

File No. 130009

Committee Item No. _____

Board Item No. 40

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date January 29, 2013

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 Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input type="checkbox"/> | <input checked="" 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"/> | 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 type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____

Completed by: Robert Moyer

Date January 24, 2013

Completed by: _____

Date _____

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

1 [Final Map 7357 - 610-616 20th Street]
2

3 **Motion approving Final Map 7357, a 16 Residential Unit and One Commercial Unit,**
4 **Mixed-Use Condominium Project, located at 610-616 20th Street being a subdivision of**
5 **Assessor's Block No. 4058, Lot No. 008, and adopting findings pursuant to the General**
6 **Plan and City Planning Code, Section 101.1.**
7

8 MOVED, That the certain map entitled "FINAL MAP 7357", comprising 3 sheets,
9 approved December 27, 2012, by Department of Public Works Order No. 180914, is hereby
10 approved and said map is adopted as an Official Final Map 7357; and be it

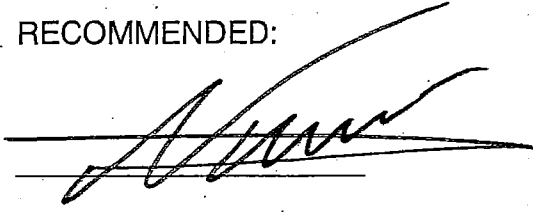
11 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
12 and incorporates by reference herein as though fully set forth the findings made by the City
13 Planning Department, by its letter dated October 26, 2012, that the proposed subdivision is
14 consistent with the objectives and policies of the General Plan and the Eight Priority Policies
15 of Section 101.1 of the Planning Code; and be it

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

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

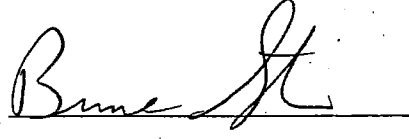
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RECOMMENDED:



Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



Office of the City and County Surveyor
875 Stevenson Street, Room 410
San Francisco, Ca 94103
(415) 554-5827 www.sfdpw.org



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 180914

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

APPROVING FINAL MAP 7357, 610 – 616 20TH STREET, A 17 UNIT MIXED-USE CONDOMINIUM PROJECT (16 RESIDENTIAL UNITS AND 1 COMMERCIAL UNIT), BEING A SUBDIVISION OF LOT 008 IN ASSESSORS BLOCK NO. 4058.

A 17 UNIT MIXED-USE CONDOMINIUM PROJECT (16 RESIDENTIAL UNITS AND 1 COMMERCIAL UNIT)

The City Planning Department in its letter dated October 26, 2012, 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. Four (4) paper copies 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 7357", each comprising 3 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated October 26, 2012, 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:

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

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

APPROVED:

Mohammed Nuru
Director of Public Works

APPROVED: December 27, 2012

MOHAMMED NURU, DIRECTOR

12/27/2012

12/27/2012

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X Mohammed Nuru

Nuru, Mohammed
Director



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. _____

TAX STATEMENT:

I, ANGELA CALWILLO, 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 CONTROLLER OF THE CITY AND COUNTY OF SAN FRANCISCO SHOWING THAT ACCORDING TO THE RECORDS OF HIS OFFICE THERE ARE NO CLAIMS AGAINST THE MAP AND STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE BY SAID BOARD AND BY ITS _____ ALSO HEREBY STATE THAT A BOND IN THE AMOUNT FIXED BY SAID BOARD IS ON FILE IN THE OFFICE OF THE CLERK OF THE CITY AND COUNTY OF SAN FRANCISCO CONDITIONED FOR PAYMENT OF THE SAID TAXES TO SAID BOARD. SPECIAL ASSESSMENTS NOT YET PAYABLE, HAS BEEN FILED WITH AND APPROVED BY SAID BOARD.

DATED _____ DAY OF _____ 20____

ANGELA CALWILLO, CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

CLERK'S STATEMENT:

I, ANGELA CALWILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____ ADOPTED _____ APPROVED THIS MAP ENTITLED "FINAL MAP 7357," 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

APPROVED AS TO FORM:

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

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 SURVEYORS ACT AND LOCAL ORDINANCE. AT THE REQUEST OF DEGLAN OWAN IN DECEMBER OF 2011 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.



DATE: December 26, 2012
Richard L. Langford, P.L.S. 8896
LICENSE EXPIRATION DATE: JUNE 30, 2013

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

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 ALTERNATION THEREOF THAT ALL PROVISIONS OF THE CALIFORNIA SURVEYORS ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.



DATE: December 27, 2012
Bruce R. Storks, P.L.S. 8914
LICENSE EXPIRATION DATE: SEPTEMBER 30, 2013

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____ 20____ AT _____ M. IN BOOK _____ OF _____ CONDOMINIUM MAPS, AT PAGES _____ AT THE REQUEST OF RICHARD L. LANGFORD, P.L.S.

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

FINAL MAP 7357

A SEVENTEEN UNIT MIXED USE CONDOMINIUM PROJECT
SIXTEEN RESIDENTIAL UNITS AND ONE COMMERCIAL UNIT
BEING A MERGER AND RE-SUBDIVISION OF THE REAL PROPERTY DESCRIBED
IN THE DEED RECORDED APRIL 10, 2012, ON REEL 16322, AT PAGE 0220
IN THE OFFICIAL RECORDS OF THE
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
NOVEMBER 2012

LANGFORD LAND SURVEYING
424 PRESTON COURT
SAN FRANCISCO, CA 94133
PHONE 415.528.5200
FAX 415.528.5201
WWW.LANDFORDLANDSURVEYING.COM

SHEET
1 OF 3

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF THE REAL PROPERTY DESCRIBED AND WE HAVE MADE THE NECESSARY PREPARATION AND RECORDATION OF THIS MAP ENTITLED "FINAL MAP 7357" IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS

Debra Del.

216 20TH STREET HOUSE, LLC
BY: DEBLAN DWAN, MANAGING PARTNER

TRUSTEE/BENEFICIARY:

Tasha D. Lutz
Tasha D. Lutz-TSP, Alameda Bank
PRINTED NAME TITLE & COMPANY

OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
BEFORE ME, Edgar Dora E. Hertzig, NOTARY PUBLIC,
PERSONALLY APPEARED Debra Del.
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 ADMITTED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/HER 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
SIGNATURE Edgar Dora E. Hertzig
PRINTED NAME Edgar Dora E. Hertzig
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO
COMMISSION EXPIRES September 3, 2016
COMMISSION NUMBER #19914469 (SEAL OPTIONAL IF COMPLETED)

TRUSTEE/BENEFICIARY'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF Southern
ON December 11, 2012
BEFORE ME, Debra Del. Lutz-Span, NOTARY PUBLIC,
PERSONALLY APPEARED Tasha D. Lutz-TSP

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 ADMITTED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/HER 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
SIGNATURE Debra Del. Lutz-Span
PRINTED NAME Debra Del. Lutz-Span
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS Southern California
COMMISSION EXPIRES 7/26/13
COMMISSION NUMBER 167274 (SEAL OPTIONAL IF COMPLETED)

FINAL MAP 7357

1. SEVENTEEN UNIT MIXED USE CONDOMINIUM PROJECT
SIXTEEN RESIDENTIAL UNITS AND ONE COMMERCIAL UNIT
BEING A LARGER AND BE-SUBDIVISION OF THE REAL PROPERTY DESCRIBED
IN THE DEED RECORDED APRIL 16 2012, ON REEL 16422, AT PAGE 0220
IN THE OFFICIAL RECORDS OF THE
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
NOVEMBER 2012

LARGER LAND SURVEYING
444 PIERCE COURT
LIVERMORE, CA 94551
925/263-7800 FAX 925/263-7800
ASSessor'S BLOCK 4093 LOT 8, 810 - 81

FOUND BRASS TACK
IN LEAD PLUG IN
MINNESOTA STREET

MONUMENT LINE AS SHOWN ON M324

LEGEND/REFERENCES

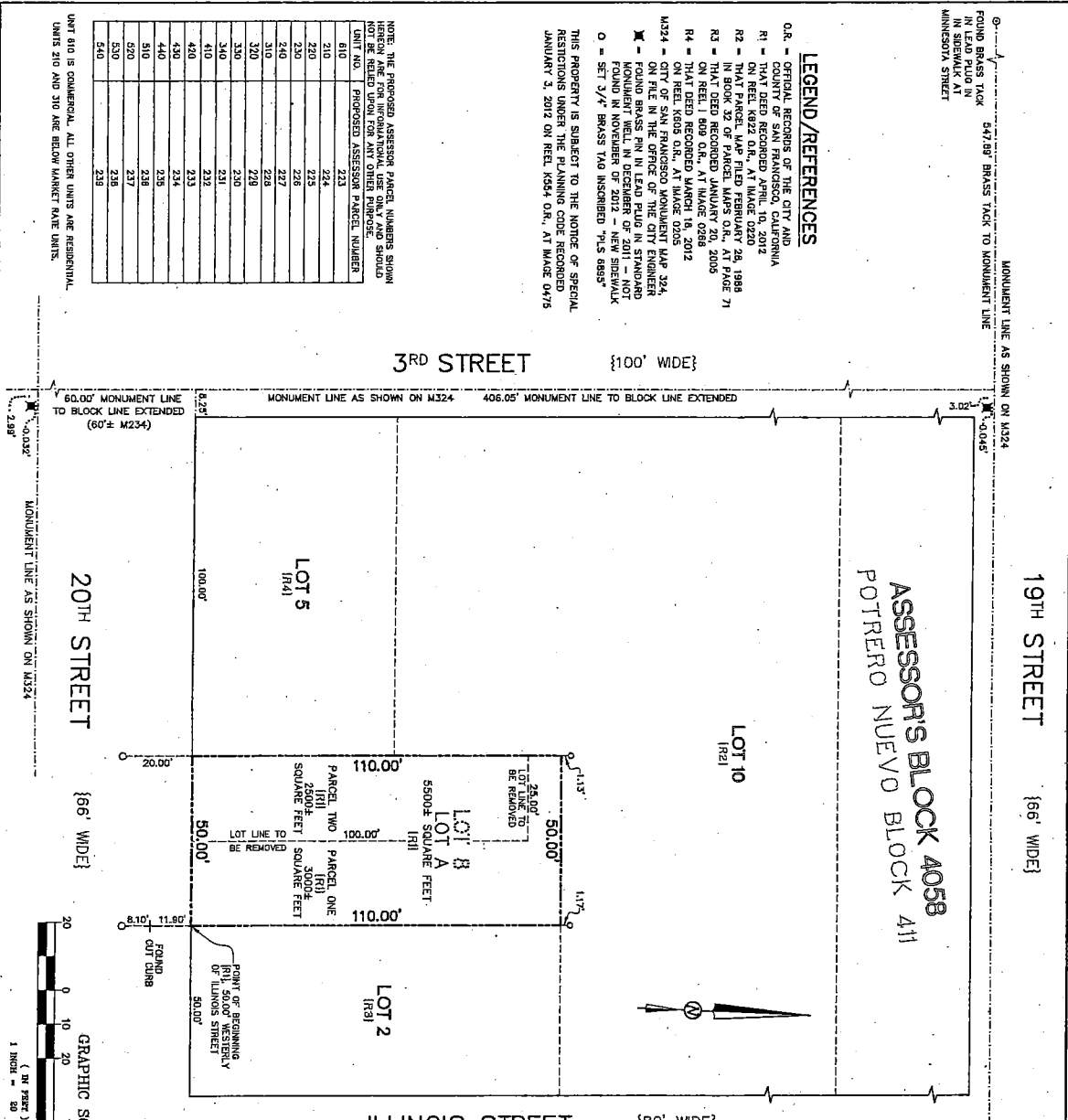
- O.R. - OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO
- R1 - THAT DEED RECORDED APRIL 10, 2012 ON REEL K922 O.R., AT PAGE 0220
- R2 - THAT PARCEL MAP FILED FEBRUARY 26, 1988 IN BOOK 32 OF PARCEL MAPS O.R., AT PAGE 71
- R3 - THAT DEED RECORDED JANUARY 20, 2005 ON REEL K605 O.R., AT PAGE 0205
- R4 - THAT DEED RECORDED MARCH 18, 2012 ON REEL K605 O.R., AT PAGE 0205
- M324 - CITY OF SAN FRANCISCO MONUMENT MAP 324, ON FILE IN THE OFFICE OF THE CITY ENGINEER
- ★ - FOUND BRASS PIN IN LEAD PLUG IN STANDARD FOUND IN NUMBER 201 INDEXED IN THE OFFICE OF THE CITY ENGINEER
- - SET 3/4" BRASS TAG INSCRIBED "PLS 8885"

THIS PROPERTY IS SUBJECT TO THE NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE RECORDED JANUARY 3, 2012 ON REEL K554 O.R., AT PAGE 0475

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

UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
610	223
210	224
220	225
230	226
240	227
250	228
260	229
270	230
280	231
290	232
300	233
310	234
320	235
330	236
340	237
350	238
360	239

UNIT 610 IS COMMERCIAL. ALL OTHER UNITS ARE RESIDENTIAL. UNITS 210 AND 310 ARE BELOW MARKET RATE UNITS.



NOTES:

1. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
2. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
3. THE DISTANCES SHOWN FROM MONUMENT LINES TO RIGHT-OF-WAY LINES ARE MEASURED ALONG THE MONUMENT LINE OR THE ANALYSIS OF BOUNDARY EVIDENCE INCLUDING A REVIEW OF DOCUMENTS AND FIELD MEASUREMENTS TO MONUMENTS AND IMPROVEMENTS.
4. RECORD/FILED INFORMATION FOUND TO BE IN DISCREPANCY WITH MEASURED VALUES. ALL OTHER ANGLES AND DISTANCES SHOWN HEREON AND ARE NOT FOUND TO BE DISCREPANT WITH RELEVANT RECORD INFORMATION.
5. DEED OR MAP INFORMATION SHOWN FOR REFERENCE.

GENERAL NOTES:

A. THE SUBDIVISION DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE DAYS-STRILING COMMON INTEREST DEVELOPMENT ACT. THIS IS THE SHARPEST PORTION OF THE COMMON INTEREST DEVELOPMENT PLAN PER CIVIL CODE SECTION 1351(E) AND THE DISTANCES SHOWN FROM MONUMENT LINES TO RIGHT-OF-WAY LINES SHALL BE LIMITED TO SIXTEEN RESIDENTIAL UNITS AND ONE COMMERCIAL UNIT.

B. ALL (NEGATIVES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXITS, AND EXISTING COMPONENTS, EXISTING PATHWAYS AND PASSAGEWAYS, STAIRWAYS, FACILITIES, SIGNAGE, AND COMMON USE ACCESSIBLE FEATURES AND UTILITIES SHALL BE MAINTAINED, REPAIRED, AND REPLACED AS NECESSARY TO PERMIT THE MAINTENANCE, REPAIR, AND REPLACEMENT OF SUCH COMPONENTS, EXITS, PATHWAYS, STAIRWAYS, FACILITIES, SIGNAGE, AND UTILITIES.

C. UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS AND RESTRICTIONS, THE MAINTENANCE, REPAIR, AND REPLACEMENT OF SUCH COMPONENTS, EXITS, PATHWAYS, STAIRWAYS, FACILITIES, SIGNAGE, AND UTILITIES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER OF THE UNIT IN WHICH SUCH COMPONENTS, EXITS, PATHWAYS, STAIRWAYS, FACILITIES, SIGNAGE, AND UTILITIES ARE LOCATED.

D. ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE PROPERTY, AND ANY OTHER OBSTACLE IMPOSED ON PROPOSED PRIVATE PROPERTY SHALL BE REMOVED OR RELOCATED TO PERMIT THE MAINTENANCE, REPAIR, AND REPLACEMENT OF SUCH COMPONENTS, EXITS, PATHWAYS, STAIRWAYS, FACILITIES, SIGNAGE, AND UTILITIES.

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 APPROVED BY THE CITY ENGINEER. 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 APPROVED BY THE CITY ENGINEER.

F. BAY WINDOWS, FIRE ESCAPERS AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, ARE PERMITTED ON THIS MAP ONLY IF THEY ARE CONSTRUCTED ON OR OVER 20TH STREET AND ARE PERMITTED BY THE CITY ENGINEER AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENTS TO THE CONDOMINIUM UNIT OWNERS.

G. EGRESS PATHS SHALL BE MAINTAINED, REPAIRED, AND REPLACED AS NECESSARY TO PERMIT THE MAINTENANCE, REPAIR, AND REPLACEMENT OF SUCH COMPONENTS, EXITS, PATHWAYS, STAIRWAYS, FACILITIES, SIGNAGE, AND UTILITIES.

H. SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE HEREFROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENTS TO THE PROPERTY OWNERS.

FINAL MAP 7357

A SEVENTEEN UNIT MIXED USE CONDOMINIUM PROJECT
SIXTEEN RESIDENTIAL UNITS AND ONE COMMERCIAL UNIT
BEING A MERGER AND RE-SUBDIVISION OF THE REAL PROPERTY DESCRIBED
IN THE DEED RECORDED APRIL 10, 2012, ON REEL K922, AT PAGE 0220
IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

NOVEMBER 2012

LANDTRON LAND SURVEYING
11400 LINDEN AVENUE
DUBLIN, CALIFORNIA 94568
PHONE (916) 253-2500
FAX (916) 253-2501

ASSESSOR'S BLOCK 4058 LOT 4, 910 - 618 20TH STREET

SHEET 3 OF 3



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. 4058 Lot No. 008

Address: 616 20th Ave.

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


José Cisneros

Tax Collector

Dated this 3rd day of December 2012



RECEIVED
12 OCT 29 PM 3: 21

Department of Public Works
Office of the City and County Surveyor

875 Stevenson Street, Room 410
San Francisco, CA 94103

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

Bruce R. Storrs, City and County Surveyor

Date: September 14, 2012

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

2012.1359Q
2012.1359S

Project ID: 7357			
Project Type: 2 Lot Merger and 17 MU/NC Condominium Units			
Address#	StreetName	Block	Lot
616	20TH ST	4058	008
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

Pursuant to Section 1325 of the City and County of San Francisco Subdivision Code and Section 4.105 of the 1996 City Charter, a print of the above referenced Map is submitted for your review, CEQA and General Plan conformity determination. Under the provisions of the Subdivision Map Act and the City and County of San Francisco Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the receipt of the application or CEQA Determination per SMA 664521(c). Under these same state and local codes, DPW is required to approve, conditionally approve, or disapprove the above referenced map within 50 days of the receipt of the applicator or CEQA Determination per SMA 664521(c). Failure to do so constitutes automatic approval. Thank you for your timely review of this Map.

Enclosures:

- Print of Parcel Map
- List "B"
- Proposition "M" Findings
- Photos

Sincerely,

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 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):

PLANNING DEPARTMENT

DATE 10/26/2012

Mr. Scott F. Sanchez, Zoning Administrator

2140