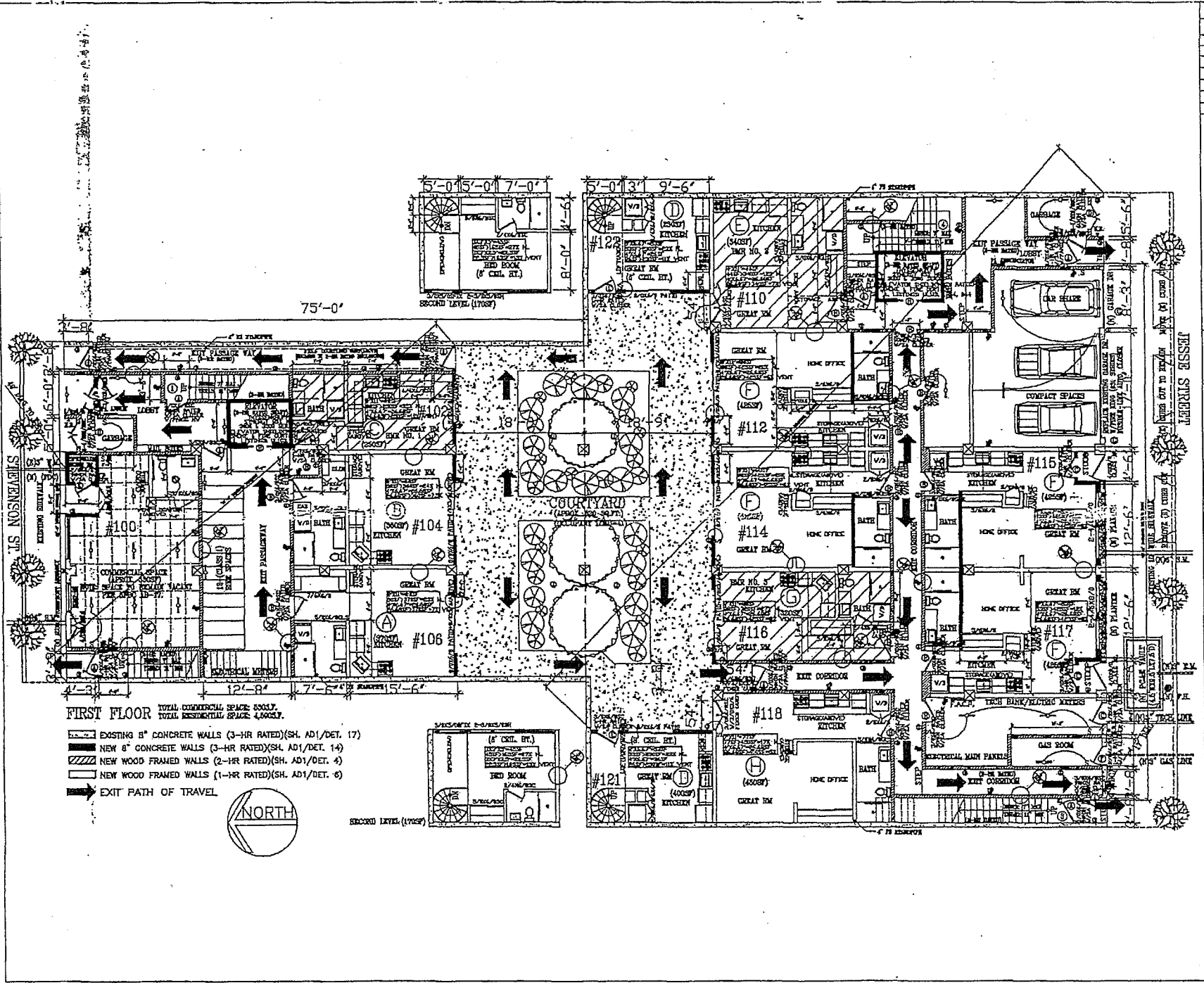
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07.05.13	
02.10.15	

DESIGN BY: ZONE DESIGN DEVELOPEMENT

 DRAKE GARDNER
 10 CARLILE DR.
 NOVATO, CA. 94945 415.377.6854 (C)

PROJECT: 60 UNIT RES. & COMM. MIXED USE RENOVATION
 527 STEVENSON STREET
 SAN FRANCISCO, CA.
 BLOCK: 3703 LOT: D12
 STEVENSON LOFTS, LLC (OWNERS) 65C.296.6112

DATE: 08.01.12
 DRAWN: T/ARL-1-C
 CHECKED: D.A.
 DESIGNED: T/ARL-1-C
 SCALE: AS SHOWN
 SHEET NO. 10

XA



FIRST FLOOR TOTAL COMMERCIAL SPACE 2000 SF.
TOTAL RESIDENTIAL SPACE 4,000 SF.

- EXISTING 8" CONCRETE WALLS (3-HR RATED)(SH. AD1/DET. 17)
- NEW 8" CONCRETE WALLS (3-HR RATED)(SH. AD1/DET. 14)
- NEW WOOD FRAMED WALLS (2-HR RATED)(SH. AD1/DET. 4)
- NEW WOOD FRAMED WALLS (1-HR RATED)(SH. AD1/DET. 6)
- EXIT PATH OF TRAVEL



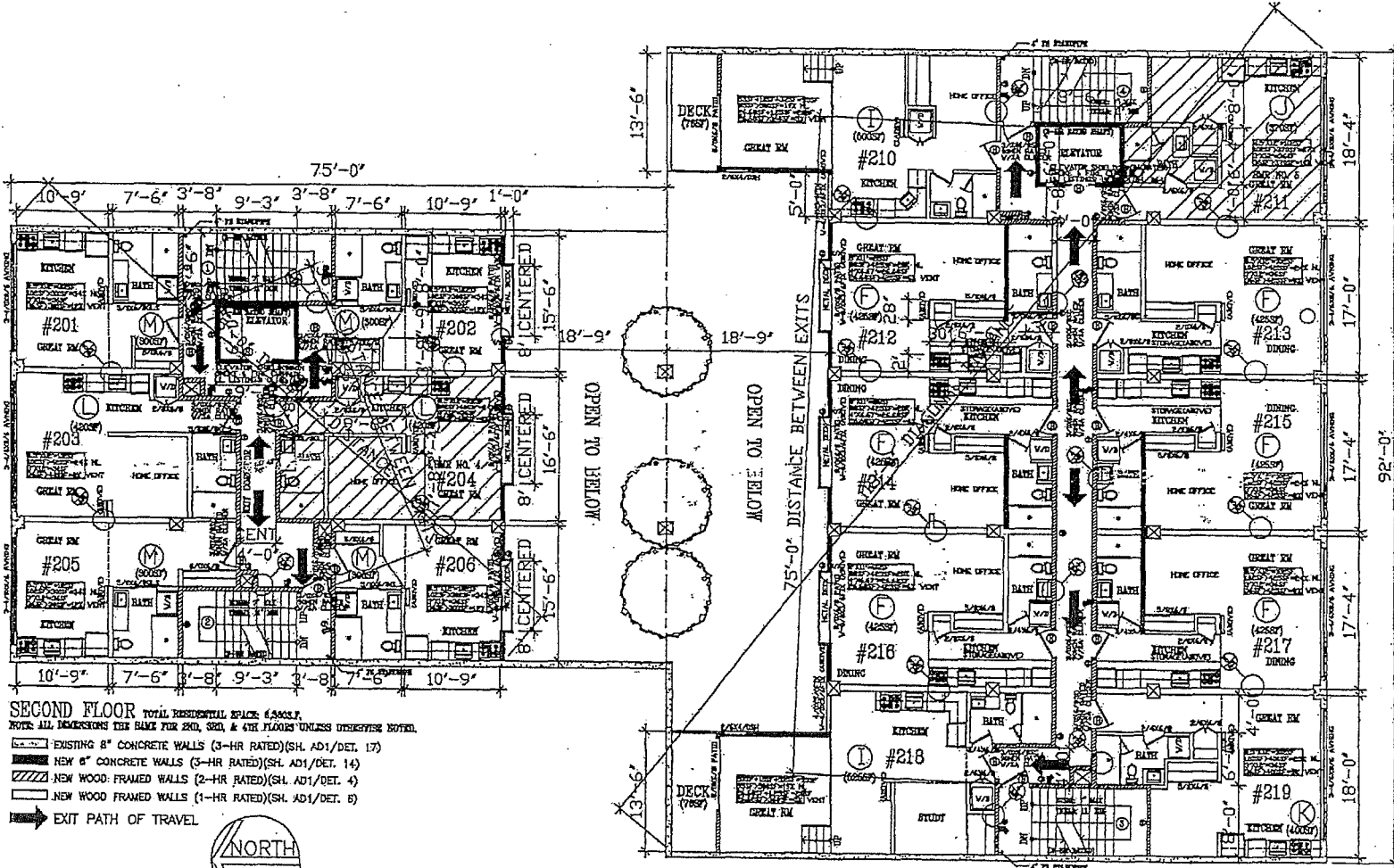
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	07.01.13	
	02.10.15	

DESIGN BY: ZONE DESIGN DEVELOPMENT
 DRAKE GARDNER
 10 CHARLE DR.
 NOVATO, CA 94945 415.377.6694 (C)

PROJECT: 60 UNIT RES. & COMM. MIXED USE RENOVATION
 527 STEVENSON STREET
 SAN FRANCISCO, CA
 BLOCK: 3703 LOT: 012
 STEVENSON LOFTS, LLC (OWNERS) 650.295.6112

DATE: 06.01.12
 SCALE: 1/4"=1'-0"
 DESIGNER: D.G.
 JOB NO.: TSANG/WONG
 SHEET NO.:

A2



SECOND FLOOR TOTAL RESIDENTIAL SPACE 6,343 S.F.
 NOTE: ALL DIMENSIONS THE SAME FOR 2ND, 3RD, & 4TH FLOORS UNLESS OTHERWISE NOTED.

- EXISTING 8" CONCRETE WALLS (3-HR RATED)(SH. AD1/DET. 17)
- NEW 8" CONCRETE WALLS (3-HR RATED)(SH. AD1/DET. 14)
- NEW WOOD-FRAMED WALLS (2-HR RATED)(SH. AD1/DET. 4)
- NEW WOOD-FRAMED WALLS (1-HR RATED)(SH. AD1/DET. 5)

➔ EXIT PATH OF TRAVEL



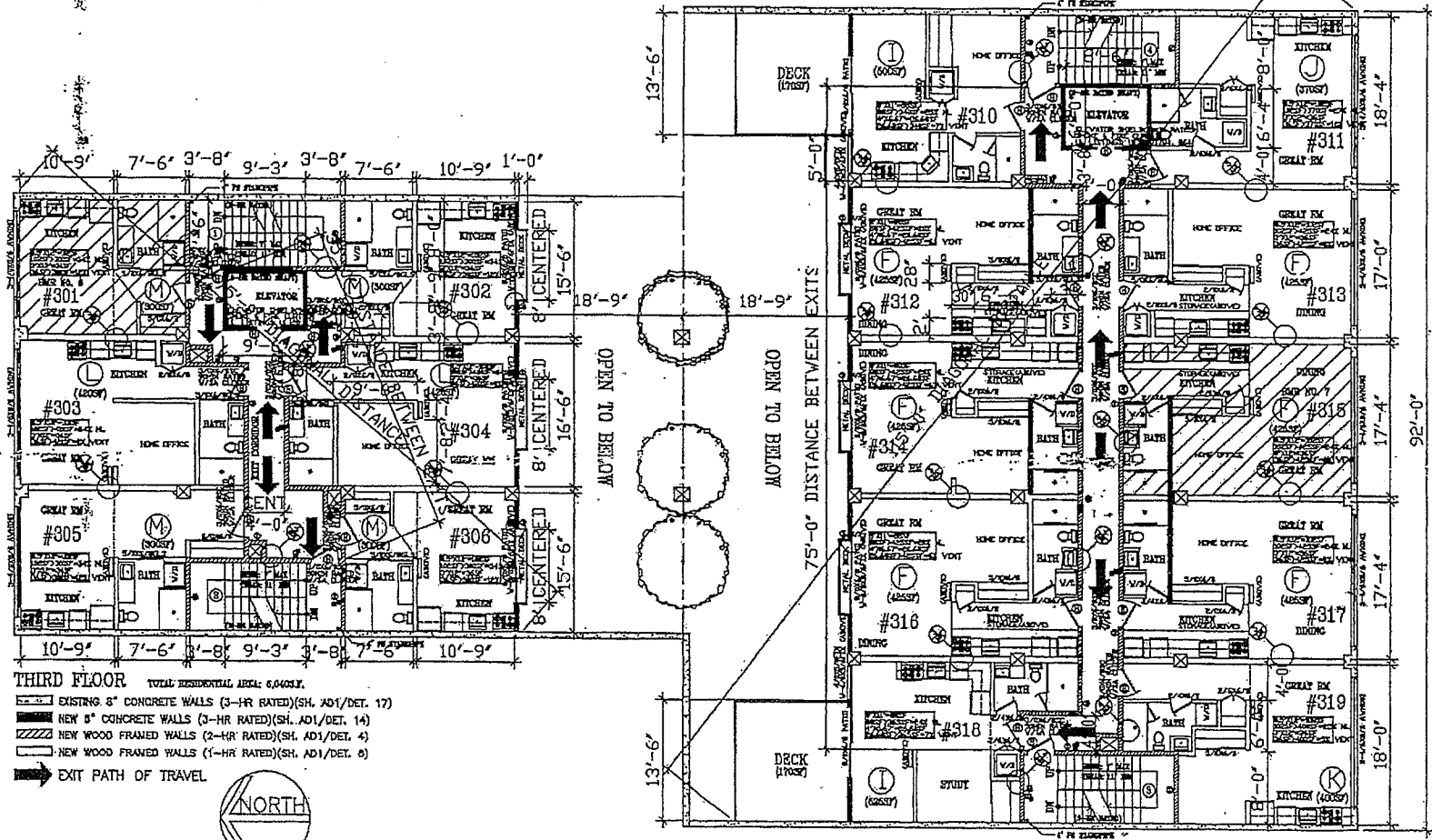
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07.01.13	
02.10.15	

DESIGN BY: ZONE DESIGN DEVELOPMENT
 DRAKE GRONER
 10 CAROLINE DR.
 NOVATO, CA 94945 415.377.6894 (C)

PROJECT: 60 UNIT RES. & COMM. MIXED USE RENOVATION
 527 STEVENSON STREET
 SAN FRANCISCO, CA
 BLOCK: 3703 LOT: 012
 STEVENSON LOFTS, LLC (OWNERS) 657.296.6112

DATE: 06.01.12
 SCALE: 1/4" = 1'-0"
 DESIGNED BY: D.G.
 JOB NO.: 1518/WONG
 SHEET NO.:

A3



THIRD FLOOR TOTAL RESIDENTIAL AREA: 6,040S.F.

- EXISTING 8" CONCRETE WALLS (3-HR RATED)(SH, AD1/DET. 17)
- NEW 8" CONCRETE WALLS (3-HR RATED)(SH, AD1/DET. 14)
- NEW WOOD FRAMED WALLS (2-HR RATED)(SH, AD1/DET. 4)
- NEW WOOD FRAMED WALLS (1-HR RATED)(SH, AD1/DET. 8)

EXIT PATH OF TRAVEL



REVISIONS		
DATE	BY	STA.
04.15.13		
07.01.13		
02.10.15		

DESIGN BY: ZONE DESIGN DEVELOPMENT
 DRAKE GARDNER
 10 CARILLE DR.
 NOVATO, CA 94945 415.377.6694 (C)

PROJECT: 60 UNIT RES. & COMM. MIXED USE RENOVATION
 527 STEVENSON STREET
 SAN FRANCISCO, CA
 BLOCK: 3703 LOT: 012
 STEVENSON LOFTS, LLC (OWNERS) 650.896.6112

DATE: 06.01.12
 SCALE: 1/4" = 1'-0"
 DESIGNER: D.C.
 JOB NO.: TSANG/WONG
 SHEET NO.:

A4

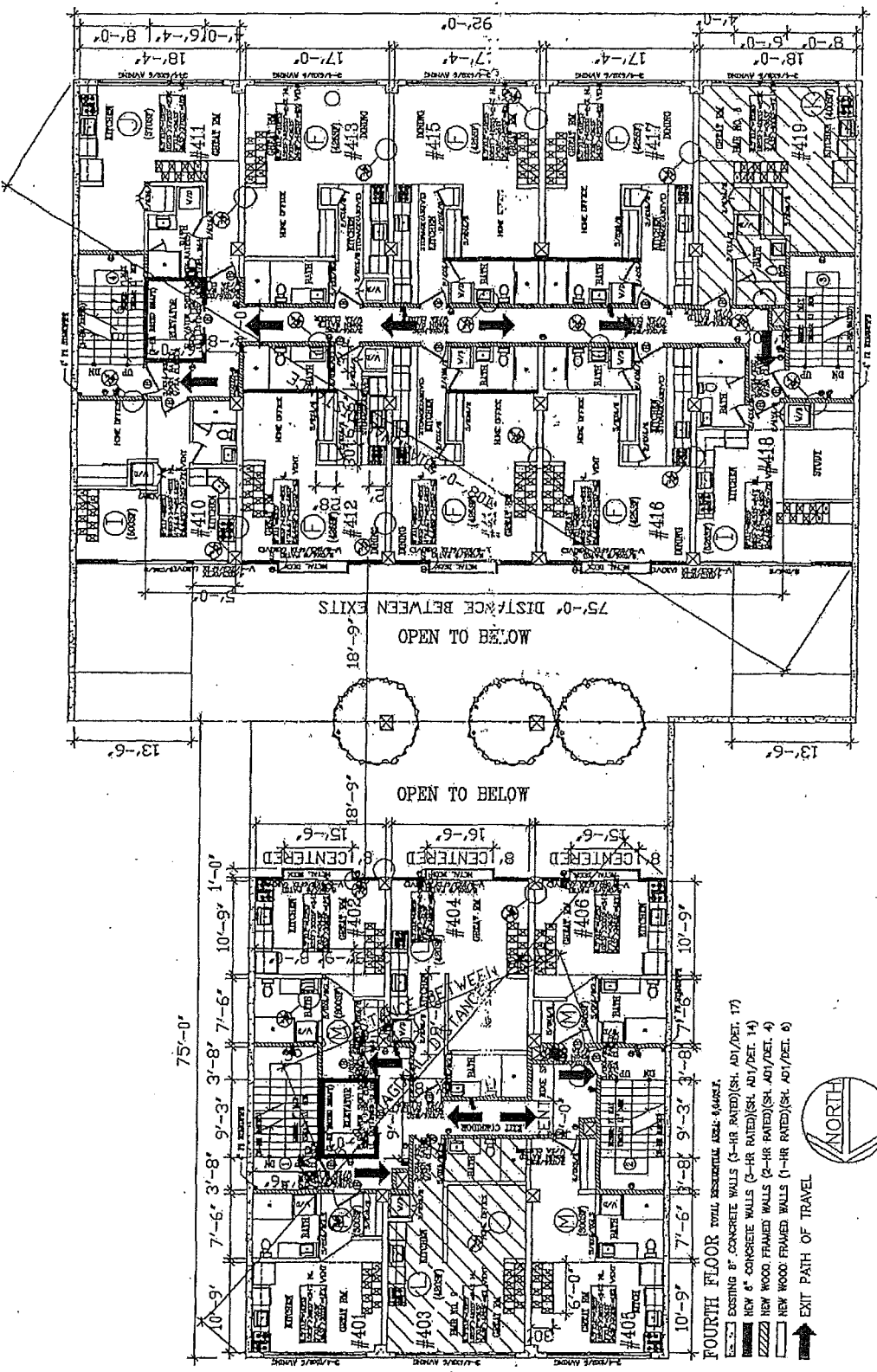
REVISIONS	DATE	BY
01/15/13		
07/21/13		
02/10/15		

DESIGN BY: ZONE DESIGN DEVELOPMENT
 DRAKE GARDNER
 10 CARLIE DR.
 NOVATO, CA 94945 415.377.6694 (C)

PROJECT: 60 UNIT RES. & COMM. MIXED USE RENOVATION
 627 STEVENSON STREET
 SAN FRANCISCO, CA
 BLOCK: 3703 LOT: 012
 STEVENSON LOFTS, LLC (OWNERS) 650.296.6112

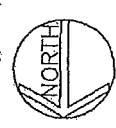
DATE: 08.01.12
 SCALE: 1/4" = 1'-0"
 DRAWN BY: TSANG/WONG
 CHECK BY:

A5



75'-0" DISTANCE BETWEEN EXITS
 75'-0" OPEN TO BELOW

- FOURTH FLOOR TOTAL ESSENTIAL AREA: 64,462 SF.
- EXISTING 8" CONCRETE WALLS (3-HR RATED)(SH. ADI/DET. 17)
 - NEW 8" CONCRETE WALLS (2-HR RATED)(SH. ADI/DET. 14)
 - NEW 6" WOOD FRAMED WALLS (2-HR RATED)(SH. ADI/DET. 4)
 - NEW WOOD FRAMED WALLS (1-HR RATED)(SH. ADI/DET. 6)
- EXIT PATH OF TRAVEL



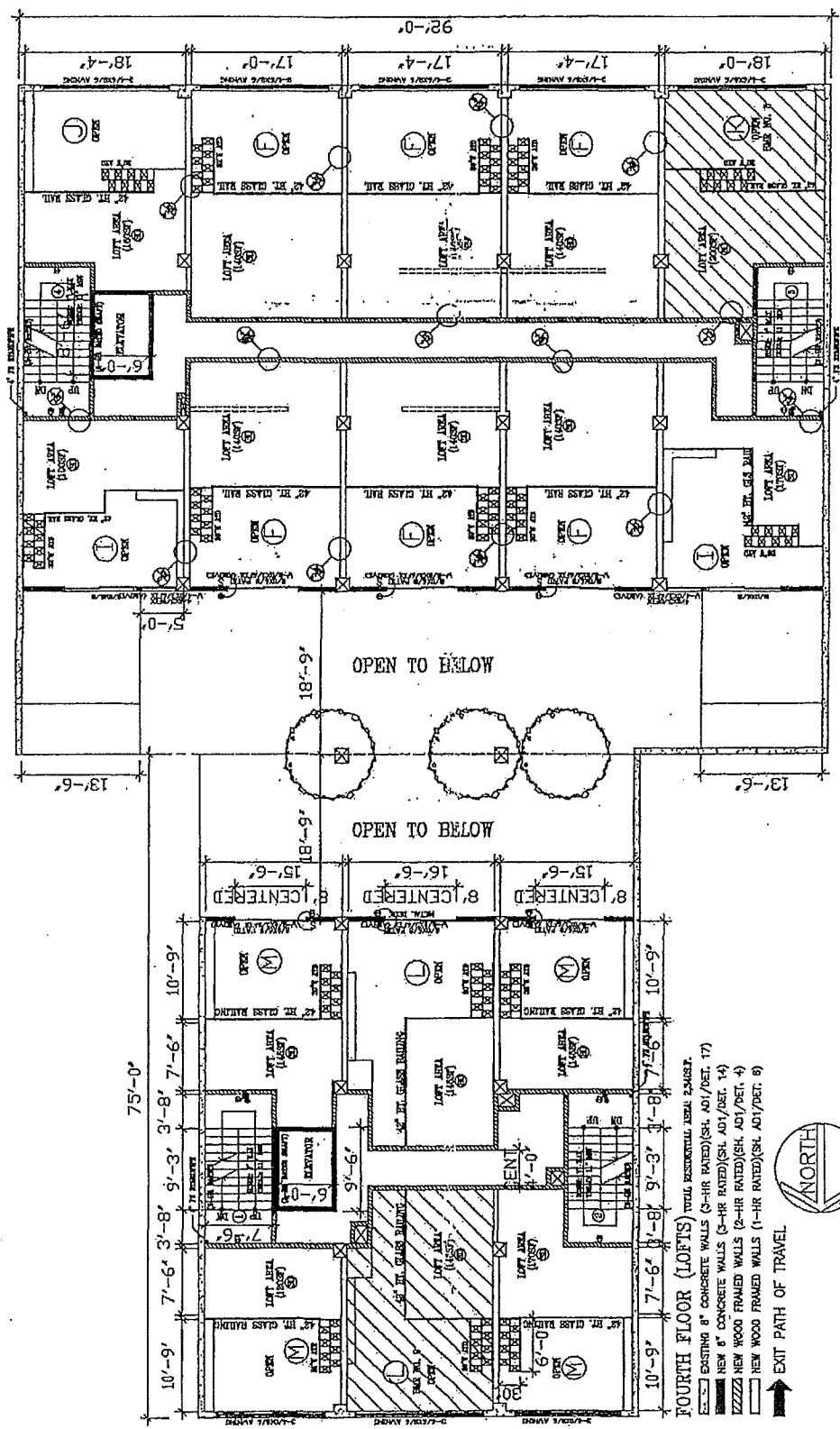
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	07.01.13		
	02.10.15		

DESIGN BY: ZONE DESIGN DEVELOPMENT
 DRAKE GARDNER
 10 CARULE DR.
 NOVATO, CA 94945 415.377.6694 (C)

PROJECT: 60 UNIT RES. & COMM. MIXED USE RENOVATION
 527 STEVENSON STREET
 SAN FRANCISCO, CA
 BLOCK: 3703 LOT: 012
 STEVENSON LOFTS, LLC (OWNERS) 651.298.6112

DATE: 06.01.12
 SCALE: 1/4"=1'-0"
 CHECKED: D.G.
 DESIGNED: TSANG/NGO
 SHEET NO.

A5.1



- FOURTH FLOOR (LOFTS) TOTAL EXISTENTIAL LEVEL 248.627.**
- EXISTING 8" CONCRETE WALLS (2-HR RATED)(SH. AD1/DET. 17)
 - NEW 8" CONCRETE WALLS (2-HR RATED)(SH. AD1/DET. 14)
 - NEW WOOD FRAMED WALLS (2-HR RATED)(SH. AD1/DET. 4)
 - NEW WOOD FRAMED WALLS (1-HR RATED)(SH. AD1/DET. 6)
 - EXIT PATH OF TRAVEL





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. 3703 Lot No. 012
Address: 527 - 529 STEVENSON ST

Estimated probable assessed value of property within the proposed Subdivision/Parcel Map: \$ 8,234,228

Established or estimated tax rate:	1.2000%
Estimated taxes liened but not yet due:	\$98,810.74
Amount of Assessment not yet due:	\$8,790.26

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 16th day of June 2015. This certificate is valid for the earlier of 60 days from this date or December 31, 2015. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



**CERTIFICATE 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. 3703 Lot No. 012

Address: 527 - 529 STEVENSON 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 16th day of June 2015. This certificate is valid for the earlier of 60 days from this date or December 31, 2015. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.

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 THREE (3) 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: Golden True Garment (U.S.A) Factory, LTD, a California corporation

By: Tony Chi Chan Tsang
Tony Chi Chan Tsang, President

OWNER: Stevenson Lots, LLC, a California Limited Liability Company

By: Henry Wong
Henry Wong, Manager
By: Stewart Tsang
Stewart Tsang, Manager

BENEFICIARY: Golden True Garment (U.S.A) Factory, LTD, a California corporation

By: Tony Chi Chan Tsang BY: Tony Chi Chan Tsang

PRINT NAME: TONY CHI CHAN TSANG PRINT NAME: TONY CHI CHAN TSANG

PRINT CAPACITY: PRESIDENT PRINT CAPACITY: PRESIDENT

BENEFICIARY: Shanghai Commercial Bank, Ltd.

By: Jimmy Wu BY: Amy Lo
PRINT NAME: JIMMY WU PRINT NAME: AMY LO
PRINT CAPACITY: V.P. PRINT CAPACITY: AVP

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)SS

ON June 16, 2015 BEFORE ME, Albert B. Tang
A NOTARY PUBLIC, PERSONALLY APPEARED TONY CHI CHAN TSANG
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. 2077382

MY COMMISSION EXPIRES: Sept. 5, 2018

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)SS

ON June 16, 2015 BEFORE ME, Albert B. Tang
A NOTARY PUBLIC, PERSONALLY APPEARED HENRY WONG and STEWART TSANG
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(ES) 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. 2077382

MY COMMISSION EXPIRES: Sept. 5, 2018

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

BENEFICIARY'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)SS

ON June 16, 2015 BEFORE ME, Albert B. Tang
A NOTARY PUBLIC, PERSONALLY APPEARED Tony Chi Chan Tsang
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
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(Note: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No. 2077382

MY COMMISSION EXPIRES: Sept. 5, 2018

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

BENEFICIARY'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)SS

ON June 16, 2015 BEFORE ME, Albert B. Tang
A NOTARY PUBLIC, PERSONALLY APPEARED Jimmy Wu and Philip Lee Amylo
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(ES) 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. 2077382

MY COMMISSION EXPIRES: Sept. 5, 2018

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

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 ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

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

By: Bruce R. Storrs DATE: JUNE 26 2015

BRUCE R. STORRS L.S. 6914



FINAL MAP No. 8235
A SIXTY (60) RESIDENTIAL UNIT AND ONE (1) COMMERCIAL
UNIT MIXED-USE CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY
DESCRIBED IN THAT CERTAIN DEED
RECORDED ON DECEMBER 31, 2010
AS DOC-2010-J110586-00, OFFICIAL RECORDS

CITY & COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA
DATE: JUNE 2015

BARRY A. PERCE
TRANSAMERICAN ENGINEERS & ASSOCIATES
SHEET 1 OF 3
AB: 3703, LOT: 012, ADDRESS: 550 JESSIE ST. / 523 STEVENSON ST.

CLERK'S STATEMENT

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____, ADOPTED

"FINAL MAP No. 8235", _____, 20__ APPROVED THIS MAP ENTITLED

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 NJURU
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. _____

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 HENRY WONG ON APRIL 17, 2014. 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 _____, 2015, 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) <i>Barry A. Pierce</i>	(DATE SIGNED) 6.16.15
BARRY A. PIERCE L.S. 6975 MY LICENSE EXPIRES SEPTEMBER 30, 2015	(SEAL) 
<u>RECORDER'S CERTIFICATE OR STATEMENT</u>	
FILED THIS _____ DAY OF _____, 20__ AT _____ M. IN BOOK _____ OF CONDOMINIUMS, AT PAGE _____, AT THE REQUEST OF HENRY WONG.	
SIGNED	COUNTY RECORDER

FINAL MAP No. 8235
A SIXTY (60) RESIDENTIAL UNIT AND ONE (1) COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON DECEMBER 31, 2010 AS DOC-2010-J110586-00, OFFICIAL RECORDS

CITY & COUNTY OF SAN FRANCISCO

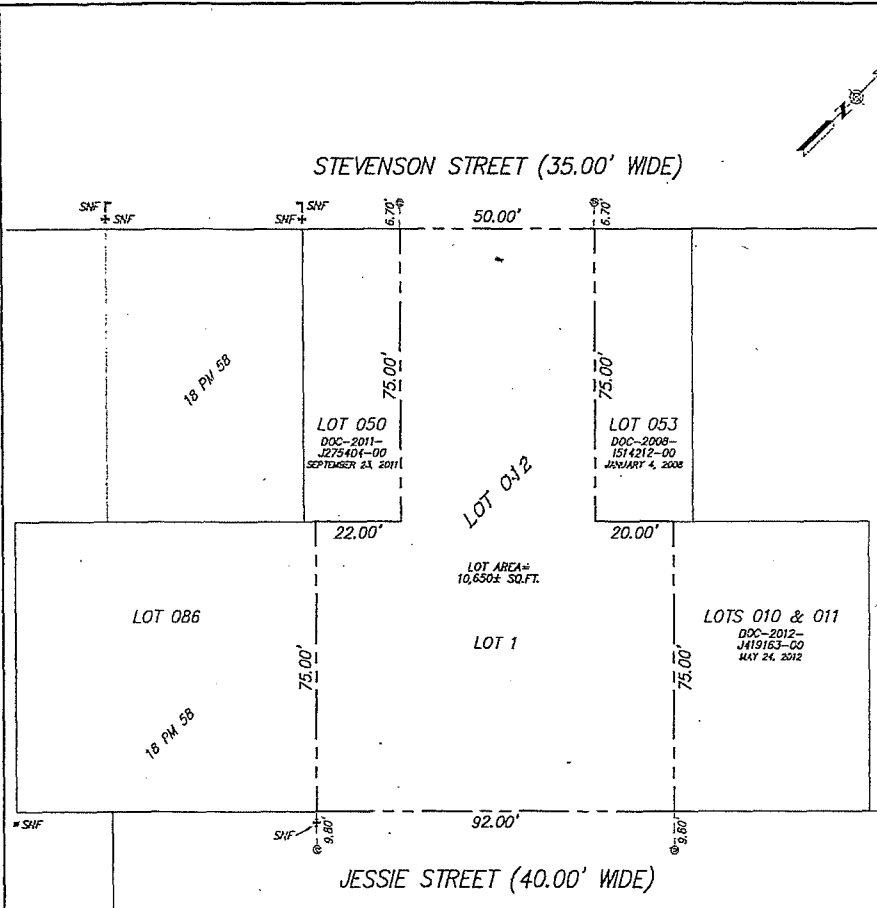
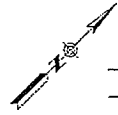
STATE OF CALIFORNIA
DATE: JUNE 2015

BARRY A. PIERCE
TRANSAMERICAN ENGINEERS & ASSOCIATES

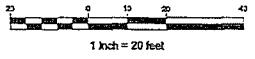
AB: 3703, LOT: 012, ADDRESS: 550 JESSE ST. / 529 STEVENSON ST. SHEET 2 OF 3

2709

2710



SITE DETAIL
GRAPHIC SCALE



ABBREVIATIONS

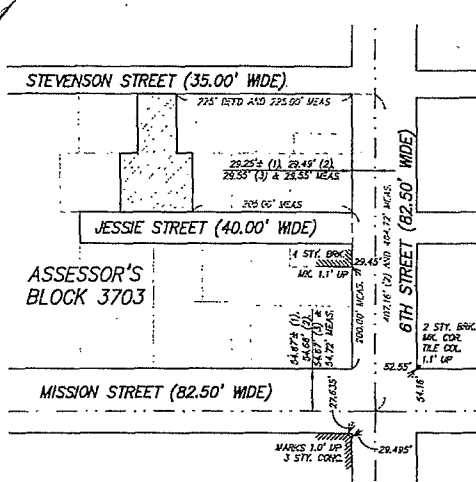
- AB ASSESSOR'S BLOCK
- LS LAND SURVEYOR
- MEAS MEASURE
- OR OFFICIAL RECORDS
- PM PARCEL MAP
- SNF SEARCH FOR NOT FOUND
- SQ. FT. SQUARE FEET
- () RECORD DATA

LEGEND

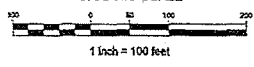
- PROPERTY LINE
- PROPERTY LINE (OTHERS)
- RIGHT OF WAY LINE
- MONUMENT LINE
- ▲ MARK MONUMENT MAP
- ⊙ SET NAIL & TAG LS 6975
- ⊕ L CUT PER SET 18 PM 58 (SNF)
- ⊕ * CUT PER SET 18 PM 59 (SNF)
- ⊕ # PK NAIL PER SET 18 PM 58 (SNF)

REFERENCES

- (1) MONUMENT MAP 314, ON FILE IN OFFICE OF THE CITY AND COUNTY SURVEYOR
- (2) 18 PM 58, MAP FILED DECEMBER 19, 1980, OFFICE OF THE COUNTY RECORDER
- (3) CC MAPS 83, MAP FILED NOVEMBER 6, 2008, OFFICE OF THE COUNTY RECORDER
- (4) HISTORIC BLOCK DIAGRAM, 100 VARA BLOCK 393 DATED JULY 21, 1911, ON FILE IN OFFICE OF THE CITY AND COUNTY SURVEYOR



CONTROL DIAGRAM
GRAPHIC SCALE



SPECIAL NOTES CONTINUED

- 6. THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED ON FEBRUARY 13, 2012 AS INSTRUMENT NO. 2012-02522, OFFICIAL RECORDS.
- 7. THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED ON JANUARY 13, 2015 AS INSTRUMENT NO. 2015-000448, OFFICIAL RECORDS.
- 8. THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED ON MARCH 2, 2015 AS INSTRUMENT NO. 2015-002723, OFFICIAL RECORDS.

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

UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
100	101
102	102
104	103
106	104
110	105
112	106
114 - 118	107 - 111
121 - 122	112 - 113
201 - 205	114 - 119
210 - 219	120 - 129
301 - 306	130 - 135
310 - 319	136 - 145
401 - 406	146 - 151
410 - 419	152 - 161

GENERAL NOTES

- 1. THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4130 AND 4281. THIS CONDOMINIUM PROJECT IS LIMITED TO SIXTY (60) MAXIMUM NUMBER OF DWELLING UNITS AND ONE (1) COMMERCIAL UNIT.
- 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 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 A SUITABLE ACTION 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 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 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 STEVENSON STREET AND JESSIE 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 WHOVED 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. 314 DATED 7/89 AND REVISED 8/77 FILED IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR. NO OTHER VERSION OF SUCH MONUMENT MAP SHALL BE USED TO RETRACE THES IN THE SURVEY.
- 2. THE SURVEY OF LOT 012 HEREON WAS ESTABLISHED BY A FIELD SURVEY, SUCH SURVEY WAS BASED UPON THAT CERTAIN DEED RECORDED DECEMBER 31, 2010 AS DOC-2010-J110586-00, OFFICIAL RECORDS AND IN CONFORMANCE WITH COMPPELLING EVIDENCE OF OCCUPATION AND FIELD DATA, SUCH AS BUILDINGS, STRUCTURES AND OFFICIAL CURBS AND SIDE WALKS.
- 3. ALL DIMENSIONS FROM THE BOUNDARIES OF THE PROPERTY IN QUESTION TO MONUMENT LINES OF THE MONUMENT MAP 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.

FINAL MAP No. 8235
A SIXTY (60) RESIDENTIAL UNIT AND ONE (1) COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON DECEMBER 31, 2010 AS DOC-2010-J110586-00, OFFICIAL RECORDS

CITY & COUNTY OF SAN FRANCISCO
SCALE AS SHOWN

BARRY A. PIERCE
TRANSAMERICAN ENGINEERS & ASSOCIATES

STATE OF CALIFORNIA
DATE: JUNE 2015