

File No. 191141

Committee Item No. _____

Board Item No. 57

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: November 19, 2019

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

- Public Works Order No. 202138 - 10/30/19 _____
- Tentative Map Decision - 10/12/18 _____
- Tax Certificates - 10/25/19 _____
- Final Map _____
- _____
- _____
- _____
- _____
- _____

Prepared by: Lisa Lew

Date: November 15, 2019

Prepared by: _____

Date: _____

1 [Final Map 9757 - 2338-2356 19th Avenue]

2
3 **Motion approving Final Map 9757, a two residential unit condominium project within**
4 **each of lots 1 through 5, located at 2338-2356 19th Avenue, being a subdivision of**
5 **Assessor's Parcel Block No. 2347, Lot Nos. 032, 033, 034, 035, and 036; and adopting**
6 **findings pursuant to the General Plan, and the eight priority policies of Planning Code,**
7 **Section 101.1.**

8
9 **MOVED, That the certain map entitled "FINAL MAP 9757", a two residential unit project**
10 **within each of lots 1 through 5, located at 2338-2356 19th Avenue being a subdivision of**
11 **Assessor's Parcel Block No. 2347, Lot Nos. 032, 033, 034, 035, and 036, comprising two**
12 **sheets, approved October 30, 2019, by Department of Public Works Order No. 202138 is**
13 **hereby approved and said map is adopted as an Official Final Map 9757; and, be it**

14 **FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own**
15 **and incorporates by reference herein as though fully set forth the findings made by the**
16 **Planning Department, by its letter dated October 12, 2018, that the proposed subdivision is**
17 **consistent with the General Plan, and the eight priority policies of Planning Code, Section**
18 **101.1; and, be it**

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

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

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor

RECOMMENDED:



Mohammed Nuru
Director of Public Works

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City and County of San Francisco

RECEIVED
BOARD OF SUPERVISORS
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



2019 NOV -8 AM 10:48

BY _____



London N. Breed, Mayor
Mohammed Nuru, Director

Public Works Order No: 202138

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

APPROVING FINAL MAP 9757, 2338-2356 19TH AVENUE, A 2 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN EACH OF LOTS 1 THROUGH 5, BEING A SUBDIVISION OF LOTS 032 THROUGH 036 IN ASSESSORS BLOCK NO. 2347 (OR ASSESSORS PARCEL NUMBERS 2347-032 THROUGH 2347-036). [SEE MAP]

A 10 UNIT RESIDENTIAL NEW CONDOMINIUM PROJECT

The City Planning Department in its letter dated OCTOBER 12, 2018 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 9757", comprising 2 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 OCTOBER 12, 2018, 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:



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

X

DocuSigned by:

Bruce Storrs

Storrs, Bruce 87ABC41507B0494...

County Surveyor

X

DocuSigned by:

Nuru, Mohammed

Nuru, Mohammed 45AB17F474FA...

Director

Certificate Of Completion

Envelope Id: 8564140F0C3F4F5DB7585351E3592A9E

Status: Completed

Subject: Order 202138 - Final Map 9757; 2338-2356 19th Avenue

Source Envelope:

Document Pages: 2

Signatures: 2

Envelope Originator:

Certificate Pages: 2

Initials: 0

DPW DocuSign

AutoNav: Enabled

30 Van Ness Ave. Suite 4400

Envelope Stamping: Enabled

San Francisco, CA 94102

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

IP Address: [REDACTED]

Record Tracking

Status: Original

Holder: DPW DocuSign

Location: DocuSign

10/30/2019 3:06:30 PM

Signer Events

Bruce Storrs

Bruce.Storrs@sfdpw.org

Public Works

Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:
Bruce Storrs
87ABC41507B0494...

Signature Adoption: Pre-selected Style

Using IP Address: [REDACTED]

Signed using mobile

Timestamp

Sent: 10/30/2019 3:06:31 PM

Viewed: 10/30/2019 3:07:10 PM

Signed: 10/30/2019 3:07:18 PM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Nuru, Mohammed

Mohammed.Nuru@sfdpw.org

Director

Public Works

Security Level: Email, Account Authentication (None)

DocuSigned by:
Nuru, Mohammed
81145AB17F474FA...

Signature Adoption: Pre-selected Style

Using IP Address: [REDACTED]

Sent: 10/30/2019 3:07:19 PM

Viewed: 10/30/2019 3:51:15 PM

Signed: 10/30/2019 3:51:19 PM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Steinberg, David

David.Steinberg@sfdpw.org

Executive Assistant to the Director

San Francisco Public Works

Security Level: Email, Account Authentication (None)

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

COPIED

Sent: 10/30/2019 3:06:32 PM



TENTATIVE MAP DECISION

Date: August 9, 2018

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

Attention: Mr. Scott F. Sanchez

Project ID: 9757			
Project Type: 10 Units New Condominium Project, 2 Residential Units Within Each Lots 1 Through 5			
Address#	StreetName	Block	Lot
2338	19TH AVE	2347	032
2340	19TH AVE	2347	033
2342	19TH AVE	2347	034
2344	19TH AVE	2347	035
2346	19TH AVE	2347	036
Tentative Map Referral			

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

Sincerely,

[Signature Box]

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 32, CEQA Determination Date 10/2/2007, 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: Gabriela Pantoja Digitally signed by Gabriela Pantoja
 Date: 2018.10.12 12:09:23 -07'00'

Date: 10/12/2018

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



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
 sfpublicworks.org • tel 415-554-5810 • fax 415-554-6161



TENTATIVE MAP DECISION

Date: August 9, 2018

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

Attention: Mr. Scott F. Sanchez

Project ID: 9757			
Project Type: 10 Units New Condominium Project, 2 Residential Units Within Each Lots 1 Through 5			
Address#	StreetName	Block	Lot
2338	19TH AVE	2347	032
2340	19TH AVE	2347	033
2342	19TH AVE	2347	034
2344	19TH AVE	2347	035
2346	19TH AVE	2347	036
Tentative Map Referral			

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@sfdpw.org, c=US
 Date: 2018.08.09 11:55:41 -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.

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PLANNING DEPARTMENT

Signed:

Date:

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



TAX CERTIFICATE

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 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: 2347
Lot: 032
Address: 2338-2340 19TH AVE

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

David Augustine, Tax Collector

Dated **October 25, 2019** this certificate is valid for the earlier of 60 days from **October 25, 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 to obtain another certificate.



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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: 2347
Lot: 033
Address: 2342-2344 19TH AVE

David Augustine, Tax Collector

Dated **October 25, 2019** this certificate is valid for the earlier of 60 days from **October 25, 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 to obtain another certificate.



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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: 2347
Lot: 034
Address: 2346-2348 19TH AVE

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

David Augustine, Tax Collector

Dated **October 25, 2019** this certificate is valid for the earlier of 60 days from **October 25, 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 to obtain another certificate.



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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: 2347
Lot: 035
Address: 2350-2352 19TH AVE

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

David Augustine, Tax Collector

Dated **October 25, 2019** this certificate is valid for the earlier of 60 days from **October 25, 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 to obtain another certificate.



TAX CERTIFICATE

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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: 2347
Lot: 036
Address: 2354-2356 19TH AVE

David Augustine, Tax Collector

Dated **October 25, 2019** this certificate is valid for the earlier of 60 days from **October 25, 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 to obtain another certificate.

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF RECORD TITLE INTEREST IN THE REAL PROPERTY SUBDIVIDED AND SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDED OF SAID MAP.

IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.
OWNER: 2346 19TH AVENUE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: CYRIL A. HACKETT
TITLE: MANAGING MEMBER

BENEFICIARY: AVDBANK

BY: [Signature]
NAME: FERGAL O'BOYLE
TITLE: EXECUTIVE VICE PRESIDENT, DIVISION MANAGER

OWNER'S ACKNOWLEDGMENT:

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

STATE OF California
COUNTY OF San Francisco
ON October 23 2019 BEFORE ME, Helen Dumont, Notary Public

PERSONALLY APPEARED Cyril A. Hackett
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]

NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2193408
MY COMMISSION EXPIRES: April 23, 2021
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 MATEO
ON OCTOBER 11 2019 BEFORE ME, P. HANSON, Notary Public

PERSONALLY APPEARED FERGAL O'BOYLE
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]

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2290749
MY COMMISSION EXPIRES: JUNE 26, 2023
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN MATEO

TAX STATEMENT:

I, ANGELA CALVALLO, 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

CLERK'S STATEMENT:

I, ANGELA CALVALLO, 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 9757".

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

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. HERREBA, CITY ATTORNEY

BY: _____
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL:

ON _____ 20____, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. _____ A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. _____

CITY AND COUNTY SURVEYOR'S STATEMENT:

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

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

BY: [Signature] DATE: OCTOBER 30 2019
BRUCE R. STORRS L.S. 6914



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 2346 19TH AVENUE, LLC ON MAY 1, 2018. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: Benjamin B. Ron DATE: 10.21.2019

BENJAMIN B. RON
PLS No. 5015



RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____ 20____
AT _____ M. IN BOOK _____ OF CONDOMINIUM MAPS, AT PAGES _____
AT THE REQUEST OF MARTIN M. RON ASSOCIATES.

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

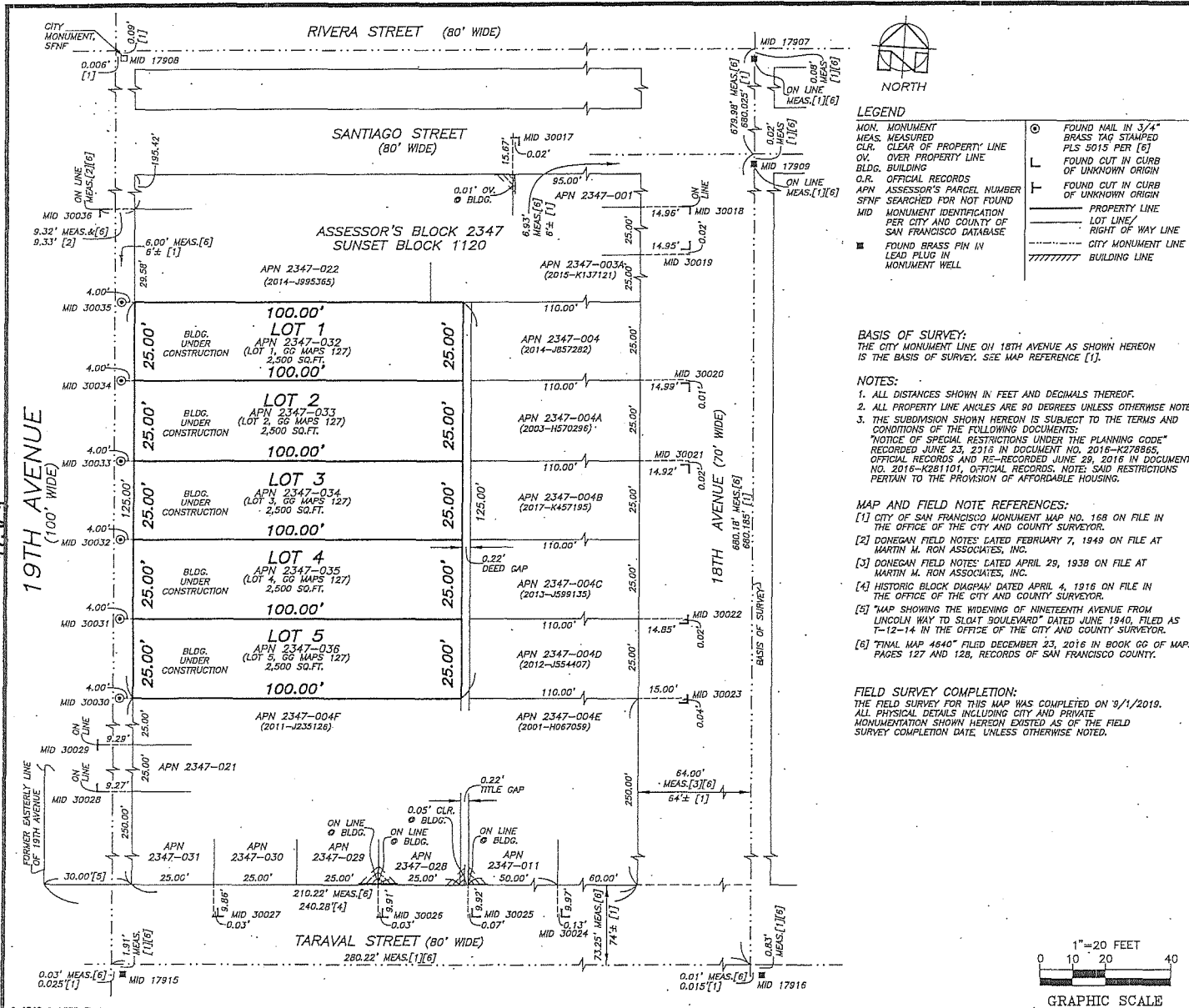
FINAL MAP 9757

A 2 RESIDENTIAL UNIT CONDOMINIUM PROJECT
WITHIN EACH OF LOTS 1 THROUGH 5
BEING A SUBDIVISION OF THE LANDS DESCRIBED IN THAT CERTAIN
GRANT DEED RECORDED DECEMBER 29, 2016,
DOCUMENT NO. 2016-KS8443, OFFICIAL RECORDS,
BEING LOTS 1 THROUGH 5 AS SHOWN ON FINAL MAP 4640
RECORDED DECEMBER 23, 2016 IN BOOK 66 OF MAPS,
PAGES 127 AND 128, OFFICIAL RECORDS.

BEING A PORTION OF SUNSET BLOCK 1120

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco, California

6424



- LEGEND**
- MON. MONUMENT
 - MEAS. MEASURED
 - CLR. CLEAR OF PROPERTY LINE
 - OV. OVER PROPERTY LINE
 - BLDG. BUILDING
 - C.R. OFFICIAL RECORDS
 - APN ASSESSOR'S PARCEL NUMBER
 - SFN# SEARCHED FOR NOT FOUND
 - MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
 - FOUND BRASS PIN IN LEAD PLUG IN MONUMENT WELL
 - FOUND NAIL IN 3/4" BRASS TAG STAMPED PLS 5015 PER [6]
 - FOUND CUT IN CURB OF UNKNOWN ORIGIN
 - FOUND CUT IN CURB OF UNKNOWN ORIGIN
 - PROPERTY LINE
 - LOT LINE
 - RIGHT OF WAY LINE
 - CITY MONUMENT LINE
 - BUILDING LINE

BASIS OF SURVEY:
 THE CITY MONUMENT LINE ON 18TH AVENUE AS SHOWN HEREON IS THE BASIS OF SURVEY. SEE MAP REFERENCE [1].

- NOTES:**
- ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
 - ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
 - THE SUBMISSION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:
 "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JUNE 23, 2015 IN DOCUMENT NO. 2015-K278855, OFFICIAL RECORDS AND RE-RECORDED JUNE 23, 2016 IN DOCUMENT NO. 2016-K281101, OFFICIAL RECORDS. NOTE: SAID RESTRICTIONS PERTAIN TO THE PROVISION OF AFFORDABLE HOUSING.

- MAP AND FIELD NOTE REFERENCES:**
- [1] CITY OF SAN FRANCISCO MONUMENT MAP NO. 168 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - [2] DONEGAN FIELD NOTES DATED FEBRUARY 7, 1949 ON FILE AT MARTIN M. RON ASSOCIATES, INC.
 - [3] DONEGAN FIELD NOTES DATED APRIL 29, 1938 ON FILE AT MARTIN M. RON ASSOCIATES, INC.
 - [4] HISTORIC BLOCK DIAGRAM DATED APRIL 4, 1916 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - [5] MAP SHOWING THE WIDENING OF NINETEENTH AVENUE FROM LINCOLN WAY TO SLOTT BOULEVARD DATED JUNE 1940, FILED AS T-12-14 IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - [6] FINAL MAP 4640 FILED DECEMBER 23, 2016 IN BOOK 66 OF MAPS, PAGES 127 AND 128, RECORDS OF SAN FRANCISCO COUNTY.

FIELD SURVEY COMPLETION:
 THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 9/1/2019. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

GENERAL NOTES:

a) THIS MAP IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4245. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 2 DWELLING UNITS WITHIN EACH OF LOTS 1 THROUGH 5.

b) ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.

c) UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS, RESTRICTIONS, THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:

- (i) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
- (ii) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES

d) IN THE EVENT THE AREAS IDENTIFIED IN (c) (i) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.

e) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SURVEYOR'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.

f) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ON/O OR OVER 19TH AVENUE ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).

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

ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS

LOT NO.	CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
LOT 1	1 AND 2	APN 2347-037 AND 038
LOT 2	1 AND 2	APN 2347-039 AND 040
LOT 3	1 AND 2	APN 2347-041 AND 042
LOT 4	1 AND 2	APN 2347-043 AND 044
LOT 5	1 AND 2	APN 2347-045 AND 046

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

FINAL MAP 9757

A 2 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN EACH OF LOTS 1 THROUGH 5 BEING A SUBDIVISION OF THE LANDS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 29, 2016, DOCUMENT NO. 2016-K389443, OFFICIAL RECORDS, BEING LOTS 1 THROUGH 5 AS SHOWN ON FINAL MAP 4640 RECORDED DECEMBER 23, 2016 IN BOOK 66 OF MAPS, PAGES 127 AND 128, OFFICIAL RECORDS.

BEING A PORTION OF SUNSET BLOCK 1120

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco California

