

File No. 191147

Committee Item No. _____

Board Item No. 62

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____
Board of Supervisors Meeting

Date: _____
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. 202151
- Tentative Map Decision - 09/27/18
- Tax Certificates - 10/25/19
- Final Map
- _____
- _____
- _____
- _____
- _____

Prepared by: Lisa Lew

Date: November 15, 2019

Prepared by: _____

Date: _____

1 [Final Map 9705 - 502-7th Street]

2
3 **Motion approving Final Map 9705, a 16 residential unit condominium project, located at**
4 **502-7th Street, being a subdivision of Assessor's Parcel Block No. 3780, Lot No. 001;**
5 **and adopting findings pursuant to the General Plan, and the eight priority policies of**
6 **Planning Code, Section 101.1.**

7
8 MOVED, That the certain map entitled "Final Map 9705", a 16 residential unit
9 condominium project, located at 502-7th Avenue, being a subdivision of Assessor's Parcel
10 Block No. 3780, Lot No. 001, comprising three sheets, approved October 31, 2019, by
11 Department of Public Works Order No. 202151 is hereby approved and said map is adopted
12 as an Official Final Map 9705; and, be it

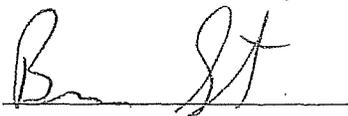
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the
15 Planning Department, by its letter dated September 27, 2018, that the proposed subdivision is
16 consistent with the General Plan, 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.

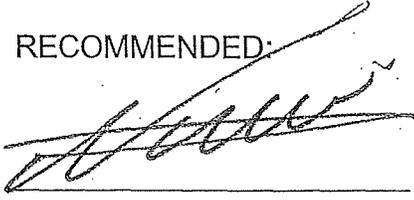
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DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor

RECOMMENDED:



Mohammed Nuru
Director of Public Works

City and County of San Francisco

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: 58

BY _____



London N. Breed, Mayor
Mohammed Nuru, Director

Public Works Order No: 202151

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

APPROVING FINAL MAP 9705, 502 7TH STREET, A 16 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 001 IN ASSESSORS BLOCK NO. 3780 (OR ASSESSORS PARCEL NUMBER 3780-001). [SEE MAP]

A 16 UNIT RESIDENTIAL NEW CONDOMINIUM PROJECT

The City Planning Department in its letter dated SEPTEMBER 27, 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 9705", 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 SEPTEMBER 27, 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^{97ABC41507B0494...}
County Surveyor

X DocuSigned by:
Julia Dawson

Nuru, Mohammed^{312F8341B64A0...}
Director

Certificate Of Completion

Envelope Id: 7417CBF602644F6F923003D644D994F7
 Subject: Order 202151 - Final Map 9705; 502 7th Street
 Source Envelope:
 Document Pages: 2
 Certificate Pages: 2
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

Envelope Originator:
 DPW DocuSign
 30 Van Ness Ave. Suite 4400
 San Francisco, CA 94102
 IP Address: [REDACTED]

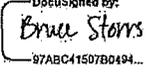
Record Tracking

Status: Original
 10/31/2019 11:20:50 AM
 Holder: DPW DocuSign
 Location: DocuSign

Signer Events

Bruce Storrs
 Bruce.Storrs@sfdpw.org
 Public Works
 Security Level: Email, Account Authentication (None)

Signature

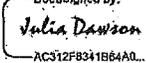
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 Signature Adoption: Pre-selected Style
 Using IP Address: [REDACTED]
 Signed using mobile

Timestamp

Sent: 10/31/2019 11:20:52 AM
 Viewed: 10/31/2019 11:38:23 AM
 Signed: 10/31/2019 11:38:35 AM

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

Julia Dawson
 julia.dawson@sfdpw.org
 Deputy Director
 Public Works
 Security Level: Email, Account Authentication (None)

DocuSigned by:

 Signature Adoption: Pre-selected Style
 Using IP Address: [REDACTED]
 Signed using mobile

Sent: 10/31/2019 11:38:36 AM
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 Viewed: 10/31/2019 3:39:17 PM
 Signed: 10/31/2019 3:39:26 PM

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

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Intermediary Delivery Events

Status

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Certified Delivery Events

Status

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Carbon Copy Events

Status

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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: 10/31/2019 11:20:52 AM

Carbon Copy Events

Daniel, Shane
shane.daniel@sfdpw.org
City and County of San Francisco
Security Level: Email, Account Authentication
(None)
Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Status

COPIED

Timestamp

Sent: 10/31/2019 11:38:36 AM

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent
Certified Delivered
Signing Complete
Completed

Hashed/Encrypted
Security Checked
Security Checked
Security Checked

10/31/2019 3:33:00 PM
10/31/2019 3:39:18 PM
10/31/2019 3:39:26 PM
10/31/2019 3:39:26 PM

Payment Events

Status

Timestamps



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: July 23, 2018

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

Project ID: 9705			
Project Type: 16 Residential Units New Condominium Project			
Address#	StreetName	Block	Lot
502	07TH ST	3780	001
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,



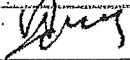
for, Bruce R. Storrs, P.L.S.
 City and County Surveyor

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 N/A, CEQA Determination Date N/A, based on the attached checklist.

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

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

PLANNING DEPARTMENT

Signed 

Date 9/27/2018

Planner's Name Xinyu Liang
 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: 3780
Lot: 001
Address: 502 07Th St

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

David Augustine, Tax Collector

Dated this 25th day of October 2019. This certificate is valid for the earlier of 60 days from this date 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 RECORDATION OF SAID MAP.

IN WITNESS THEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNER: SOMA ACQUISITION II, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: PRESIDIO BAY VENTURES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY, MANAGER

BY: LIBERTAS VENTURES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY, MANAGER

BY: K. Sanandaji
K. CYRUS SANANDAJI, MANAGER

BENEFICIARY: FIRST REPUBLIC BANK

BY: Robert J. Morehead
NAME: Robert J. Morehead
TITLE: Vice President

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 25 2019 BEFORE ME Cheryl Mead, Notary Public

PERSONALLY APPEARED K. Cyrus Sanandaji
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: Cheryl Mead

NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2164310

MY COMMISSION EXPIRES: 10/03/2020

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 October 25 2019 BEFORE ME W.W. Sismers

PERSONALLY APPEARED Robert Morehead Jr.
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: W. Sismers

NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2239691

MY COMMISSION EXPIRES: May 23, 2022

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

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

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 9705".

IN TESTIMONY WHEREOF, I HAVE HERETO 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. HERRERA, CITY ATTORNEY

BY: _____ DATE: _____

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: Bruce R. Storrs DATE: October 31, 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 SOMA ACQUISITION II, LLC ON APRIL 16, 2019. 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: 10-25-2019

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 9705

A 1 LOT SUBDIVISION
A 16 RESIDENTIAL UNIT CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE LANDS DESCRIBED IN
THAT CERTAIN GRANT DEED RECORDED JULY 12, 2017,
DOCUMENT NO. 2017-K475223, OFFICIAL RECORDS
BEING A PORTION OF 100 VARA BLOCK 411
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

6538

6539

BRYANT STREET (82.50' WIDE)



LEGEND

- MEAS. MEASURED
- APN ASSESSOR'S PARCEL NUMBER
- CLR. CLEAR OF
- OV. OVER PROPERTY LINE
- PL. PROPERTY LINE
- BLOC. BUILDING
- CONC. CONCRETE
- SNFN SEARCHED FOR NOT FOUND
- U.O. UNKNOWN ORIGIN
- C.M. CONDOMINIUM MAPS
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- FOUND 7.2" CUT IN CURB
- FOUND 7" CUT IN CURB
- SET NAIL IN 3/4" BRASS TAG STAMPED PLS 5015
- NAIL & TAG LS 3313 [4] [5] SNFN
- PROPERTY LINE
- LOT LINE/ RIGHT OF WAY LINE
- MONUMENT LINE
- BUILDING LINE

GENERAL NOTES:

- 1) THIS MAP IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4220. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 16 DWELLING UNITS WITHIN LOT 1.
- 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 FEATURE(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:
 - (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
- 4) IN THE EVENT THE AREAS IDENTIFIED IN (c) (i) ARE NOT PROPERTY 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 ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.
- 6) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER BRYANT STREET OR 7TH 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/ONTO ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DEPICTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

BASIS OF SURVEY:

THE CITY MONUMENT LINE ON 7TH STREET BETWEEN BRYANT AND BRANNAN STREETS AS SHOWN ON SHEET J IS THE BASIS OF SURVEY. SEE MAP REFERENCE [1].

NOTES:

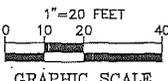
1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
3. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
4. ALL DISTANCES SHOWN FROM MONUMENT LINES TO MONUMENT REFERENCE POINTS ARE RECORDED AND MEASURED UNLESS NOTED OTHERWISE. SEE MAP REFERENCE [1].
5. ALL SURVEY POINTS REFERENCING PROPERTY LINES PER MAP REFERENCE ITEMS [1] AND [2] THROUGH [7] THAT ARE NOT SHOWN HEREON WERE SEARCHED FOR AND NOT FOUND.
6. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENT:
 - a. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JUNE 14, 2010, DOCUMENT NO. 2010-1981210, OFFICIAL RECORDS.
 - b. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED NOVEMBER 30, 2016, DOCUMENT NO. 2016-K365342, OFFICIAL RECORDS.
 - c. "EASEMENT AGREEMENT FOR INSTALLATION OF BUILDING FLASHING" RECORDED APRIL 9, 2018, DOCUMENT NO. 2018-K898974, OFFICIAL RECORDS.
 - d. "DECLARATION OF USE" - VAULT PERMIT RECORDED AUGUST 3, 2018, DOCUMENT NO. 2018-K648385, OFFICIAL RECORDS.
 - e. "GRANT OF EASEMENT" IN FAVOR OF COMCAST FOR A BROADBAND COMMUNICATIONS SYSTEM, RECORDED FEBRUARY 20, 2019, DOCUMENT NO. 2019-K732729, OFFICIAL RECORDS.
 - f. "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT, RECORDED MARCH 19, 2019, DOCUMENT NO. 2019-K744027, OFFICIAL RECORDS.

MAP REFERENCES:

- [1] CITY OF SAN FRANCISCO MONUMENT MAP NUMBERS 285 & 313 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [2] BLOCK DIAGRAM OF 100 VARA BLOCK 411 DATED MAY 10, 1910 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [3] THAT CERTAIN "PARCEL MAP 921 BRYANT STREET" RECORDED SEPTEMBER 7, 1995, IN BOOK 42 OF PARCEL MAPS, PAGES 95 AND 96, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [4] THAT CERTAIN "MAP OF 301 LANGTON STREET" RECORDED JANUARY 13, 1997 IN BOOK 51 OF CONDOMINIUM MAPS, PAGES 232 THRU 234, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [5] THAT CERTAIN "MAP OF 391 LANGTON STREET" RECORDED JUNE 17, 1998 IN BOOK 59 OF CONDOMINIUM MAPS, PAGES 153 THRU 157, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [6] THAT CERTAIN PARCEL MAP RECORDED DECEMBER 2, 1990, IN BOOK 40 OF PARCEL MAPS, PAGES 86 AND 87, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [7] THAT CERTAIN PARCEL MAP RECORDED AUGUST 20, 1993, IN BOOK 41 OF PARCEL MAPS, PAGES 147 & 148, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

FIELD SURVEY COMPLETION:

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 10/24/2019. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.



GRAPHIC SCALE

ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS

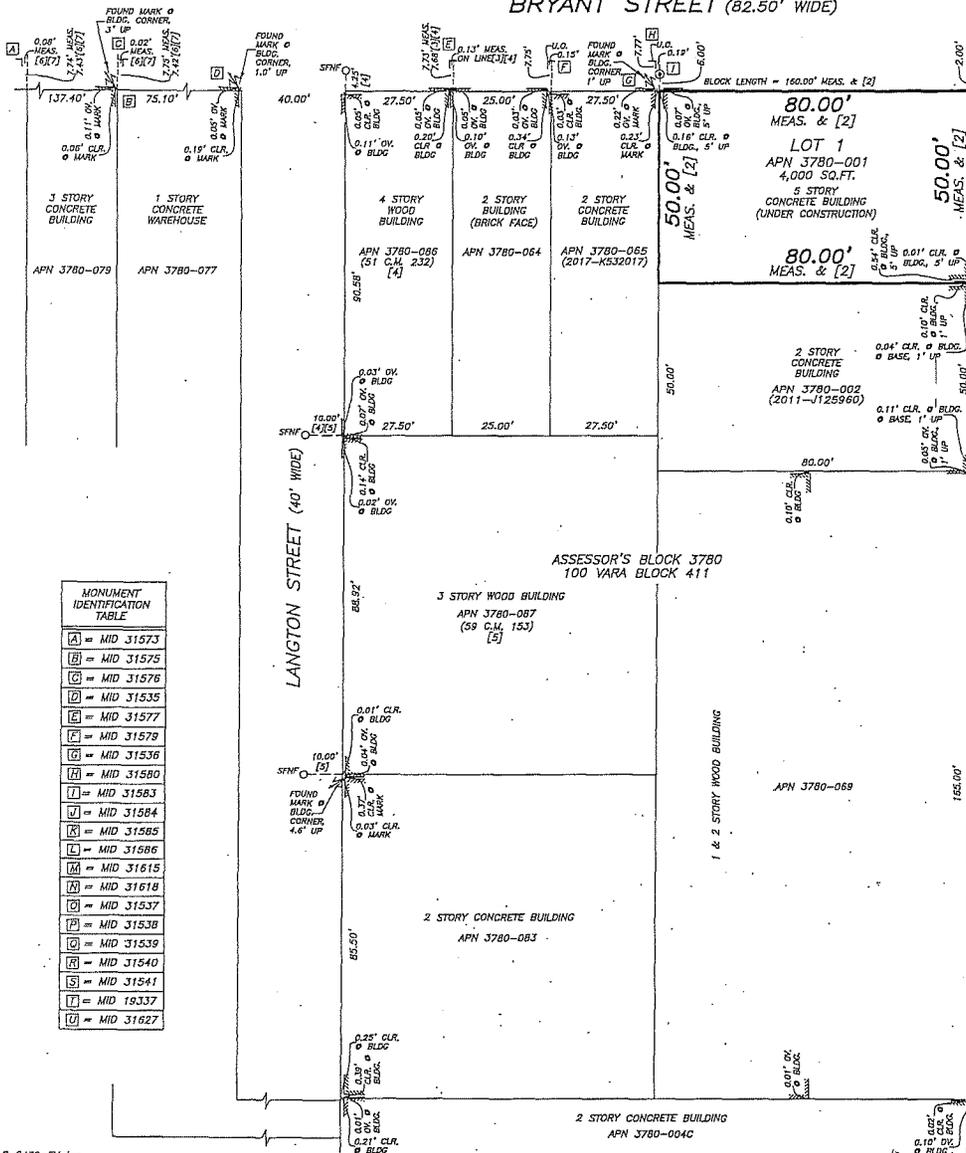
LOT NO.	CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
LOT 1	1 THRU 16	APN 3780-110 THRU 125

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 9705

A 1 LOT SUBDIVISION
A 16 RESIDENTIAL UNIT CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE LANDS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 12, 2017, DOCUMENT NO. 2017-K475223, OFFICIAL RECORDS
BEING A PORTION OF 100 VARA BLOCK 411
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California



MONUMENT IDENTIFICATION TABLE

A	= MID 31573
B	= MID 31575
C	= MID 31576
D	= MID 31535
E	= MID 31577
F	= MID 31579
G	= MID 31536
H	= MID 31580
I	= MID 31583
J	= MID 31584
K	= MID 31585
L	= MID 31586
M	= MID 31615
N	= MID 31618
O	= MID 31537
P	= MID 31538
Q	= MID 31539
R	= MID 31540
S	= MID 31541
T	= MID 19337
U	= MID 31627

