

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. 544-5227

MEMORANDUM

Date: November 16, 2020
To: Carmen Chu, Assessor-Recorder
From: Angela Calvillo, Clerk of the Board
Subject: Final Map No. 9935 - 2301 Lombard Street

On November 10, 2020, the Board of Supervisors approved Map 9935; 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 NO. 9935
A 22 RESIDENTIAL UNIT & 2 COMMERCIAL UNIT
MIXED-USE CONDOMINIUM PROJECT
BEING A MERGER AND RE-SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON DECEMBER 20, 2018, DOCUMENT NUMBER 2018-K710508-00 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. 416
CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
SCALE AS NOTED AUGUST, 2020

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. M20-173, ADOPTED November 10, 2020, APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 9935".
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

BY: Angela Calvillo DATE: November 16, 2020
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

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 16th DAY OF November, 2020

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

BOARD OF SUPERVISORS' APPROVAL:

ON November 10, 2020, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M20-173, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. 201216

Final Map No. 9935 - 2301 Lombard Street
November 16, 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. 9935 - 2301 Lombard Street]

2

3 **Motion approving Final Map No. 9935, a 22 residential unit and two commercial unit,**
4 **mixed-use condominium project, located at 2301 Lombard Street, being a merger and**
5 **resubdivision of Assessor’s Parcel Block No. 0512, Lot No. 031; and adopting findings**
6 **pursuant to the General Plan, and the eight priority policies of Planning Code, Section**
7 **101.1.**

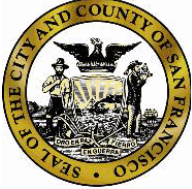
8

9 MOVED, That the certain map entitled “FINAL MAP No. 9935”, a 22 residential unit and
10 two commercial unit, mixed-use condominium project, located at 2301 Lombard Street, being
11 a merger and resubdivision of Assessor’s Parcel Block No. 0512, Lot No. 031, comprising 3
12 sheets, approved September 27, 2020, by Department of Public Works Order No. 203661 is
13 hereby approved and said map is adopted as an Official Final Map No. 9935; and, be it

14 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
15 and incorporates by reference herein as though fully set forth the findings made by the
16 Planning Department, by its letter dated April 16, 2020, that the proposed subdivision is
17 consistent with the General Plan, and the eight priority policies of Planning Code, Section
18 101.1; and, be it

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

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



City and County of San Francisco

Tails

Motion: M20-173

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

File Number: 201216

Date Passed: November 10, 2020

Motion approving Final Map No. 9935, a 22 residential unit and two commercial unit, mixed-use condominium project, located at 2301 Lombard Street, being a merger and resubdivision of Assessor's Parcel Block No. 0512, Lot No. 031; and adopting findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

November 10, 2020 Board of Supervisors - APPROVED

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

File No. 201216

I hereby certify that the foregoing Motion was APPROVED on 11/10/2020 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:

"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 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:

TANFORAN INDUSTRIAL PARK LOMBARD, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Joe Cassidy
JOE CASSIDY, MANAGER

BENEFICIARY:

FIRST REPUBLIC BANK

[Signature] Vice President
BY: TITLE:

Lisa C. Flaster
PRINT NAME:

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 August 31, 2020 BEFORE ME, Michael Tower Kelly, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: Joe Cassidy
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.

Michael Tower Kelly
SIGNATURE:

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

Michael Tower Kelly 2161573
PRINTED NAME: COMMISSION # OF NOTARY:

July 30, 2020 San Francisco County
COMMISSION EXPIRES: PRINCIPAL COUNTY OF BUSINESS:

(NOTE: THE NOTARY COMMISSION EXTENDED PURSUANT TO EXECUTIVE ORDER N-63-20)

RECORDER'S STATEMENT:

FILED THIS DAY OF, 20....., AT M.

IN BOOK OF FINAL MAPS, AT PAGE(S), AT THE REQUEST OF FREDERICK T. SEHER.

SIGNED
COUNTY RECORDER

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 CONTRA COSTA)
ON SEPTEMBER 4, 2020 BEFORE ME, DONALD B. DESHOTELS, III, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: LISA C. FLASTER
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]
SIGNATURE:

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

DONALD B. DESHOTELS, III #2255173
PRINTED NAME: COMMISSION # OF NOTARY:

AUGUST 20, 2022 CONTRA COSTA COUNTY
COMMISSION EXPIRES: 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 BILL POWERS ON JANUARY 11, 2019. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



Frederick T. Seher
FREDERICK T. SEHER, PLS
LICENSE NO. 6216

DATE: 09-15-20

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 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

[Signature]
BY: BRUCE R. STORRS L.S. 6914

DATE: SEPTEMBER 23, 2020



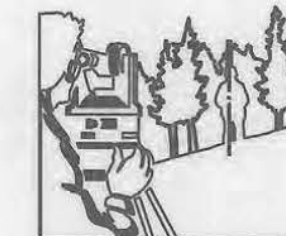
**FINAL MAP NO. 9935
A 22 RESIDENTIAL UNIT & 2 COMMERCIAL UNIT
MIXED-USE CONDOMINIUM PROJECT**

BEING A MERGER AND RE-SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON DECEMBER 20, 2018, DOCUMENT NUMBER 2018-K710506-00 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. 416

CITY AND COUNTY OF SAN FRANCISCO
SCALE AS NOTED

CALIFORNIA
AUGUST, 2020



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 0512-031 2301 LOMBARD STREET

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 16th DAY OF November, 2020.

Signed in counterpart

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. M20-173, ADOPTED November 10, 2020, APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 9935".

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

Signed in counterpart

BY: November 16, 2020
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVALS:

THIS MAP IS APPROVED THIS 27th DAY OF September, 2020

BY ORDER NO. 203661

BY: Alaric Degrafinried DATE: October 23, 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

BY: [Signature]
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISORS' APPROVAL:

ON November 10, 2020, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO.

M20-173, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. 201216

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 TWENTY-TWO (22) 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)(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 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 LOMBARD STREET OR PIERCE 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:

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON JULY 16, 2004
DOC. 2004-H767494-00

"DECLARATION OF COVENANTS, CONDITIONS, ENVIRONMENTAL RESTRICTIONS"
RECORDED ON AUGUST 4, 2016
DOCUMENT NO. 2016-K302434-00

"MEMORANDUM (PROFIT PARTICIPATION AGREEMENT)"
RECORDED ON AUGUST 4, 2016
DOCUMENT NO. 2016-K302435-00

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON MARCH 13, 2018
DOCUMENT NO. 2018-K588348-00

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON MARCH 29, 2018
DOCUMENT NO. 2018-K595508-00

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON SEPTEMBER 10, 2019
DOCUMENT NUMBER 2019-K829704-00

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ALSO BEING A PART OF WESTERN ADDITION BLOCK NO. 416

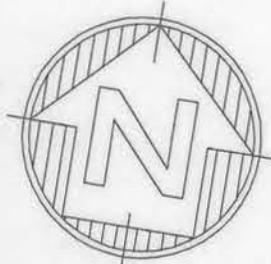
CITY AND COUNTY OF SAN FRANCISCO
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SHEET TWO OF THREE SHEETS



LOMBARD STREET

100' WIDE

481.21' (481.25') (2) (481.60') (5)

BASIS OF SURVEY

424.46' (424.50') (2)(4)

ASSESSOR'S BLOCK 0512

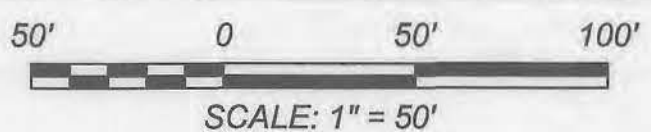
SCOTT STREET
68.75' WIDE

PIERCE STREET
68.75' WIDE

GREENWICH STREET

68.75' WIDE

MONUMENT LINE AND BOUNDARY CONTROL



SCALE: 1" = 50'

LOMBARD STREET 100' WIDE

"O" MAPS 86 & 87

89.58'

3737 O.R. 259, 4-5-1941

114.58'

APN 0512-061

132 CM 202-204

4 LEVEL STUCCO

0.22' CLR 6.7' UP

0.32' CLR 6.7' UP

0.23' CLR

0.22' CLR 8' UP

47.50'

137.50'

0.36' OVR

APN 0512-004

ROBINSON

2018-K628488-00

3 LEVEL STUCCO

0.03' OVR

10.0' UP

ON LINE

9.2' UP

34.625'

14.74'

65.375'

62.50'

25.00'

25.00'

25.00'

14.94' (14.96')

14.33' (14.26')

0.54' (14.90')

15.05'

FOUND TAG "RCE28801" PER (5)

DETAIL



SCALE: 1" = 30'

GREENWICH STREET

68.75' WIDE

FIELD SURVEY COMPLETION:

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON JANUARY 11, 2019. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

BASIS OF SURVEY:

BLOCK LINES OF BLOCK 0512 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.

MAP AND DEED REFERENCES:

- ① GRANT DEED RECORDED DECEMBER 20, 2018, DOCUMENT NUMBER 2018-K710506-00, SAN FRANCISCO COUNTY RECORDS
- ② MONUMENT MAP NO. 31, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR
- ③ BLOCK DIAGRAM OF WESTERN ADDITION BLOCK NO. 416, UNDATED, FILE "0512A", ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR
- ④ "FINAL MAP NO. 8900", FILED FOR RECORD SEPTEMBER 28, 2017, IN BOOK 132 OF CONDOMINIUM MAPS, PAGES 202-204, SAN FRANCISCO COUNTY RECORDS
- ⑤ "PARCEL MAP NO. 4503", FILED FOR RECORD AUGUST 12, 2009, IN BOOK 111 OF CONDOMINIUM MAPS, PAGES 12-13, SAN FRANCISCO COUNTY RECORDS
- ⑥ "PARCEL MAP 5406", FILED FOR RECORD MARCH 26, 2009, IN BOOK 109 OF CONDOMINIUM MAPS, PAGES 80-81, SAN FRANCISCO COUNTY RECORDS
- ⑦ "MAP SHOWING THE WIDENING OF LOMBARD STREET BETWEEN RICHARDSON AVE. & VAN NESS AVE.", FILED FOR RECORD FEBRUARY 18, 1943, IN BOOK "O" OF MAPS, PAGES 86-87, SAN FRANCISCO COUNTY RECORDS

LINETYPES:

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

LEGEND:

- SET CUT CROSS, RIVET & 3/4" BRASS TAG LS 6216
- FOUND NAIL & 3/4" BRASS TAG
- ⊙ FOUND CITY STONE OR CONCRETE MONUMENT WITH LEAD PLUG AND BRASS PIN IN WELL
- L FOUND "L" CUT, ORIGIN UNKNOWN
- () INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
- CLR CLEAR OF PROPERTY LINE
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- OVR OVER PROPERTY LINE
- P.O.B. POINT OF BEGINNING

SURVEYOR'S NOTE:

SUBJECT DEED, DOC. 2018-K510706-00, CONTAINS APPARENT TYPOS:
- PARCEL 2, SECOND COURSE "80 FEET" SHOULD READ "90 FEET"
- PARCEL 3, FIRST COURSE "S.9 DEG. 05' E." SHOULD READ "S.9 DEG. 06' E."

ASSESSOR'S PARCEL NUMBER (APN) NOTE:

THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.
24 CONDOMINIUM UNITS = APN 0512-091 THROUGH 0512-114

BOUNDARY NOTES:

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED; MONUMENT LINES ARE AS SHOWN.

ALL DISTANCES ARE MEASURED UNLESS SHOWN OTHERWISE.

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DETAILS MAY NOT BE TO SCALE AND MAY BE EXAGGERATED FOR CLARITY.

TAGS PER SURVEYS OF REFERENCE NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND.

DISTANCES FROM BUILDING CORNERS TO PROPERTY LINE WERE MEASURED 5.0' UP FROM GROUND, OR AS NOTED. BUILDING TRIM IS EXCLUDED FROM THESE DISTANCES.

FINAL MAP NO. 9935

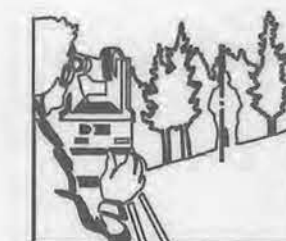
A 22 RESIDENTIAL UNIT & 2 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

BEING A MERGER AND RE-SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON DECEMBER 20, 2018, DOCUMENT NUMBER 2018-K710506-00 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. 416

CITY AND COUNTY OF SAN FRANCISCO
SCALE AS NOTED

CALIFORNIA
AUGUST, 2020



Frederick T. Seher & Associates, Inc.

PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7690 FAX (415) 921-7655

SHEET THREE OF THREE SHEETS

APN 0512-031

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