

File No. 150116

Committee Item No. _____

Board Item No. 22

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date _____

Board of Supervisors Meeting

Date February 10, 2015

Cmte Board

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

OTHER (Use back side if additional space is needed)

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 183285</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Letter - 09/27/13</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certification Block No. 1256 Lot No. 058 11/13/2014</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Map</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Completed by: John Carroll Date February 5, 2015

Completed by: _____ Date _____

1 [Final Map 7666 - 789 Buena Vista Ave West]

2

3 **Motion approving Final Map 7666, a six residential unit Condominium Project, located**
4 **at 789 Buena Vista Ave West, being a subdivision of Assessor's Block No. 1256, Lot**
5 **No. 058, and adopting findings pursuant to the General Plan, and the eight priority**
6 **policies of Planning Code, Section 101.1.**

7

8 MOVED, That the certain map entitled "FINAL MAP 7666", a six residential unit
9 Condominium Project, located at 789 Buena Vista Ave West, being a subdivision of
10 Assessor's Block No. 1256, Lot No. 058, comprising 4 sheets, approved January 20, 2015, by
11 Department of Public Works Order No. 183285 is hereby approved and said map is adopted
12 as an Official Final Map 7666; 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 September 27, 2013, 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

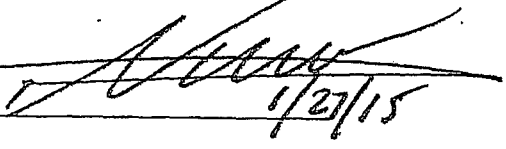
18 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
19 the Director of the Department of Public Works to enter all necessary recording information on
20 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's
21 Statement as set forth herein;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


1/27/15

Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor

City and County of San Francisco

San Francisco Department of Public Works



Edwin M. Lee, Mayor
Mohammed Nuru, Director

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



Bruce R. Storrs, City and County Surveyor

DPW Order No: 183285

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

APPROVING FINAL MAP 7666, 789 BUENA VISTA AVENUE WEST, A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 058 IN ASSESSORS BLOCK NO. 1256.

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated September 27, 2013, 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 7666", each comprising 4 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated September 27, 2013, 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

Mohammed Nuru



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

City and County Surveyor, DPW

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

APPROVED: January 20, 2015

MOHAMMED NURU, DIRECTOR

1/20/2015

1/20/2015

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X Mohammed Nuru

Nuru, Mohammed
Director, DPW



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



RECEIVED
13 OCT -1 AM 10:21

Department of Public Works
Office of the City and County Surveyor

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

Bruce R. Storrs, City and County Surveyor

Edwin M. Lee, Mayor
Mohammed Nuru, Director

Fuad S. Sweiss, PE, PLS,
City Engineer & Deputy Director of Engineering

TENTATIVE MAP DECISION

Date: July 29, 2013

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

Project ID: 7666			
Project Type: 6 Units Condo Conversion			
Address#	Street Name	Block	Lot
789	BUENA VISTA AVE	1256	058
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

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 09-27-13

Mr. Scott F. Sanchez, Zoning Administrator



I, José Cisneros, Tax Collector of the City and County San Francisco, State of California, do hereby certify that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 1256 Lot No. 058

Address: 789 Buena Vista West Ave.

for unpaid City & County property taxes or special assessments collected as taxes.


José Cisneros

Tax Collector

Dated this 13th day of November 2014

OWNER'S STATEMENT:

"WE HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND HOLDERS OF SECURITY INTEREST OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO MAKING AND RECORDING OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE; THAT SAID MAP CONSTITUTES AND CONSISTS OF A SURVEY MAP SHOWING MONUMENTATION ON THE GROUND WITHIN THE MEANING OF PARAGRAPH 4120 AND 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA; AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP PURSUANT TO DIVISION 4, PART 6, CHAPTER 3, ARTICLE 4 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA."

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

OWNERS:

HANUS JELINEK, AARON DORNSTREICH, ASHLEY B. LYON, JENNIFER J. NOLAN, JOHN B. BRACKEN, NADIA M. MERCER AND KYLE J. GOLDMAN

Signatures of Hanus Jelinek, Aaron Dornstreich, Ashley B. Lyon, Jennifer J. Nolan, John B. Bracken, Nadia M. Mercer, and Kyle J. Goldman.

APPROVALS:

THIS MAP IS APPROVED THIS _____ DAY OF _____, 20____.

BY ORDER NO. _____

BY: MOHAMMED NURU, DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY, CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA. DATE: _____

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY

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

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. _____

OF SUPERVISORS IN FILE NO. _____

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 NO. 7666".

IN TESTIMONY WHEREOF I HAVE HERETO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

BY: CLERK OF THE BOARD OF SUPERVISORS, CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA. DATE: _____

RECORDER'S STATEMENT:

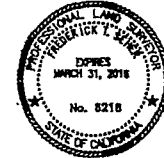
FILED THIS _____ DAY OF _____, 20____, AT _____ MINUTES

PAST _____ IN BOOK _____ OF CONDOMINIUM MAPS, AT PAGES _____ INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF FREDERICK T. SEHER.

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

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 ASHLEY B. LYON ON JUNE 21, 2014. 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."



Signature of Frederick T. Seher, License No. 8216, License Expires March 31, 2018.

DATE: 12-31-14

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 ALTERATIONS THEREOF; THAT ALL THE PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT."



Signature of Bruce R. Storrs, City and County Surveyor, License No. 8914.

DATE: JANUARY 14 2015

**FINAL MAP NO. 7666
A 6 UNIT RESIDENTIAL
CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON SEPTEMBER 20, 2010, ON REEL K232 AT IMAGE 0025, DOCUMENT NUMBER 2010-J051048-00, OF OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PORTION OF WESTERN ADDITION BLOCK NO. 658
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
DECEMBER, 2014



Frederick T. Seher & Associates, Inc. PROFESSIONAL LAND SURVEYORS, 841 LOMBARD STREET, SAN FRANCISCO, CA 94133, PHONE (415) 921-7800, FAX (415) 921-7655

SHEET ONE OF FOUR SHEETS

AS: 1256 LOT: 058 789 BUENA VISTA AVENUE WEST

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) SS
ON DEC 26, 2014 BEFORE ME MICHAEL YOUNG) NOTARY PUBLIC
(INSERT NAME)
PERSONALLY APPEARED: ASHLEY B LYON
KYLE J. GOLDMAN

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] MICHAEL YOUNG
SIGNATURE PRINTED NAME

FEB 13, 2015 1925502
COMMISSION EXPIRES: COMMISSION # OF NOTARY:

SAN FRANCISCO
PRINCIPAL COUNTY OF BUSINESS:

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) SS
ON DEC 30, 2014 BEFORE ME MICHAEL YOUNG) NOTARY PUBLIC
(INSERT NAME)
PERSONALLY APPEARED: HANUS JEBINSKI
JENNIFER J. NOLAN

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] MICHAEL YOUNG
SIGNATURE PRINTED NAME

FEB 13, 2015 1925502
COMMISSION EXPIRES: COMMISSION # OF NOTARY:

SAN FRANCISCO
PRINCIPAL COUNTY OF BUSINESS:

BENEFICIARY ACKNOWLEDGEMENT:

PATRICK DUCKWALD
BENEFICIARY: Patrick Duckwald

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 12/31/14 BEFORE ME HEATHER FOLSAM) NOTARY PUBLIC
(INSERT NAME)
PERSONALLY APPEARED: PATRICK DUCKWALD

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] HEATHER FOLSAM
SIGNATURE PRINTED NAME

1/24/15 1923102
COMMISSION EXPIRES: COMMISSION # OF NOTARY:

SAN FRANCISCO
PRINCIPAL COUNTY OF BUSINESS:

TRUSTEE ACKNOWLEDGEMENT:

FIRST AMERICAN TITLE COMPANY OR BENEFICIARY, UMPQUA BANK, AS SUCCESSOR BY MERGER TO CIRCLE BANK UNDER DEED OF TRUST RECORDED ON FEBRUARY 28, 2004, RECORDER'S SERIAL NUMBER 2004-1135763 AND DEED OF TRUST RECORDED ON FEBRUARY 28, 2004, RECORDER'S SERIAL NUMBER 2004-1135765 AND DEED OF TRUST RECORDED ON FEBRUARY 28, 2004, RECORDER'S SERIAL NUMBER 2004-1135766 AND DEED OF TRUST RECORDED ON FEBRUARY 28, 2004, RECORDER'S SERIAL NUMBER 2004-1135767

TRUSTEE:
[Signature] SVP, Investor Portfolio Service
BY: TITLE:

JAY P MORTENSEN
PRINT NAME:

STATE: COMMONWEALTH OF Oregon
COUNTY OF Washington) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
Dec 19 2014
MONTH DAY YEAR

BY Jay Mortensen
NAME OF SIGNER

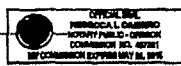
AS SVP, Investor Portfolio Services
TYPE OF AUTHORITY, E.G., OFFICER, TRUSTEE, ETC.

OF Umpqua Bank
NAME OF PARTY ON BEHALF OF WHOM INSTRUMENT WAS EXECUTED
[Signature]
SIGNATURE OF NOTARY PUBLIC

PRINTED NAME: Rebecca L. Coizera

NOTARY PUBLIC - STATE OF Oregon

MY COMMISSION EXPIRES: May 22, 2015
457201 Washington
COMMISSION # OF NOTARY: PRINCIPAL COUNTY OF BUSINESS:



FINAL MAP NO. 7666
A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON SEPTEMBER 20, 2010, ON REEL K232 AT IMAGE 0025, DOCUMENT NUMBER 2010-J051648-00, OF OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA,

ALSO BEING A PORTION OF WESTERN ADDITION BLOCK NO. 658

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
DECEMBER, 2014



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7800 FAX (415) 921-7655

SHEET TWO OF FOUR SHEETS

AB: 1255 LOT: 059 789 BUENA VISTA AVENUE WEST

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) SS
ON DEC 22, 2014 BEFORE ME, MICHAEL YOUNG) NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: JOHN B. BRACKEN, NADIA M. MEJER
ARAD CORNSTEICH
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HIS/HER/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

Michael Young
SIGNATURE PRINTED NAME

FEB 13 2015
COMMISSION EXPIRES: 192502
COMMISSION # OF NOTARY:

SAN FRANCISCO
PRINCIPAL COUNTY OF BUSINESS:

NOTES:

"OFFER OF LIFETIME LEASE OF RESIDENTIAL PROPERTY"
"EXHIBIT B LIFETIME LEASE FORM"
RECORDED DECEMBER 30, 2014
DOC. 2014-599504-00

"OFFER OF LIFETIME LEASE OF RESIDENTIAL PROPERTY"
"EXHIBIT B LIFETIME LEASE FORM"
RECORDED DECEMBER 30, 2014
DOC. 2014-599505-00

"OFFER OF LIFETIME LEASE OF RESIDENTIAL PROPERTY"
"EXHIBIT B LIFETIME LEASE FORM"
RECORDED DECEMBER 30, 2014
DOC. 2014-599506-00

"OFFER OF LIFETIME LEASE OF RESIDENTIAL PROPERTY"
"EXHIBIT B LIFETIME LEASE FORM"
RECORDED DECEMBER 30, 2014
DOC. 2014-599507-00

"OFFER OF LIFETIME LEASE OF RESIDENTIAL PROPERTY"
"EXHIBIT B LIFETIME LEASE FORM"
RECORDED DECEMBER 30, 2014
DOC. 2014-599508-00

"AGREEMENT TO PROVIDE A LIFE TIME LEASE UNIT BETWEEN
THE CITY AND COUNTY OF SAN FRANCISCO AND PROPERTY OWNER(S)!"

RECORDED JANUARY 15, 2015
DOC. 2015006237

TRUSTEE ACKNOWLEDGEMENT:

CHRISTOPHER T. GOETTKE, OR BENEFICIARY, NCB, FSB

TRUSTEE:

Janet E. Cupp
BY: TITLE AVP, Project Approval ILL
NCB

Janet E. Cupp
PRINT NAME: My Commission Expires: April 28, 2015
Recorded in Colton County

STATE/COMMONWEALTH OF OHIO
COUNTY OF CLAYTON) SS
ON THIS THE 3 DAY OF December 2014, BEFORE ME,

Sarah J. Pyle THE UNDERSIGNED NOTARY PUBLIC,
NAME OF NOTARY PUBLIC

PERSONALLY APPEARED: Janet E. Cupp
NAME(S) OF CORPORATE SIGNER(S)

PERSONALLY KNOWN TO ME -OR-

PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS

AVP, NCB, Project ILL
CORPORATE TITLE(S) OF SIGNER(S), RESPECTIVELY
ON BEHALF OF

NCB
NAME OF CORPORATION

THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

WITNESS MY HAND AND OFFICIAL SEAL.

Sarah J. Pyle
SIGNATURE OF NOTARY PUBLIC

Sarah J. Pyle APRIL 29, 2015
PRINTED NAME: COMMISSION EXPIRES:

CLAYTON COUNTY, OHIO
COMMISSION # OF NOTARY: PRINCIPAL COUNTY OF BUSINESS:

GENERAL NOTES:

A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 414 AND 428. THIS CONDOMINIUM PROJECT IS LIMITED TO SIX (6) MAXIMUM NUMBER OF DWELLING UNITS.

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

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

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

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

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

F) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCRoACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER BUENA VISTA AVENUE WEST 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) ENCRoACHMENT FROM ONTO ADJOINING PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE THEREFROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCRoACHMENT AREAS TO THE PROPERTY OWNERS.

FINAL MAP NO. 7666
A 6 UNIT RESIDENTIAL
CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON SEPTEMBER 20, 2010, ON REEL K232 AT IMAGE 0025, DOCUMENT NUMBER 2010-051648-00, OF OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PORTION OF WESTERN ADDITION BLOCK NO. 658

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
DECEMBER, 2014

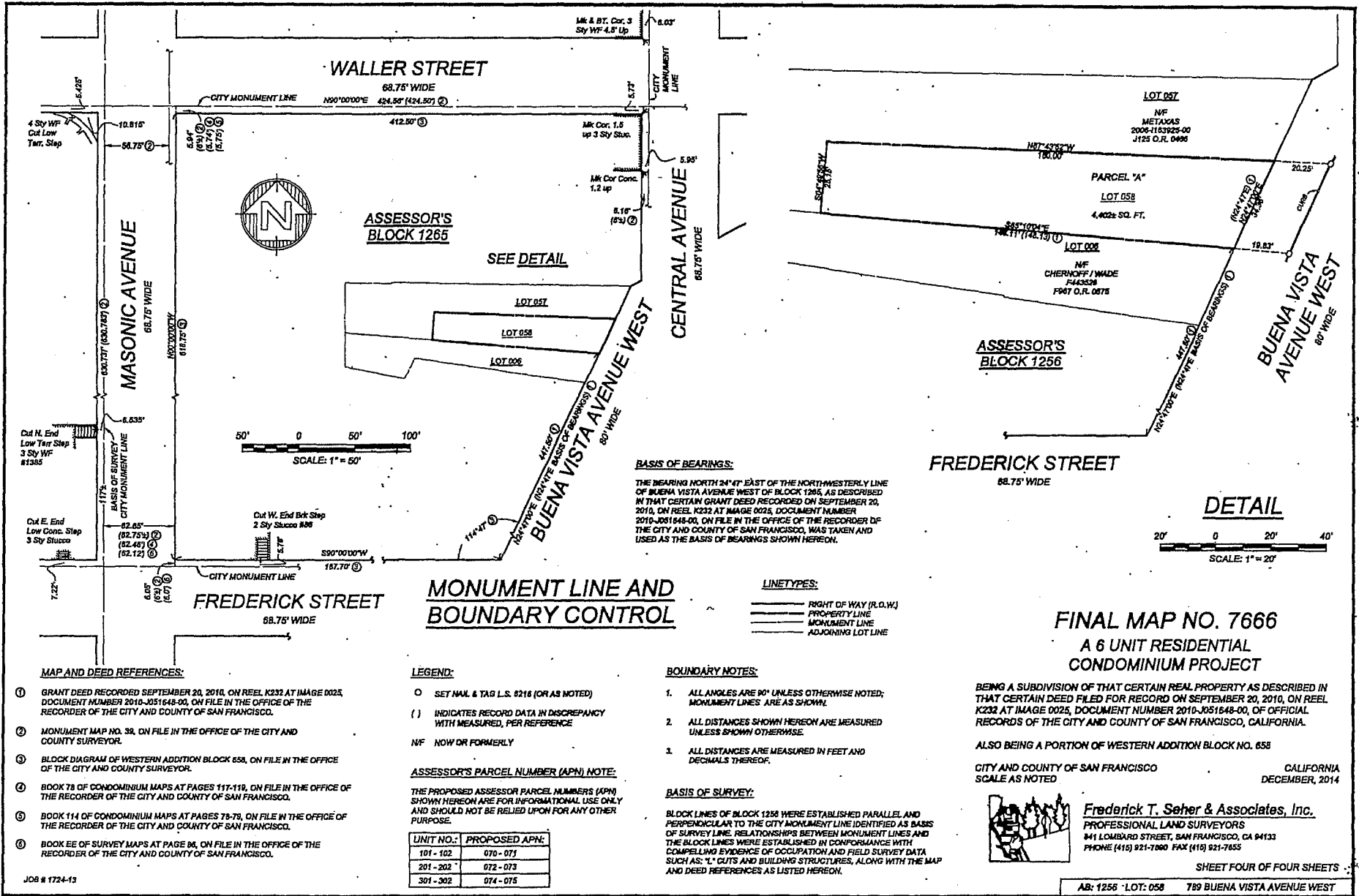


Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7000 FAX (415) 921-7855

SHEET THREE OF FOUR SHEETS

AB: 1256 LOT: 058 789 BUENA VISTA AVENUE WEST

1626



MONUMENT LINE AND BOUNDARY CONTROL

BASIS OF BEARINGS:
 THE BEARING NORTH 34°17' EAST OF THE NORTH-WESTERLY LINE OF BUENA VISTA AVENUE WEST OF BLOCK 1265, AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON SEPTEMBER 20, 2010, ON REEL K232 AT IMAGE 0025, DOCUMENT NUMBER 2010-J051648-00, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, WAS TAKEN AND USED AS THE BASIS OF BEARINGS SHOWN HEREON.

LINETYPES:
 ——— RIGHT OF WAY (R.O.W.)
 ——— PROPERTY LINE
 ——— MONUMENT LINE
 ——— ADJOINING LOT LINE

BOUNDARY NOTES:
 1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED; MONUMENT LINES ARE AS SHOWN.
 2. ALL DISTANCES SHOWN HEREON ARE MEASURED UNLESS SHOWN OTHERWISE.
 3. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

BASIS OF SURVEY:
 BLOCK LINES OF BLOCK 1256 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE IDENTIFIED AS BASIS OF SURVEY LINE RELATIONSHIPS BETWEEN MONUMENT LINES AND THE BLOCK LINES WERE ESTABLISHED IN CONFORMANCE WITH COMPELLING EVIDENCE OF OCCUPATION AND FIELD SURVEY DATA SUCH AS: "L" CUTS AND BUILDING STRUCTURES, ALONG WITH THE MAP AND DEED REFERENCES AS LISTED HEREON.

LEGEND:
 () SET MAIL & TAG L.S. 0216 (OR AS NOTED)
 () INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
 NF NOW OR FORMERLY

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

UNIT NO.:	PROPOSED APN:
101 - 102	070 - 073
201 - 202	072 - 073
301 - 302	074 - 075

- MAP AND DEED REFERENCES:**
- ① GRANT DEED RECORDED SEPTEMBER 20, 2010, ON REEL K232 AT IMAGE 0025, DOCUMENT NUMBER 2010-J051648-00, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
 - ② MONUMENT MAP NO. 38, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - ③ BLOCK DIAGRAM OF WESTERN ADDITION BLOCK 658, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - ④ BOOK 78 OF CONDOMINIUM MAPS AT PAGES 111-119, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
 - ⑤ BOOK 114 OF CONDOMINIUM MAPS AT PAGES 76-79, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
 - ⑥ BOOK EE OF SURVEY MAPS AT PAGE M, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.

FINAL MAP NO. 7666
 A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON SEPTEMBER 20, 2010, ON REEL K232 AT IMAGE 0025, DOCUMENT NUMBER 2010-J051648-00, OF OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PORTION OF WESTERN ADDITION BLOCK NO. 658

CITY AND COUNTY OF SAN FRANCISCO
 SCALE AS NOTED

CALIFORNIA
 DECEMBER, 2014



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