

File No. 191219

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

Board Item No. 64

# COMMITTEE/BOARD OF SUPERVISORS

## AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_  
Board of Supervisors Meeting

Date: \_\_\_\_\_  
Date: December 10, 2019

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- Public Works Order No. 202093 - 10/24/19
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- Final Maps
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Prepared by: Lisa Lew  
Prepared by: \_\_\_\_\_

Date: December 6, 2019  
Date: \_\_\_\_\_

1 [Final Map 9811 - 2465 Van Ness Avenue]

2  
3 **Motion approving Final Map 9811, a 43 unit mixed-use condominium project (two**  
4 **commercial and 41 residential units), located at 2465 Van Ness Avenue, being a merger**  
5 **and resubdivision of Assessor's Parcel Block No. 0546, Lot Nos. 001 and 002; and**  
6 **adopting findings pursuant to the General Plan, and the eight priority policies of**  
7 **Planning Code, Section 101.1.**

8  
9       MOVED, That the certain map entitled "FINAL MAP 9811", a 43 unit mixed-use (two  
10 commercial and 41 residential units) condominium project, located at 2465 Van Ness Avenue,  
11 being a merger and resubdivision of Assessor's Parcel Block No. 0546, Lot Nos. 001 and 002,  
12 comprising three sheets, approved October 24, 2019, by Department of Public Works Order  
13 No. 202093 is hereby approved and said map is adopted as an Official Final Map 9811; and,  
14 be it

15       FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
16 and incorporates by reference herein as though fully set forth the findings made by the  
17 Planning Department, by its letter dated January 3, 2019 that the proposed subdivision is  
18 consistent with the General Plan, and the eight priority policies of Planning Code, Section  
19 101.1; and, be it

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

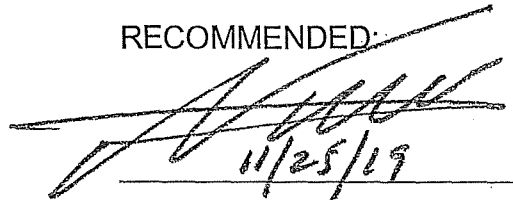
1 FURTHER MOVED, That approval of this map is also conditioned upon compliance by  
2 the subdivider with all applicable provisions of the San Francisco Subdivision Code and  
3 amendments thereto.  
4

5 DESCRIPTION APPROVED:

6   
7

8 Bruce R. Storrs, PLS  
9 City and County Surveyor

RECOMMENDED:

  
11/25/19

Mohammed Nuru  
Director of Public Works

RECEIVED  
BOARD OF SUPERVISORS  
City and County of San Francisco SAN FRANCISCO

2019 NOV 25 AM 9:35

BY \_\_\_\_\_

San Francisco Public Works

GENERAL - DIRECTOR'S OFFICE

City Hall, Room 348

1 Dr. Carlton B. Goodlett Place, S.F., CA 94102

(415) 554-6920 www.SFPublicWorks.org



London N. Breed, Mayor  
Mohammed Nuru, Director



Public Works Order No: 202093

CITY AND COUNTY OF SAN FRANCISCO  
SAN FRANCISCO PUBLIC WORKS

APPROVING FINAL MAP 9811, 2465 VAN NESS AVENUE, A 43 UNIT MIXED-USE (2 COMMERCIAL & 41 RESIDENTIAL) CONDOMINIUM PROJECT, BEING A MERGER AND RESUBDIVISION OF LOTS 001 & 002 IN ASSESSORS BLOCK NO. 0546 (OR ASSESSORS PARCEL NUMBERS 0546-001 & 0546-002). [SEE MAP]

A 43 UNIT MIXED-USE NEW CONDOMINIUM PROJECT

The City Planning Department in its letter dated JANUARY 03, 2019 stated that the subdivision is consistent with the General Plan and the Priority Policies of City Planning Code Section 101.1.

The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that said Final Map complies with all subdivision requirements related thereto. Pursuant to the California Subdivision Map Act and the San Francisco Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Map.

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 9811", 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 JANUARY 03, 2019 from the City Planning Department stating the subdivision is consistent with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

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

RECOMMENDED:

APPROVED:



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

X

DocuSigned by:  
*Bruce Storrs*

---

Storrs, Bruce 97ABC41507B0484...  
County Surveyor

X

DocuSigned by:  
*Nuru, Mohammed*

---

Nuru, Mohammed 8145AB17F474FA...  
Director



City and County of San Francisco  
 San Francisco Public Works • Bureau of Street-Use and Mapping  
 1155 Market Street, 3rd Floor • San Francisco, CA 94103  
 sfpublicworks.org • tel 415-554-5810 • fax 415-554-6161



### TENTATIVE MAP DECISION

Date: November 7, 2018

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

Attention: Mr. Scott F. Sanchez

Project ID: 9811			
Project Type: 41 Residential and 2 Commercial Mixed Use Units New Condominium Project			
Address#	StreetName	Block	Lot
2465	VAN NESS AVE	0546	001
0		0546	002
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 \_\_\_\_\_, CEQA Determination Date: \_\_\_\_\_, based on the attached checklist.

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

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

PLANNING DEPARTMENT

Signed \_\_\_\_\_

Date \_\_\_\_\_

Planner's Name \_\_\_\_\_  
 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: November 7, 2018

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

Attention: Mr. Scott F. Sanchez

<b>Project ID:</b> 9811			
<b>Project Type:</b> 41 Residential and 2 Commercial Mixed Use Units New Condominium Project			
<b>Address#</b>	<b>StreetName</b>	<b>Block</b>	<b>Lot</b>
2465	VAN NESS AVE	0546	001
0		0546	002
<b>Tentative Map Referral</b>			

Attention: Mr. Scott F. Sanchez

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

Sincerely,

[Redacted Signature]

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 December 14th, 2017, based on the attached checklist.

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

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

PLANNING DEPARTMENT

Signed **Katie Wilborn** Digitally signed by Katie Wilborn  
 Date: 2018.01.03 11:20:13 -08'00'

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

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



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**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:       **0546**  
Lot:         **001**  
Address:     **2465 VAN NESS AVE**

David Augustine, Tax Collector

Dated **November 26, 2019** this certificate is valid for the earlier of 60 days from **November 26, 2019** or **December 31, 2019**. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at [tax.certificate@sfgov.org](mailto:tax.certificate@sfgov.org) to obtain another certificate.





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## 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:       **0546**  
Lot:           **002**  
Address:     **1555 V**

David Augustine, Tax Collector

Dated **November 26, 2019** this certificate is valid for the earlier of 60 days from **November 26, 2019** or **December 31, 2019**. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at [tax.certificate@sfgov.org](mailto:tax.certificate@sfgov.org) to obtain another certificate.



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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:       **0546**  
Lot:         **001**  
Address:     **2465 VAN NESS AVE**

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

David Augustine, Tax Collector

Dated **October 4, 2019** this certificate is valid for the earlier of 60 days from **October 4, 2019** or **December 31, 2019**. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at [tax.certificate@sfgov.org](mailto:tax.certificate@sfgov.org) to obtain another certificate.



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## 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: 0546  
Lot: 002  
Address: 1555 V

David Augustine, Tax Collector

Dated **October 4, 2019** this certificate is valid for the earlier of 60 days from **October 4, 2019** or **December 31, 2019**. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at [tax.certificate@sfgov.org](mailto:tax.certificate@sfgov.org) to obtain another certificate.

2738

**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 THE 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 PARAGRAPHS 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 5, 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:**

DM 2465 VAN NESS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: DM 2465 VAN NESS HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: DM 2465 VAN NESS HOLDINGS MANAGER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: DM DEVELOPMENT PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: Mark MacDonald  
PRINT NAME  
Authorized Person  
TITLE

**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 10/15/2019 BEFORE ME, ODD SAPPASERT O'BALEN, NOTARY PUBLIC  
(INSERT NAME)

PERSONALLY APPEARED: MARK MACDONALD  
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/IT/ 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  
Odd Sappasert O'Brien  
SIGNATURE



(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)  
PRINTED NAME: ODD SAPPASERT O'BALEN  
COMMISSION # OF NOTARY: 222474  
12/23/2021  
COMMISSION EXPIRES: SAN FRANCISCO  
PRINCIPAL COUNTY OF BUSINESS:

**RECORDER'S STATEMENT:**

FILED THIS ..... DAY OF ..... 20..... AT ..... M.  
IN BOOK ..... OF CONDOMINIUM MAPS, AT PAGE(S) ..... AT THE REQUEST OF  
FREDERICK T. SEHER.  
SIGNED .....  
COUNTY RECORDER

**BENEFICIARY:**

ACORE CAPITAL MORTGAGE, LP, A DELAWARE LIMITED PARTNERSHIP, IN ITS CAPACITY AS ADMINISTRATIVE AGENT FOR AND ON BEHALF OF THE LENDERS  
BY: ACORE CAPITAL MORTGAGE GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER  
BY: Steven A Rivers  
PRINT NAME  
Authorized Signatory  
TITLE

**BENEFICIARY ACKNOWLEDGMENT:**

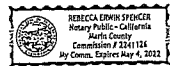
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA )  
COUNTY OF MARIN )  
ON 10/15/2019 BEFORE ME, REBECCA ERWIN SPENCER, NOTARY PUBLIC  
(INSERT NAME)

PERSONALLY APPEARED: STEVEN A RIVERS  
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/IT/ 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  
Rebecca Erwin Spencer  
SIGNATURE



(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)  
PRINTED NAME: REBECCA ERWIN SPENCER  
COMMISSION # OF NOTARY: 2241126  
5/4/2022  
COMMISSION EXPIRES: MARIN  
PRINCIPAL COUNTY OF BUSINESS:

**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 GEOFFREY HERRICK ON AUGUST 8, 2018. 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 SEPTEMBER 17, 2020, 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.



Frederick T. Seher  
FREDERICK T. SEHER, PLS  
LICENSE NO. 6216  
DATE: 10-16-19

**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  
BRUCE R. STORRS, L.S. 6914



DATE: OCTOBER 23 2019

**FINAL MAP NO. 9811**  
**A 43 UNIT MIXED-USE (2 COMMERCIAL & 41 RESIDENTIAL) CONDOMINIUM PROJECT**

BEING A MERGER AND RESUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON AUGUST 4, 2016, DOCUMENT NUMBER 2016-K302436-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF WESTERN ADDITION BLOCK NO. 98  
CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA  
OCTOBER, 2019



**Frederick T. Seher & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
841 LOMBARD STREET, SAN FRANCISCO, CA 94133  
PHONE (415) 921-7690 FAX (415) 921-7655

SHEET ONE OF THREE SHEETS

APN 0546-001 & 002 2465 VAN NESS AVENUE

**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. 9811".

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. HERRERA, CITY ATTORNEY

BY: .....

DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**BOARD OF SUPERVISORS' 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. ....

**GENERAL NOTES:**

A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF FORTY-ONE (41) DWELLING UNITS AND TWO (2) COMMERCIAL 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 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 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 VAN NESS AVENUE AND UNION 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).

G) 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.

**NOTES:**

THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE TERMS AND PROVISIONS AS DESCRIBED IN THE FOLLOWING RECORDED DOCUMENTS:

**"DECLARATION OF COVENANTS, CONDITIONS, ENVIRONMENTAL RESTRICTIONS"**  
RECORDED ON AUGUST 4, 2016,  
DOCUMENT NUMBER 2016-K302437-00

**"MEMORANDUM"**  
RECORDED ON AUGUST 4, 2016,  
DOCUMENT NUMBER 2016-K302438-00

**"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"**  
RECORDED ON MARCH 18, 2018  
DOCUMENT NUMBER 2018-K930350-00

**"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"**  
RECORDED ON MAY 14, 2018  
DOCUMENT NUMBER 2018-K614017-00

**"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"**  
RECORDED ON JUNE 13, 2018  
DOCUMENT NUMBER 2018-K625925-00



**Frederick T. Seher & Associates, Inc.**  
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SHEET TWO OF THREE SHEETS

APN 0546-001 & 002 2465 VAN NESS AVENUE

**FINAL MAP NO. 9811**  
**A 43 UNIT MIXED-USE (2 COMMERCIAL & 41 RESIDENTIAL) CONDOMINIUM PROJECT**

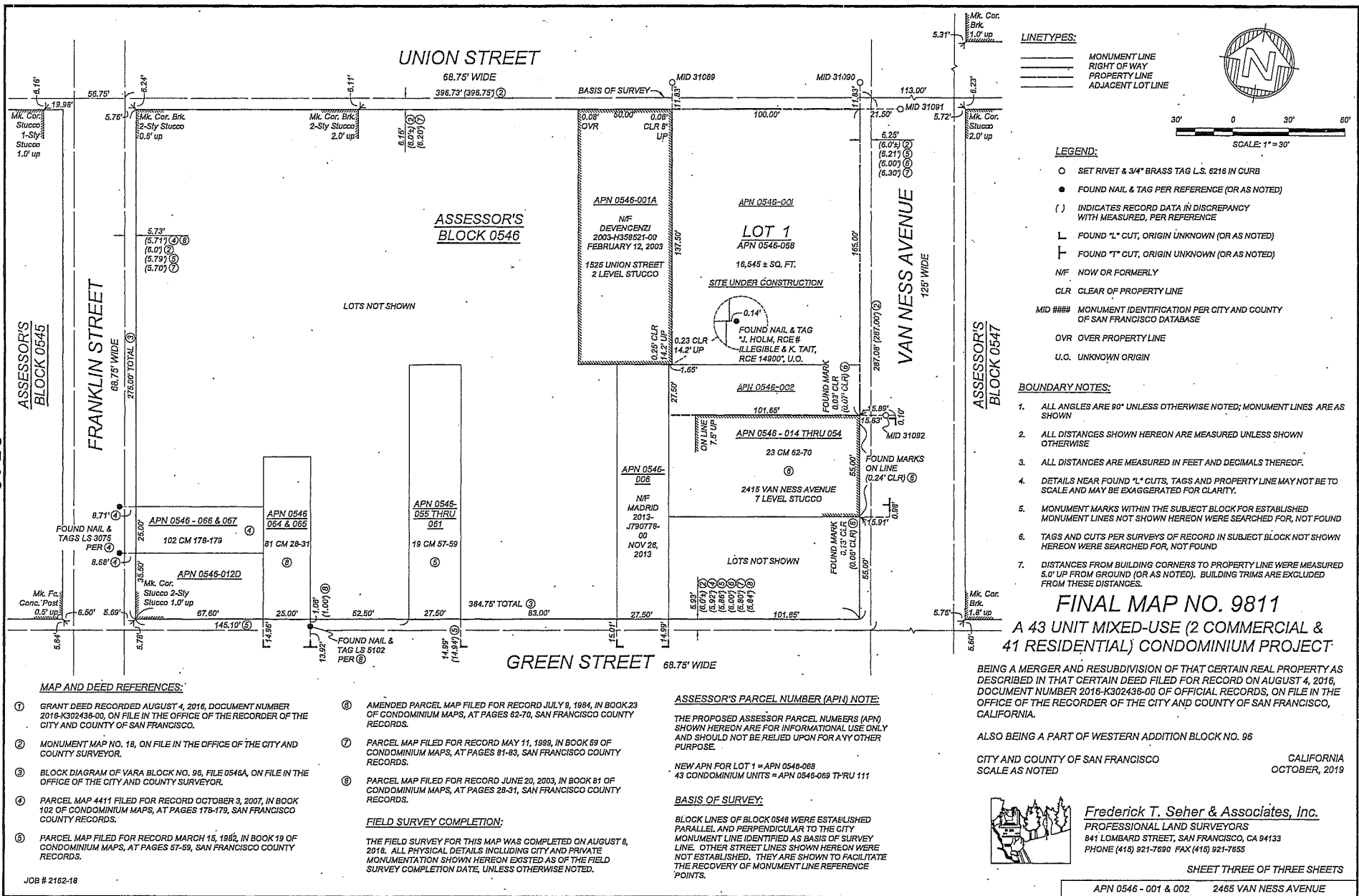
BEING A MERGER AND RESUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON AUGUST 4, 2016, DOCUMENT NUMBER 2016-K302436-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF WESTERN ADDITION BLOCK NO. 96

CITY AND COUNTY OF SAN FRANCISCO

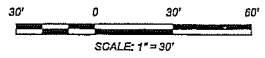
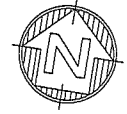
CALIFORNIA  
OCTOBER, 2019

2739



**LINETYPES:**

- ===== MONUMENT LINE
- ===== RIGHT OF WAY
- ===== PROPERTY LINE
- ===== ADJACENT LOT LINE



**LEGEND:**

- SET RIVET & 3/4" BRASS TAG L.S. 6216 IN CURB
- FOUND NAIL & TAG PER REFERENCE (OR AS NOTED)
- ( ) INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
- L FOUND "L" CUT, ORIGIN UNKNOWN (OR AS NOTED)
- T FOUND "T" CUT, ORIGIN UNKNOWN (OR AS NOTED)
- NF NOW OR FORMERLY
- CLR CLEAR OF PROPERTY LINE
- MID ### MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- OVR OVER PROPERTY LINE
- U.O. UNKNOWN ORIGIN

**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.
4. DETAILS NEAR FOUND "L" CUTS, TAGS AND PROPERTY LINE MAY NOT BE TO SCALE AND MAY BE EXAGGERATED FOR CLARITY.
5. MONUMENT MARKS WITHIN THE SUBJECT BLOCK FOR ESTABLISHED MONUMENT LINES NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND
6. TAGS AND CUTS PER SURVEYS OF RECORD IN SUBJECT BLOCK NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND
7. DISTANCES FROM BUILDING CORNERS TO PROPERTY LINE WERE MEASURED 5.0' UP FROM GROUND (OR AS NOTED). BUILDING TRIMS ARE EXCLUDED FROM THESE DISTANCES.

**FINAL MAP NO. 9811**

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BEING A MERGER AND RESUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON AUGUST 4, 2016, DOCUMENT NUMBER 2016-K302436-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

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CITY AND COUNTY OF SAN FRANCISCO  
SCALE AS NOTED

CALIFORNIA  
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SHEET THREE OF THREE SHEETS

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**MAP AND DEED REFERENCES:**

- ① GRANT DEED RECORDED AUGUST 4, 2016, DOCUMENT NUMBER 2016-K302436-00, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
- ② MONUMENT MAP NO. 18, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- ③ BLOCK DIAGRAM OF VARA BLOCK NO. 96, FILE 0546A, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- ④ PARCEL MAP 4411 FILED FOR RECORD OCTOBER 3, 2007, IN BOOK 102 OF CONDOMINIUM MAPS, AT PAGES 176-179, SAN FRANCISCO COUNTY RECORDS.
- ⑤ PARCEL MAP FILED FOR RECORD MARCH 15, 1962, IN BOOK 19 OF CONDOMINIUM MAPS, AT PAGES 57-59, SAN FRANCISCO COUNTY RECORDS.

- ⑥ AMENDED PARCEL MAP FILED FOR RECORD JULY 9, 1984, IN BOOK 23 OF CONDOMINIUM MAPS, AT PAGES 62-70, SAN FRANCISCO COUNTY RECORDS.
- ⑦ PARCEL MAP FILED FOR RECORD MAY 11, 1989, IN BOOK 69 OF CONDOMINIUM MAPS, AT PAGES 81-83, SAN FRANCISCO COUNTY RECORDS.
- ⑧ PARCEL MAP FILED FOR RECORD JUNE 20, 2003, IN BOOK 81 OF CONDOMINIUM MAPS, AT PAGES 29-31, SAN FRANCISCO COUNTY RECORDS.

**FIELD SURVEY COMPLETION:**

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON AUGUST 8, 2018. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

**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.

NEW APN FOR LOT 1 = APN 0546-069  
43 CONDOMINIUM UNITS = APN 0546-069 THRU 111

**BASIS OF SURVEY:**

BLOCK LINES OF BLOCK 0546 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE IDENTIFIED AS BASIS OF SURVEY LINE. OTHER STREET LINES SHOWN HEREON WERE NOT ESTABLISHED. THEY ARE SHOWN TO FACILITATE THE RECOVERY OF MONUMENT LINE REFERENCE POINTS.