

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

MEMORANDUM

Date: December 18, 2020  
To: Carmen Chu, Assessor-Recorder  
From: *ACC* Angela Calvillo, Clerk of the Board  
Subject: Final Map No. 9888 - 2146-2150 Union Street

On December 15, 2020, the Board of Supervisors approved Map 9888; the certification is below. Additionally, I have attached the Tax Statement, stating 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.

**FINAL MAP 9888**

A THREE PARCEL VERTICAL SUBDIVISION  
AND A FOUR UNIT CONDOMINIUM PROJECT  
WITHIN THE LAND DESCRIBED IN THAT CERTAIN  
GRANT DEED 2016-K274536-00 RECORDED JUNE 16,  
2016, RECORDER'S OFFICE OF THE CITY AND COUNTY  
OF SAN FRANCISCO. BEING A PART OF WESTERN  
ADDITION BLOCK NO. 323

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. M20-206 ADOPTED December 15, 2020, APPROVED THIS MAP ENTITLED "FINAL MAP 9888".

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

*Angela Calvillo*  
CLERK OF THE BOARD OF SUPERVISORS  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

DATE: *12/18/2020*

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: *18* DAY OF December, 2020.

*Angela Calvillo*  
CLERK OF THE BOARD OF SUPERVISORS  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

BOARD OF SUPERVISOR'S APPROVAL

ON December 15, 2020, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M20-206, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. 201354.

Final Map No. 9888 - 2146-2150 Union Street  
December 18, 2020  
Page 2

c: Douglas Legg, Office of the Assessor-Recorder  
Holly Lung, Office of the Assessor-Recorder  
Copy to the File

1 [Final Map No. 9888 - 2146-2150 Union Street]

2

3 **Motion approving Final Map No. 9888, a three parcel vertical subdivision and four**  
4 **residential unit condominium project within Parcel C, located at 2146-2150 Union**  
5 **Street, being a subdivision of Assessor’s Parcel Block No. 0533, Lot No. 014; and**  
6 **adopting findings pursuant to the General Plan, and the eight priority policies of**  
7 **Planning Code, Section 101.1.**

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9           MOVED, That the certain map entitled “FINAL MAP No. 9888”, a three parcel vertical  
10 subdivision and four residential unit condominium project within Parcel C, located at 2146-  
11 2150 Union Street, being a subdivision of Assessor’s Parcel Block No. 0533, Lot No. 014,  
12 comprising three sheets, approved October 26, 2020, by Department of Public Works Order  
13 No. 203776 is hereby approved and said map is adopted as an Official Final Map No. 9888;  
14 and, 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 May 30, 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

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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.

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1 DESCRIPTION APPROVED:

RECOMMENDED:

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3  /s/

/s/

4 Bruce R. Storrs, PLS

Alaric Degrafinried

5 City and County Surveyor

Acting Director of Public Works

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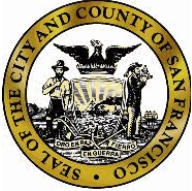
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# City and County of San Francisco

## Tails

### Motion: M20-206

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 201354

**Date Passed:** December 15, 2020

Motion approving Final Map No. 9888, a three parcel vertical subdivision and four residential unit condominium project within Parcel C, located at 2146-2150 Union Street, being a subdivision of Assessor's Parcel Block No. 0533, Lot No. 014; and adopting findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

December 15, 2020 Board of Supervisors - APPROVED

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

File No. 201354

**I hereby certify that the foregoing Motion was APPROVED on 12/15/2020 by the Board of Supervisors of the City and County of San Francisco.**

A handwritten signature in blue ink, appearing to read "Angela Calvillo".

Angela Calvillo  
Clerk of the Board



**OWNER'S STATEMENT**

THE UNDERSIGNED OWNERS ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST TO THE CONSENT, TO THE PREPARATION AND THE FILING OF THIS MAP COMPRISING OF THREE (3) SHEETS. BY OUR SIGNATURES HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER: Akdeniz LLC, a California limited liability company

BY: [Signature]  
Yola Ozturk, manager  
BY: [Signature]  
Bora Ozturk, manager

**OWNER'S ACKNOWLEDGMENT**

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

STATE OF CALIFORNIA )  
COUNTY OF San Francisco )  
ON September 29, 2020 BEFORE ME, Stuart Abrams  
A NOTARY PUBLIC, PERSONALLY APPEARED Yola Ozturk, manager and Bora Ozturk, manager  
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 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: [Signature]  
SIGNATURE [Signature]  
STUART ABRAMS  
COMM. #2328603  
Notary Public - California  
San Francisco County  
My Comm. Expires May 17, 2024

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)  
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2328603  
MY COMMISSION EXPIRES: May 17, 2024  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

**BENEFICIARY**

COMMUNITY BANK OF THE BAY  
SIGNED: [Signature]  
PRINT NAME: ROMEO LUZ TITLE: VP

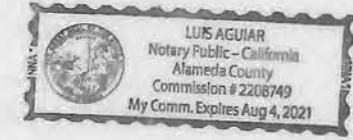
**BENEFICIARY'S ACKNOWLEDGMENT**

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 Contra Costa )  
ON October 7, 2020 BEFORE ME, Luis Aguiar  
A NOTARY PUBLIC, PERSONALLY APPEARED Romeo Luz  
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 BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.  
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:  
SIGNATURE [Signature]  
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2208749  
MY COMMISSION EXPIRES: August 4, 2021  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Contra Costa



**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 THE OWNER ON NOVEMBER 1, 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 OCTOBER 1, 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

BY: [Signature]  
DANIEL J. WESTOVER, L.S. 7779  
DATE: September 23, 2020  
PROFESSIONAL LAND SURVEYOR  
DANIEL J. WESTOVER  
NO. 7779  
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 ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE 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.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO  
BY: [Signature]  
BRUCE R. STORRS, L.S. 6914  
DATE: OCTOBER 22 2020  
PROFESSIONAL LAND SURVEYOR  
BRUCE R. STORRS  
NO. 6914  
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. M20-206 ADOPTED December 15, 20 20, APPROVED THIS MAP ENTITLED "FINAL MAP 9888".

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.  
BY: Signed in counterpart DATE: December 18, 2020  
CLERK OF THE BOARD OF SUPERVISORS  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF FINAL MAPS AT PAGES \_\_\_\_\_,  
AT THE REQUEST OF WESTOVER SURVEYING, INC.

SIGNED \_\_\_\_\_  
COUNTY RECORDER

**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: 18 DAY OF December, 20 20  
Signed in counterpart  
CLERK OF THE BOARD OF SUPERVISORS  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**APPROVALS**

THIS MAP IS APPROVED THIS 26<sup>th</sup> DAY OF October, 20 20.  
BY ORDER NO. 203776  
BY: [Signature] DATE: December 4, 2020  
ALARIC DEGRAFINRIED  
ACTING DIRECTOR OF PUBLIC WORKS  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**APPROVED AS TO FORM**

DENNIS J. HERRERA, CITY ATTORNEY  
[Signature]  
DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**BOARD OF SUPERVISOR'S APPROVAL**

ON December 15, 20 20, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M20-206, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. 201354

**FINAL MAP 9888**

A THREE PARCEL VERTICAL SUBDIVISION AND A FOUR UNIT CONDOMINIUM PROJECT WITHIN THE LAND DESCRIBED IN THAT CERTAIN GRANT DEED 2016-K274536-00 RECORDED JUNE 16, 2016, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO, BEING A PART OF WESTERN ADDITION BLOCK NO. 323

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA OCT., 2020

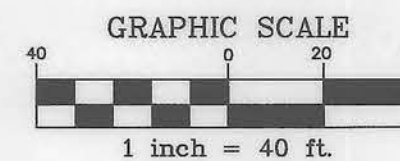
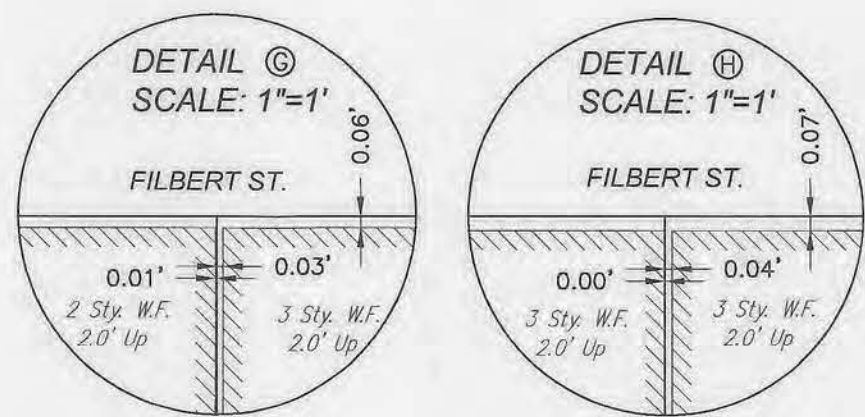


336 CLAREMONT BLVD. STE 1  
SAN FRANCISCO, CA 94127  
(415) 242-5400  
www.westoversurveying.com



**FIELD SURVEY COMPLETION**

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 06/20/2019. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, EXCEPT THE TAGS "LS-7779" ARE TO BE SET AFTER CONSTRUCTION IS COMPLETED, ESTIMATED SEPTEMBER 2020.



**LEGEND**

- FOUND BRASS NAIL AND 3/8" DIA. BRASS TAG MARKED "LS 6895" PER {R7}
- SET RIVET AND 3/8" DIA. BRASS TAG MARKED "LS 7779"
- ⊗ PROPERTY MONUMENT PER REFERENCE, SEARCHED NOT FOUND
- △ MARKS THE LOCATION OF FACE OF CURB MEASUREMENT FOR SIDEWALK WIDTH (NOTHING SET), SEE NOTE 5
- ┌ FOUND "L" CUT IN CURB, OF UNKNOWN ORIGIN
- └ FOUND "T" CUT IN CURB OF UNKNOWN ORIGIN
- PROPERTY LINE
- - - REFERENCE LINES (NOT SURVEYED)
- MONUMENT LINE PER {R2}
- MEASUREMENT TIE LINE
- ( ) RECORD MEASUREMENT WHEN DIFFERENT THAN MEASURED ON THIS SURVEY
- {R#} REFERENCE ID
- RO,CCSF RECORDER'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO
- SO,CCSF OFFICE OF CITY AND COUNTY OF SAN FRANCISCO SURVEYOR
- D.N. DOCUMENT NUMBER
- MID MONUMENT IDENTIFICATION PER CITY DATABASE
- Sty. STORY
- W.F. WOOD FRAME
- CM CONDOMINIUM MAP
- PM PARCEL MAP
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ▨ BUILDING FOOTPRINT

**REFERENCES**

THE FOLLOWING DOCUMENTS AND MAPS WERE REVIEWED AND CONSIDERED ON THIS SURVEY.

- {R1} GRANT DEED 2016-K274536-00 RECORDED JUNE 16, 2016, RO,CCSF.
- {R2} MONUMENT MAPS NO. 022 AND NO. 031, SO, CCSSF.
- {R3} HISTORIC BLOCK DIAGRAM ENTITLED "W.A. BLK. 323., DATED MAR. 1913 IN BOOK 72, PP.7, FILED AS "0533A", SO, CCSSF
- {R4} PARCEL MAP FILED 8/12/1975 IN BOOK 1 AT PAGE 93 ON FILE IN THE RO,CCSF
- {R5} PARCEL MAP FILED 3/10/1989 IN BOOK 38 AT PAGES 151-152 ON FILE IN THE RO,CCSF.
- {R6} CONDOMINIUM MAP FILED 7/3/2007 IN BOOK 101 AT PAGES 140-142 ON FILE IN THE RO,CCSF.
- {R7} CONDOMINIUM MAP FILED 11/24/2014 IN BOOK 125 OF CM AT PAGES 108-109 ON FILE IN THE RO,CCSF.
- {R8} CONDOMINIUM MAP FILED 03/10/2016 IN BOOK 129 OF CM AT PAGES 91-92 ON FILE IN THE RO,CCSF.
- {R9} PARCEL MAP FILED 06/10/1997 IN BOOK 43 OF PM AT PAGES 91-92 ON FILE IN THE RO,CCSF.
- {R10} GRADE MAP NO. 031, SO, CCSSF.

**BASIS OF SURVEY**

THE MONUMENT LINES WERE ESTABLISHED BY RECORD OFFSET MEASUREMENTS FROM FOUND MONUMENTS AS SHOWN ON HEREON. THE UNION STREET MONUMENT LINE WAS USED AS THE BASIS OF SURVEY.

**GENERAL NOTES**

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
3. ALL MONUMENT MARKS PER {R2} WITHIN ASSESSOR'S BLOCK 0533 WERE SEARCHED FOR AND IF THEY ARE NOT SHOWN ON THIS MAP THEY WERE NOT FOUND.
4. DIMENSIONS FROM PROPERTY LINES TO BUILDING CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY.
5. THE LOCATIONS FOR THE FACE OF CURB MEASUREMENTS WAS SELECTED AT UNDISTURBED AND LONG-STANDING CURBS SUCH AS GRANITE. THESE ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE USED FOR RETRACEMENT OF THIS SURVEY.

**FINAL MAP 9888**

A THREE PARCEL VERTICAL SUBDIVISION AND A FOUR UNIT CONDOMINIUM PROJECT WITHIN THE LAND DESCRIBED IN THAT CERTAIN GRANT DEED 2016-K274536-00 RECORDED JUNE 16, 2016, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO, BEING A PART OF WESTERN ADDITION BLOCK NO. 323

CITY AND COUNTY OF SAN FRANCISCO SCALE: AS SHOWN CALIFORNIA OCT., 2020

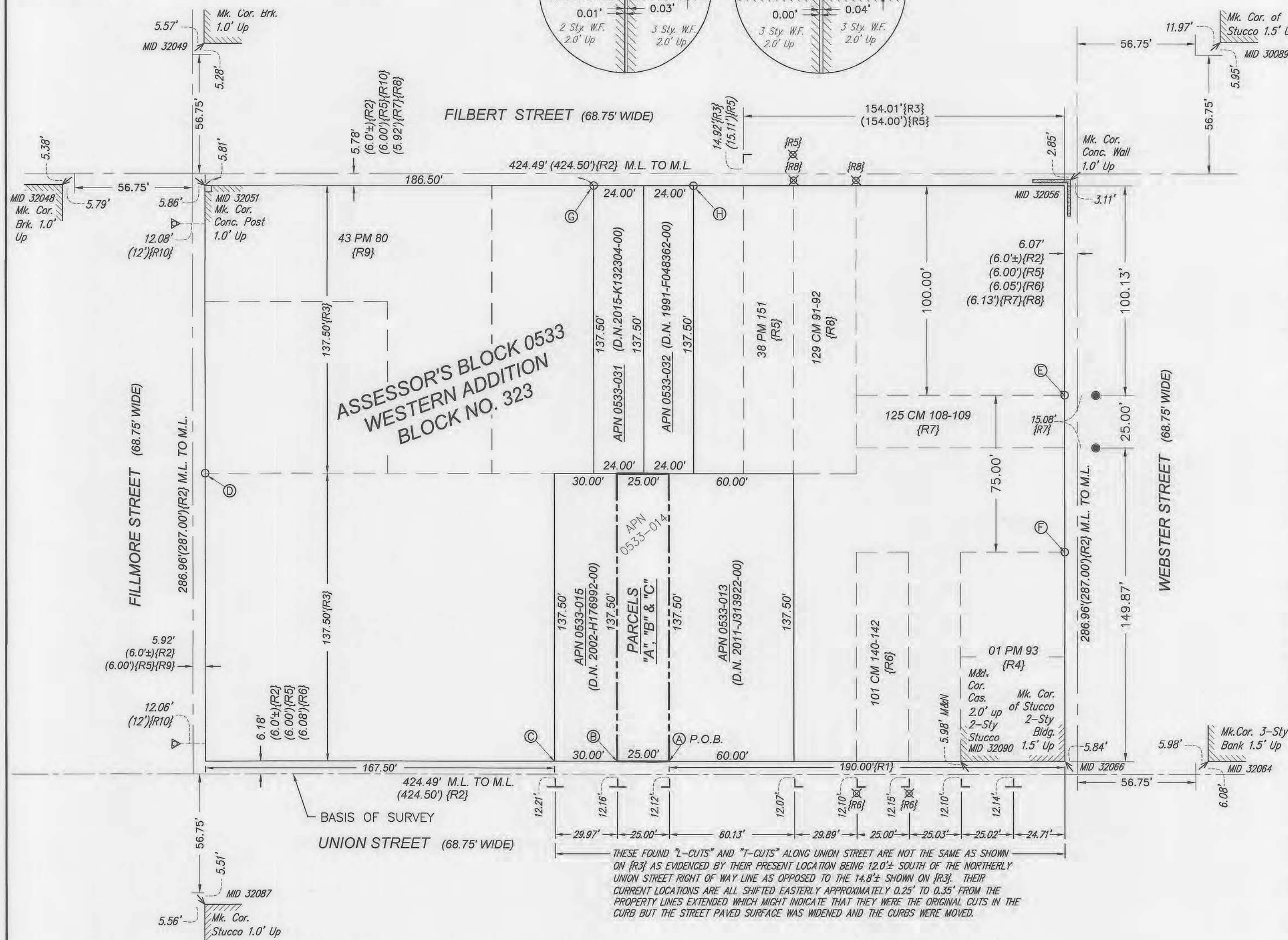


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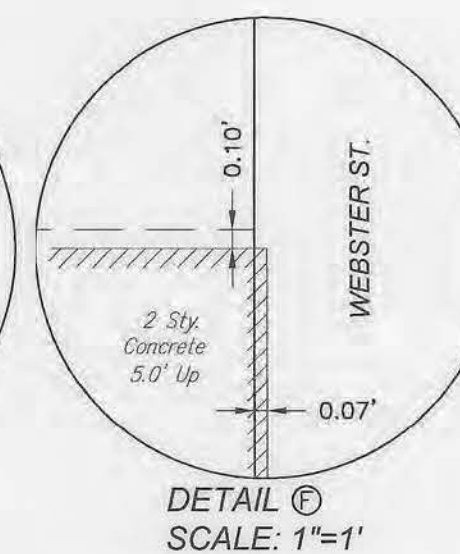
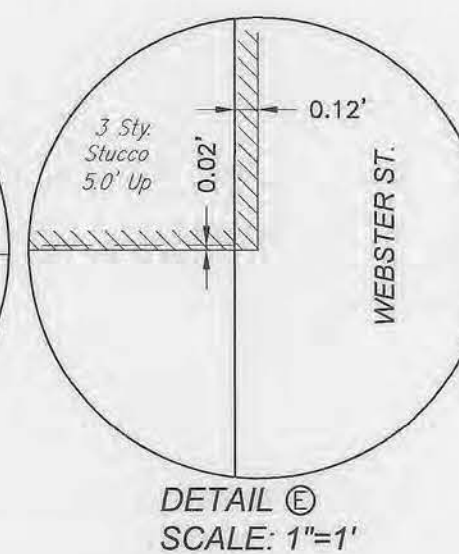
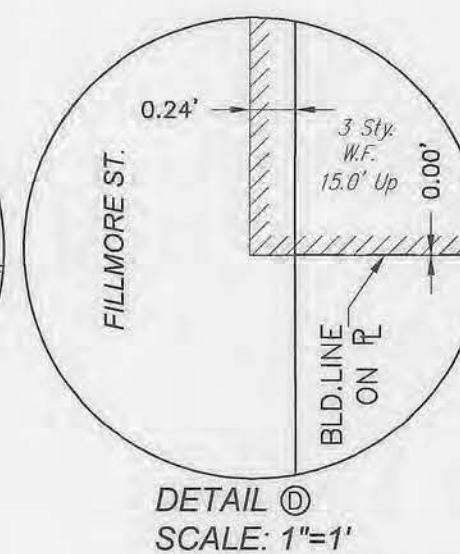
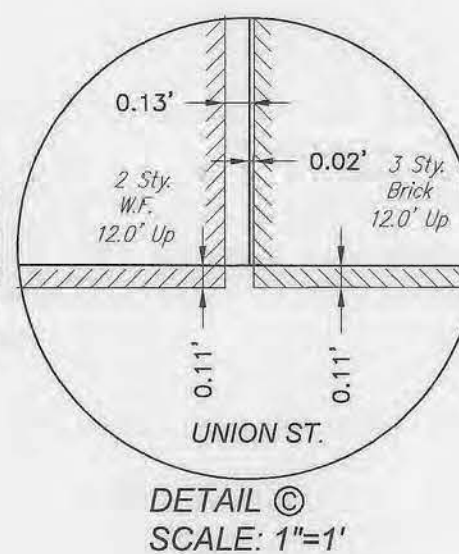
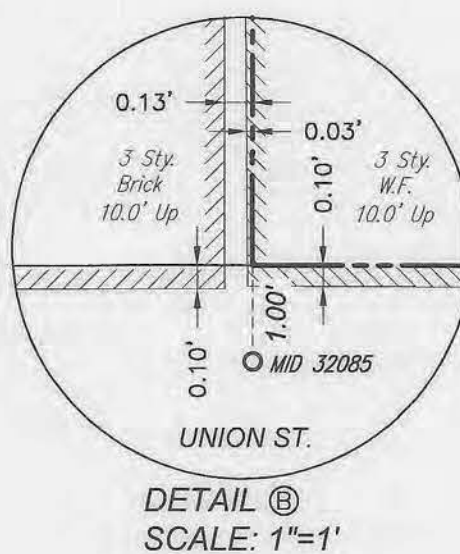
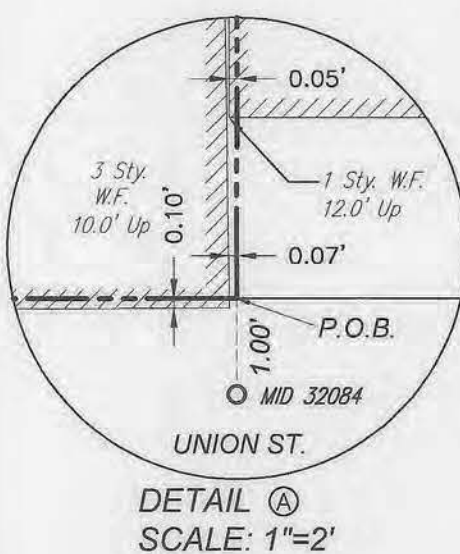
SHEET 2 OF 3 SHEETS

APN 0533-014

2146-2150 UNION STREET



THESE FOUND "L-CUTS" AND "T-CUTS" ALONG UNION STREET ARE NOT THE SAME AS SHOWN ON {R3} AS EVIDENCED BY THEIR PRESENT LOCATION BEING 12.0"± SOUTH OF THE NORTHERLY UNION STREET RIGHT OF WAY LINE AS OPPOSED TO THE 14.8"± SHOWN ON {R3}. THEIR CURRENT LOCATIONS ARE ALL SHIFTED EASTERLY APPROXIMATELY 0.25" TO 0.35" FROM THE PROPERTY LINES EXTENDED WHICH MIGHT INDICATE THAT THEY WERE THE ORIGINAL CUTS IN THE CURB BUT THE STREET PAVED SURFACE WAS WIDENED AND THE CURBS WERE MOVED.





**CONDOMINIUM 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 of four (4) 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:

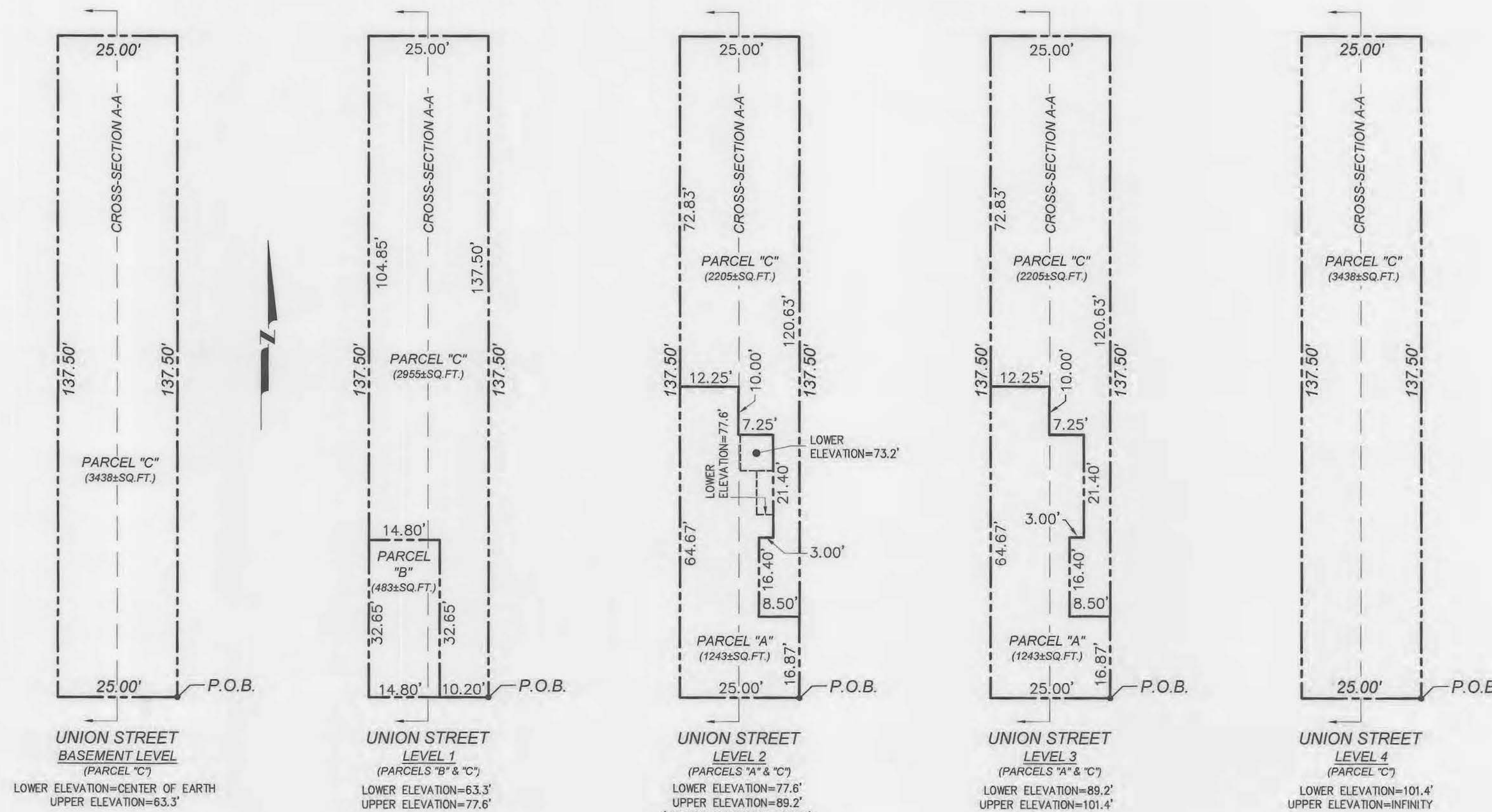
- (i) All general use common area improvements; and
- (ii) All fronting sidewalks, all permitted or unpermitted private encroachments and privately maintained ST. trees fronting the property, and any other obligation imposed on property owners fronting a public right-of-way pursuant to the Public Works Code or other applicable Municipal Codes.

d) In the event the areas identified in (c) (ii) 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 parcel 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.

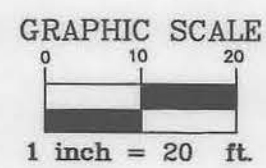
f) Bay windows, fire escapes and other encroachments (if any shown hereon, that exist, or that may be constructed) onto or over Union Street are permitted through and are subject to the restrictions set forth in the Building Code and Planning Code of the City and County of San Francisco. This map does 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.



**LEGEND**

- PROPERTY LINE
- - - SECTION LINE



**BASIS OF ELEVATIONS**

ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY AND COUNTY OF SAN FRANCISCO "OLD CITY DATUM." BENCHMARK IS A CROW CUT IN THE OUTER RIM OF STORM WATER INLET AT THE SOUTHWEST CORNER OF UNION AND WEBSTER. ELEVATION 65.619, SAN FRANCISCO OLD DATUM.

**VERTICAL SUBDIVISION**

THIS SUBDIVISION OF REAL PROPERTY CONTAINS A VERTICAL SUBDIVISION OF AIRSPACE. VERTICAL SUBDIVISIONS OFTEN NECESSITATE RECIPROCAL EASEMENT AGREEMENTS SUCH AS BUT NOT LIMITED TO ACCESS, MAINTENANCE, UTILITIES, SUPPORT, ENCROACHMENTS, EMERGENCY INGRESS AND EGRESS, PERMITTED USES, NO BUILD ZONES, ENVIRONMENTAL HAZARDS, ETC. SOME OF THESE REQUIREMENTS MAY HAVE A PUBLIC NATURE TO WHICH THE CITY AND COUNTY OF SAN FRANCISCO IS OR SHOULD BE A BENEFICIARY. THESE MAY NOT BE DISCLOSED GRAPHICALLY ON THIS SURVEY MAP. USERS OF THIS MAP ARE ADVISED TO CONSULT THEIR TITLE COMPANY AND LEGAL COUNSEL TO DETERMINE WHETHER ADEQUATE PROVISIONS ARE PRESENTLY ON RECORD AND ARE SUFFICIENT AND ENFORCEABLE.

**EASEMENTS**

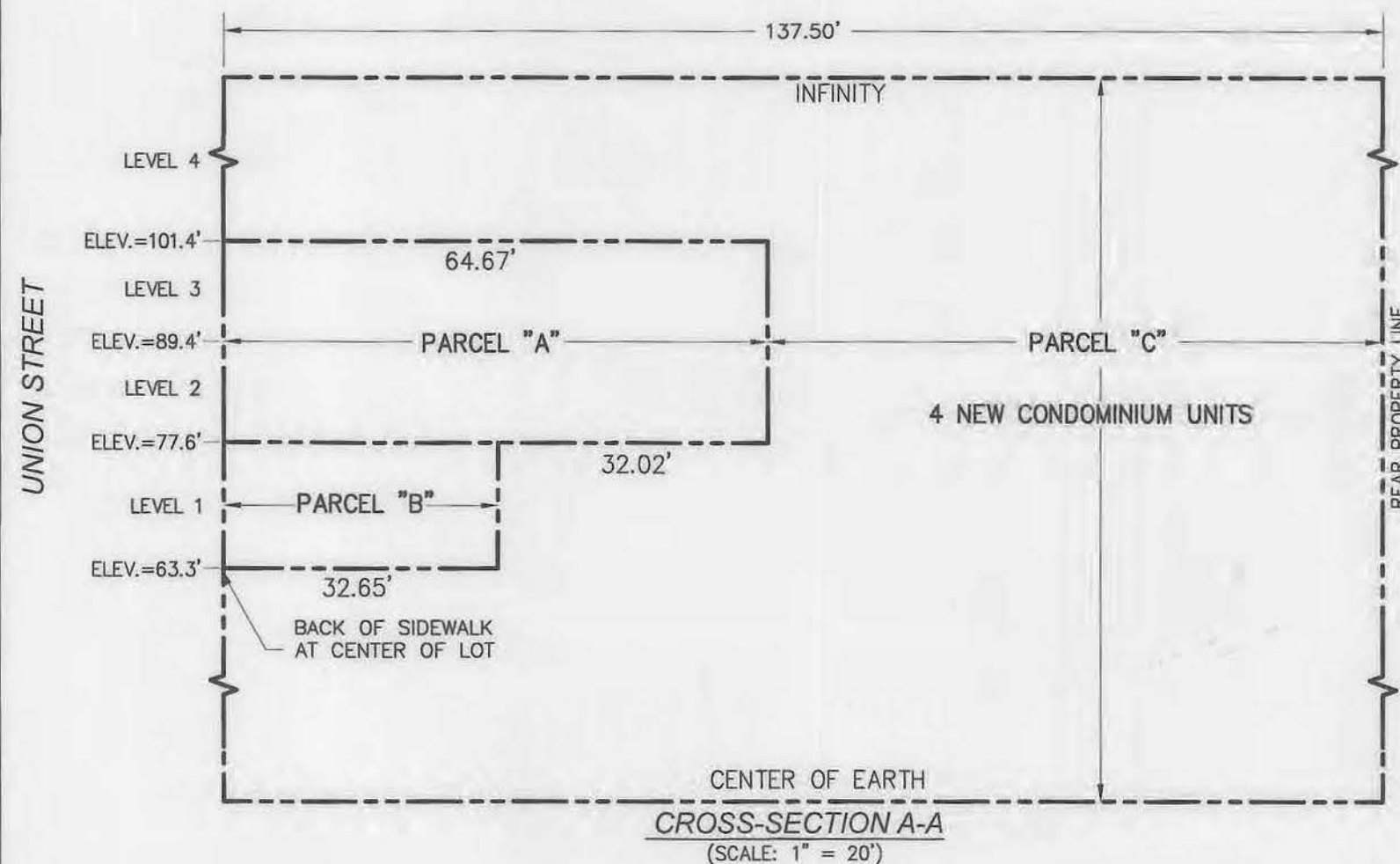
A RECIPROCAL EASEMENT DECLARATION WILL BE RECORDED FOLLOWING THE RECORDING OF THIS MAP.

**RECORDED DOCUMENTS AFFECTING THIS MAP:**

- A "DECLARATION OF USE LIMITATION" RECORDED JANUARY 22, 2018 IN DOCUMENT NO. 2018-K569199-00 IN THE CITY AND COUNTY OF SAN FRANCISCO RECORDER'S OFFICE.

THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN BELOW ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

PARCEL	UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
PARCEL "A"		0533-066
PARCEL "B"		0533-067
PARCEL "C"		0533-068
PARCEL "C"	UNIT #1	0533-069
PARCEL "C"	UNIT #2	0533-070
PARCEL "C"	UNIT #4	0533-071
PARCEL "C"	UNIT #6	0533-072



**FINAL MAP 9888**

A THREE PARCEL VERTICAL SUBDIVISION AND A FOUR UNIT CONDOMINIUM PROJECT WITHIN THE LAND DESCRIBED IN THAT CERTAIN GRANT DEED 2016-K274536-00 RECORDED JUNE 16, 2016, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO. BEING A PART OF WESTERN ADDITION BLOCK NO. 323

CITY AND COUNTY OF SAN FRANCISCO  
SCALE: AS SHOWN

CALIFORNIA  
OCT., 2020



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