

April 25, 2025

To the San Francisco Board of Supervisors
c/o Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
bos.legislation@sfgov.org

Re: File No. 250340 – Response & Opposition from the Property Owner to Appeal from Jennifer Nicole Miller of the Tentative Map for 2-4 Addison Street

Dear Supervisors,

This is in response to Jennifer Nicole Miller’s appeal of the Tentative Parcel Map for our property at 2-4 Addison Street in San Francisco, which she filed on April 7, 2025. Ms. Miller is the owner of 8 Addison Street, the property immediately to the west of 4 Addison Street (now 2-4 Addison Street).

We are the property owners of 2-4 Addison Street (APN 7542-033). We write to respond to and refute Ms. Miller’s baseless claims. The Board of Supervisors should uphold and affirm the Director of the Department of Public Works’ (“DPW”) (acting through the Interim City & County Surveyor) approval of the Tentative Map.

Ms. Miller has not raised any claims that merit over-ruling DPW’s approval of the Tentative Map for our SB423 project. Ms. Miller has not raised any claims that show that DPW (1) failed to comply with the applicable regulations; (2) made an error in decision-making approving the Tentative Map; (3) failed to provide sufficient notice of the approval of the Tentative Map; or (4) created unreasonable conditions attached to the Tentative Map. DPW followed the objective standards of the applicable regulations and determined that the Tentative Map should be approved.

Background

We purchased the vacant lot at 4 Addison Street (now 2-4 Addison Street) in October 2024. Prior to our purchase, it sat entirely vacant and under-utilized for years. We purchased the property to bring it to life and bring much-needed housing to San Francisco.

Once we purchased the property, we had a survey done by Peter J. Bekey of KCA Engineers, Inc., one of the most experienced Surveyors in San Francisco and a Licensed Professional Engineer. The survey revealed that Ms. Miller’s hardscaping and fence from 8 Addison, the property immediately to the west of 2-4 Addison, are illegally encroaching on our property, in some places, by over two feet. Once we understood the extent of the encroachment, we contacted Ms. Miller to try to resolve the encroachment as the encroachment is impacting the buildable area on our

property. When we were not able to resolve it with Ms. Miller, we had our attorney, Tom Tunney of Reuben, Junius & Rose, LLP, contact her (and then her attorney, Jeff Belote). We are currently working with our attorney to try to resolve the encroachment matter with Ms. Miller, through her attorney.

As part of the process to build on the property, KCA Engineers, on our behalf, filed an application with DPW in December 2024, to lot-split 4 Addison Street into two parcels with two units on each parcel, and provided the Tentative Parcel Map to DPW as part of the application. In February 2025, DPW began its review of the lot-split application and KCA Engineers updated the Tentative Map at that time. *See Exhibit A* (DPW Status as of 4/21/25) and *Exhibit B* (Tentative Parcel Map). In March 2025, DPW circulated the Tentative Map to the various City Agencies as part of the process to consider the lot-split of 2-4 Addison Street and the various City Agencies had no objections to the lot-split.

While we were working on the lot-split of 2-4 Addison Street, we also began the process to file an SB423 Application with the Planning Department for a building on each parcel (one on 4 Addison Street and one on 2 Addison Street), pending the determination from DPW regarding the lot-split. ONE Design, our structural engineering firm (Erean O'Neill is the Principal Engineer of ONE Design and a licensed Professional Engineer), is working in collaboration with RG-Architecture on the project. In addition, we are working closely with the Planning Department to ensure that our buildings comply with the City's Planning requirements. We held an Informational Meeting pursuant to SB423 on March 27, 2025 before the San Francisco Planning Commission as part of the streamlined process for housing approvals.

On March 26, 2025, Katharine S. Anderson, the Interim City & County Surveyor, acting for the Director of DPW (the "Surveyor"), approved the Tentative Map to lot-split 4 Addison into 2 lots – namely, 2 and 4 Addison Street.

On March 27, 2025, DPW provided notice to the relevant neighbors of 2-4 Addison of the approval by DPW of the lot-split of 2-4 Addison Street. Ms. Miller then filed her appeal on April 7, 2025. Ms. Miller is the only neighbor to appeal the Tentative Map approval.

Response & Opposition to Ms. Miller's Claims, Which Claims Should be Rejected.

The Fence & Hardscaping from 8 Addison Encroaching on 2-4 Addison Are Not Relevant to the Tentative Parcel Map.

The fence and hardscaping that are illegally encroaching from Ms. Miller's property at 8 Addison onto our property at 2-4 Addison are not relevant to the Tentative Map determination. We are working to try to resolve the encroachment with Ms. Miller, through our attorneys. The encroachment is not part of the lot-split determination and is handled separately from the Tentative Map determination by the Surveyor. *See Exhibit C* (Letter from Peter J. Bekey dated April 23, 2025).

36 Bemis Has Nothing to Do with the Encroachment from 8 Addison Street.

As the Tentative Map shows, the encroaching fence & hardscaping from 8 Addison have nothing to do with the property at 36 Bemis (which is immediately to the east of 2-4 Addison Street). 36 Bemis is not related to the illegal encroachment from 8 Addison Street. *See* **Exhibit B** (Tentative Parcel Map). The owners of 36 Bemis have not appealed the Tentative Map approval.

The Tentative Parcel Map is Not a “Draft” Map.

Ms. Miller asserts that the Tentative Map is a “draft” map. This is not correct. The Tentative Parcel Map is exactly that – tentative until a Final Parcel Map is completed. This is part of the normal process to lot-split a property. *See* **Exhibit B** (Tentative Parcel Map) & **Exhibit C** (Letter from Peter J. Bekey dated 4/23/25).

The Tree Stump Is Not a “Monument” relevant for the Tentative Map.

Ms. Miller asserts that the Tentative Map should have included a “tree stump.” However, as supported by Peter Bekey, a licensed Professional Engineer, a tree stump is not a “monument” to include on a survey. *See* **Exhibit C** (Letter from Peter J. Bekey dated 4/23/25).

The Sewer Easement Has Nothing to Do with 2-4 Addison Street.

Ms. Miller asserts that a sewer easement is somehow part of the determination for 2-4 Addison. This is baseless. The sewer easement on 8 Addison has nothing to do with our property at 2-4 Addison Street. Ms. Miller’s own evidence establishes that the sewer easement is entirely on her property, not ours. *See* **Exhibit D** (Appendix III from Ms. Miller’s appeal, explaining that the “right of way easement to reconstruct, maintain, operate and repair the existing sewer appurtenances beneath the surface of the areas designated “10 ft sewer easement” within Lots 14, 21, 22, 23 and 24 and 25 of Block 7542”. Lot 14 is 8 Addison. 4 Addison Street (Lot 13) is not covered by this easement.). In addition, we present the following evidence to show further support for the fact that the sewer easement has nothing to do with our property at 2-4 Addison. *See* **Exhibit E** (Map of Unit 3 of Diamond Heights explicitly stating that 4 Addison is not part of the sewer easement that is contained on 8 Addison – the map states that the property at 4 Addison is “not a part of this map.”); **Exhibit F** (Snapshot of DPW’s Bureau of Engineering, Hydraulic Section, showing sewer manholes on 8 Addison St, not 2-4 Addison St.). In fact, some of the evidence that Ms. Miller submitted, if correct, suggests that her house on 8 Addison may actually be encroaching on the sewer easement. *See* **Exhibit G** (Appendix IV from Ms. Miller’s appeal, showing that the sewer easement may be more than 10 feet over on her property line, in which event her house could potentially be sitting in the easement). This is not, however, for our determination as the sewer easement has no bearing on our property at 2-4 Addison Street. *See* **Exhibit C** (Letter from Peter J. Bekey dated 4/23/25).

Ms. Miller's Own Independent Surveyor Confirms the Accuracy of the Tentative Parcel Map as to the Encroachment & Boundary Lines.

Ms. Miller asserted that she needed more time to have her own independent survey done of the boundary lines between 2-4 Addison Street and 8 Addison Street. After she filed the appeal, Ms. Miller's own independent surveyor confirmed on or about April 14, 2025 the accuracy of our Tentative Parcel Map as to the encroachment and boundary lines between 2-4 Addison Street and 8 Addison Street. There is no reason for any further delay of the Tentative Parcel Map of 2-4 Addison Street.

Our Proposed Buildings on 2-4 Addison Street Will Be Within the City's Planning Requirements.

Ms. Miller asserts that the driveway and proposed heights for 2-4 Addison Street are not "in keeping" with Addison homes. This is baseless. We are working closely with the Planning Department to ensure that the buildings on 2-4 Addison Street are within the City's Planning Requirements for this SB423 project. *See Exhibit C* (Letter from Peter J. Bekey dated 4/23/25).

Conclusion – DWP's Approval of The Tentative Map Should Stand.

The Surveyor approved the Tentative Map for 2-4 Addison Street and the Surveyor's decision should stand. Ms. Miller has not raised any issues that warrant over-ruling the sound decision of the Director of Public Works, acting through the Surveyor. She has not established that the Surveyor did not follow the objective standards of this SB423 project in approving the Tentative Map. The Board of Supervisors should deny Ms. Miller's appeal. The Surveyor's decision should stand and the Tentative Map for 2-4 Addison Street should proceed to a Final Parcel Map.

Thank you in advance for your time and consideration.

Respectfully submitted,

Erean O'Neill & Simone Katz-O'Neill

SENC, LLC

Owner of 2-4 Addison Street

Exhibit A

[back to list](#)

project id: 12498			
Project Name:	7542 / 033 (4NCM)	DPW Surveyor:	
Project Type:	4 New Condominiums		
Check Rec'd	\$13177	ECP Check Rec'd	\$
Surveyor / Engineer of Record:	KCA ENGINEERS, INC		

Address #	Street Name	Block #	Lot #
2-4	ADDISON ST	7542	033

Current Phase: **Proposed Final Review** Current Status: **Pending Applicant**

Date Rec'd	Date to DCP	Date Rec'd from DCP	Date DPW Tent. Approval	Date Mylars Rec'd	Date Recorded
2/4/2025 7:29:32 AM	3/4/2025 10:38:25 AM		3/27/2025 12:12:09 PM		

Activity	Date Stamp	Comments
Application Logged	2/4/2025	PID:12498
Project Funds Received	2/4/2025	Check#:1008 \$1000.00 and Check#:1009 \$12,177.00
Correspondence Received	2/4/2025	Several project status inquiries from One Design and surveyor, incorrect tentative map submitted with original application. Replacement tentative map received 1/23/2025
Comment	2/4/2025	Need to check and review all submitted documents for accuracy before circulating to city agencies.
Comment	2/6/2025	Project in process and review.
Comment	2/7/2025	Project under review.
Comment	2/7/2025	Project in process and review.
Comment	2/13/2025	Project in process and review.
Returned to Applicant	2/13/2025	Incomplete submittal
Comment	2/27/2025	Revised TM, Prelim, D. App form
Comment	3/4/2025	Under review.
Comment	3/4/2025	Project in process and review.
Application Deemed Submittable	3/4/2025	Project in process and review.
Circulated to City Agencies	3/4/2025	Project in process and review.
Sent to DCP	3/4/2025	Project in process and review.

Comment	3/10/2025	Received check#:1016 \$100.00.
Comment	3/12/2025	Project in process and review.
Approved by DCP	3/20/2025	Also received map checklist.
Comment	3/25/2025	Under review
Senior Tentative Map Approval Granted	3/26/2025	Project in process and review.
Notice to Neighborhood Sent CC 5-6 units & all NC	3/26/2025	Project in process and review.
Comment	3/27/2025	Project in process and review.
Comment	3/31/2025	Project in process and review.
Correspondence Received	4/4/2025	Project in process and review.
Correspondence Received	4/7/2025	Project in process and review.
Comment	4/8/2025	Project in process and review.
Comment	4/18/2025	Project in process and review.
Comment	4/21/2025	Project in process and review.

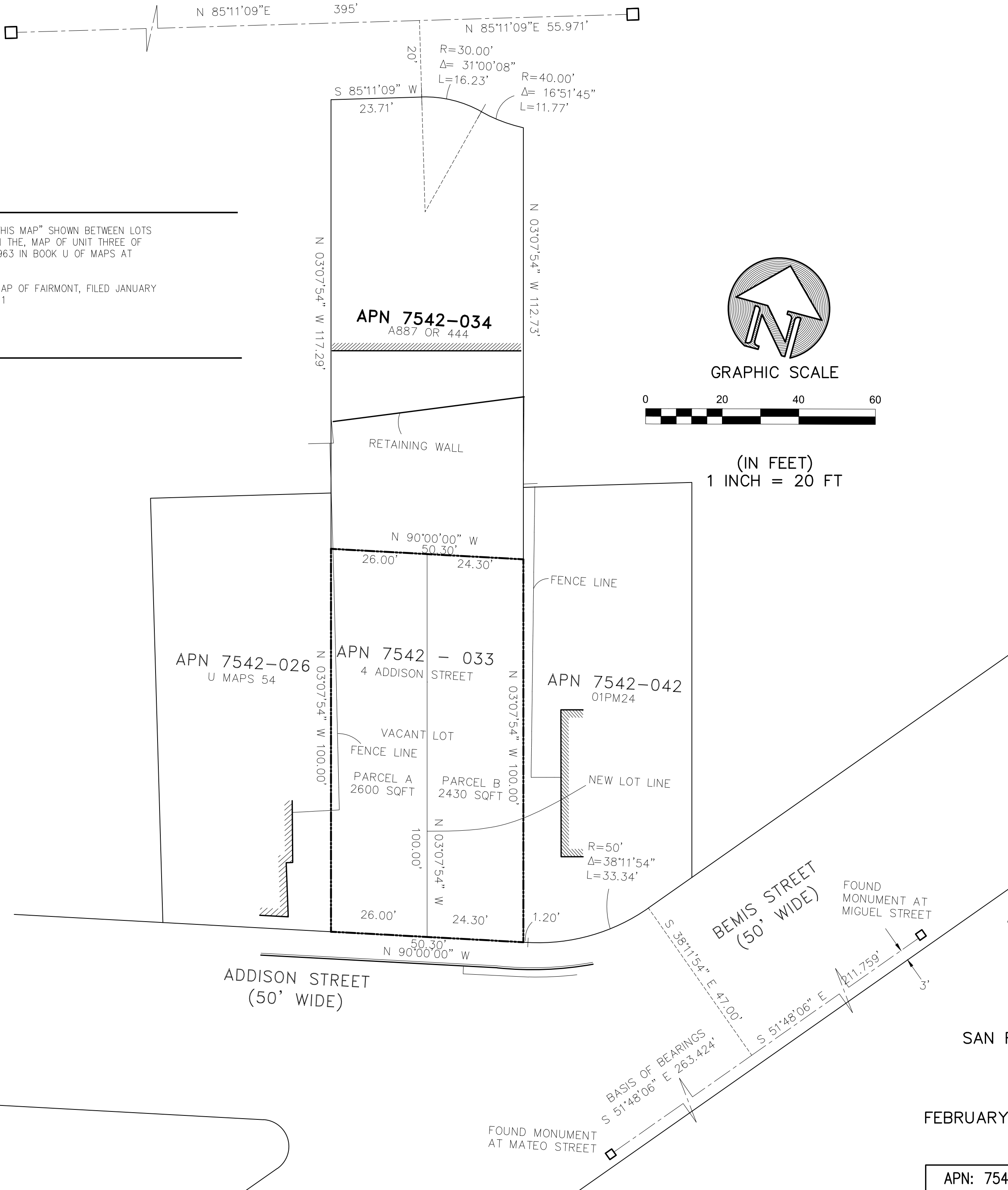
Exhibit B

PROPERTY:

1. PORTION OF THE "NOT A PART OF THIS MAP" SHOWN BETWEEN LOTS 11,12,14, AND 25 IN BLOCK 7524 ON THE, MAP OF UNIT THREE OF DIAMOND HEIGHTS FILED JUNE 20, 1963 IN BOOK U OF MAPS AT PAGE 7
2. PORTION OF LOT 19 IN BLOCK 33, MAP OF FAIRMONT, FILED JANUARY 19, 1899 IN BOOK 1 OF MAPS AT 211

LEGEND:

- SUBDIVISION LINE
- /// BUILDING LINE
- FOUND MONUMENT PER MON. MAP 238
- APN ASSESSOR'S PARCEL NUMBER



BOUNDARY NOTES:

PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE BASED ON RECORD DATA AND ARE NOT INTENDED TO BE A DETAILED FINAL SURVEY OF THE PROPERTY. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY, RELATIVE TO TENTATIVE MAP REVIEW.

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DATE OF SURVEY:

SURVEY INFORMATION IS BASED ON A SURVEY PREPARED BY KCA ENGINEERS IN 2024.THERE ARE NO CHANGES SINCE THAT DATE.

SURVEY REFERENCE:

THE SURVEY HEREON WAS BASED ON THE GRANT DEED FILED OCTOBER 28,2024 AS INSTRUMENT NUMBER 2024-086063 IN THE OFFICE OF THE COUNTY RECORDER.

PROJECT BENCHMARK - DESCRIPTION:

ELEVATIONS BASED ON SAN FRANCISCO HISTORIC CITY DATUM IN THE NORTHWEST CORNER, 65' EAST OF THE INTERSECTION OF ADDISON STREET AND BEMIS STREET, CROWCUT IN NORTH RIM OF SEWER MANHOLE, ELEVATION 351.838'

BASIS OF BEARINGS - DESCRIPTION:

THE BEARING OF S 51°48'06" E BETWEEN THE FOUND MONUMENTS ALONG BEMIS STREET BETWEEN MATEO STREET AND MIGUEL STREET AS SHOWN ON THE MAP OF UNIT THREE OF DIAMOND HEIGHTS (U MAPS 7,8) WAS TAKEN AS THE BASIS OF BEARINGS SHOWN HEREON.

CIVIL ENGINEER'S INFORMATION:

PETER J. BEKEY
KCA ENGINEERS, INC.
318 BRANNAN STREET
SAN FRANCISCO, CALIFORNIA 94107

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON RECORD AND SURVEYED INFORMATION.

DATE: 12/20/24

PETER J. BEKEY
KCA ENGINEERS, INC.
LICENSE NO. 14786
LICENSE EXPIRES MARCH 31, 2025



TENTATIVE MAP
PARCEL MAP XXXX

A TWO LOT PARCEL MAP WITH, PARCEL A AND PARCEL B. EACH CONTAINING TWO RESIDENTIAL CONDOMINIUM UNITS A SUBDIVISION OF THE PROPERTY DESCRIBED IN THE DEED FILED OCTOBER 28, 2024, AS INSTRUMENT NUMBER 2024-086063 IN THE OFFICE OF THE COUNTY RECORDER

SAN FRANCISCO CALIFORNIA

KCA ENGINEERS INC.
CONSULTING CIVIL ENGINEERS

FEBRUARY 2025

SCALE: 1" = 20'

SHEET 1 OF 1 SHEETS

APN: 7542-033

4 ADDISON

42-026
S 54

N 03°07'54" W 100.00'

APN 7542 - 033
4 ADDISON STREET

VACANT LOT

FENCE LINE

PARCEL A
2600 SQFT

PARCEL B
2430 SQFT

N 03°07'54" W 100.00'

FENCE

APN

100.00'

N 03°07'54" W

26.00'

24.30'

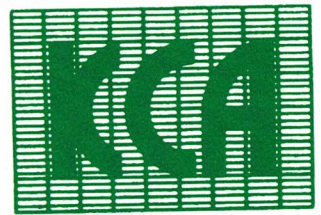
1.20'

50.30'
N 90°00'00" W

Exhibit C

KCA ENGINEERS, INC.

CONSULTING ENGINEERS • SURVEYORS • PLANNERS



318 BRANNAN STREET • SAN FRANCISCO, CALIFORNIA 94107
(415) 546-7111 • FAX: (415) 546-9472

April 23, 2025

To the Board of Supervisors
c/o Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
bos.legislation@sfgov.org

Re: File No. 250340 – Letter from KCA Engineers, Inc. in re: Appeal from Jennifer Nicole Miller of the Tentative Map for 2-4 Addison Street

I am the Principal Owner & Supervising Design Engineer of KCA Engineers, Inc. I am a licensed Civil Engineer and Land Surveyor and have practiced in the field for over sixty years. I prepared the Tentative Parcel Map for 2-4 Addison Street, (APN 7542-033).

In regard to the appeal filed by Jennifer Miller to the Tentative Parcel Map for 2-4 Addison Street, I have reviewed the package of 11 pages from Jennifer Miller, and have the following comments in response to her appeal:

1. There is a mention that the survey was unsigned. If a signed copy is requested, the drawing can be stamped with my seal and signed. I provided a Tentative Parcel Map to the Department of Public Works as is standard with a parcel map application. A Final Parcel Map will be the next step, which will include my seal and will be signed.
2. The presence of a wall or fence on the 4 Addison property that is being claimed as having been constructed a while ago, does not move the property line to that structure. The legal description of the property is what was surveyed. If Ms. Miller's ownership is being claimed to the property not described in the legal descriptions, that is not a survey resolvable item.
3. As indicated, a signed survey can be provided. Pertinent monuments shown on maps on file with the City and County of San Francisco, were surveyed, and are shown on the map. The reference to a tree stump as a monument is not appropriate, since it is not referenced in the legal descriptions or shown on recorded maps. It is nothing but a tree stump and is not included in the Tentative Parcel Map.
4. Ms. Miller's claim that the wall and fence have purportedly been in the same location for some years, does not change the legal descriptions of the properties. Moving the lot line is not a survey item and not relevant for a Tentative Parcel Map.

To the Board of Supervisors
c/o Clerk of the Board of Supervisors
April 23, 2025
Page 2 of 2

5. Purported discussions with previous property owners are not an item that the title company has found to be of record in preparing the title report for 4 Addison.
6. The ten foot wide sewer easement is in 8 Addison, adjacent to the property line with 4 Addison. The sewer easement is not on 4 Addison. Exhibit four to Ms. Miller's letter, shows a location for the sewer easement prepared by the title company. The way it is drawn, the home on 8 Addison would be encroaching into the easement.
7. There is also a reference to two Assessor's Block Maps, exhibit 5 and 6. Both of these show the width of 4 Addison as 50.060 feet. Assessor's maps are not survey maps, and are used solely for tax purposes. The recorded maps, the deeds and our survey all agree that the width is 50.303' for the width of 4 Addison.
8. The location of the sewer easement on 8 Addison has nothing to do with the survey of 4 Addison. The easement is located on the map of Diamond Heights, and is located also by description as being in lot 14, which is 8 Addison.
9. 4 Addison is not proposing to build over a sewer easement that is located within 8 Addison property. The easement is not located within 4 Addison.
10. The alleged claim of an easement onto 4 Addison by the owner of 8 Addison, because a wall or fence have existed for a period of time, is not a survey related item.
11. Building setbacks are established by the City, as well as building heights. This needs to be addressed by the City for conformance.
12. Building setbacks are established by the City, as well as building heights. This needs to be addressed by the City for conformance.

Respectfully submitted,


Peter J. Bekey
RCE 14786
KCA Engineers, Inc.
318 Brannan Street
San Francisco, CA 94107
Phone: 415-546-7111
Email: pbekey@kcaengineers.com



Exhibit D

BOOK 1606 PAGE 780

PARCEL 4.

A right of way easement to reconstruct, maintain, operate and repair the existing sewer and appurtenances beneath the surface of the areas designated "10 FT SEWER EASEMENT" within Lots 18, 21, 22, 23, 24 and 25 of Block 7542, also within Lots 1, 24, 25, 26, 27, 28, 29 and 30 of Block 7543, as shown on said subdivision map.

PARCEL 5.

A right of way easement to reconstruct, maintain, operate and repair the existing electrolrier on the area designated "5' x 5' Public Utility Easement" within Lots 10 and 11 of Block 7544 as shown on said subdivision map.

PARCEL 6.

A right of way easement to reconstruct, maintain, operate and repair the existing electrolrier on the area designated "5' x 5' Public Utility Easement" within Lots 12 and 19 of Block 7544, as shown on said subdivision map.

ALSO, Agency hereby conveys ownership to City of the improvements and facilities already constructed or to be constructed by Agency in or on all of the above described parcels.

This grant is made subject to the condition that Agency and its successors in interest shall not erect structures nor plant trees or large shrubs on the areas within said parcels, nor use the same for any purpose which will interfere with the City's rights hereunder or damage the City's improvements and facilities therein; provided, however, that Agency and its successors in interest may plant lawns and flowers on the surface of the lands within such easement areas wherein City's facilities are installed underground.

IN WITNESS WHEREOF, Agency has executed this conveyance this 20th day of June, 1963.

Authorized by Agency Resolution No. 51-63 adopted April 23, 1963.

Form Approved:
Henry Y. Davis
Henry Y. Davis
Agency General Counsel

Agency Real Estate Division Approval:

By James H. Emission

Agency Engineering Division Approval:

By P. L. Williams

REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO, a public body, corporate and politic,

By [Signature]
Executive Director

By [Signature]
Secretary

Acceptance, authorized by Board of Supervisors Resolution No. 331-63, adopted June 10, 1963.

110616 JUN20 63

Exhibit E

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned is the only party having any record title interest in the land subdivided and shown within the red boundary line on this map, and does hereby consent to the preparation and recordation of this map entitled, "Map of Unit Three of Diamond Heights, San Francisco, California", comprising 2 sheets, and does hereby offer for dedication for public use as public streets, the parcels of land delineated and designated hereon within the red boundary line as Beacon Street, Digby Street, Obsidian Lane, Everson Street, Addison Street and Amatista Lane.

Also, the undersigned hereby grants a fee simple title to the City and County of San Francisco to all of the lands within the above named public streets included within the red boundary line of this map.

Executed this 28 day of May, 1963

REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

By Everett Griffin M.C. Hermann
Everett Griffin, Chairman M.C. Hermann, Secretary
(Authorized by Agency Resolution No. 51-63 adopted April 23, 1963)

ACKNOWLEDGMENT

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO: ss

On May 28, 1963, before me, Mary E. Nelson, a Notary Public in and for said County and State, personally appeared Everett Griffin, known to me to be the Chairman, and M.C. Hermann, known to me to be the Secretary of the Redevelopment Agency of the City and County of San Francisco that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the Redevelopment Agency, and acknowledged to me that such Redevelopment Agency executed the within instrument pursuant to its By-Laws and a Resolution of its Members.

Witness my hand and seal: Mary E. Nelson
Notary Public in and for the City and County of San Francisco, State of California
My Commission expires June 18, 1964

APPROVED MAP OF UNIT THREE OF DIAMOND HEIGHTS, SAN FRANCISCO, CALIFORNIA, COMPRISING 2 SHEETS, AND DOES HEREBY OFFER FOR DEDICATION FOR PUBLIC USE AS PUBLIC STREETS, THE PARCELS OF LAND DELINEATED AND DESIGNATED HEREON WITHIN THE RED BOUNDARY LINE AS BEACON STREET, DIGBY STREET, OBSIDIANA LANE, EVERSON STREET, ADDISON STREET AND AMATISTA LANE.

I, Robert J. Dolan, Clerk of the Board of Supervisors of the City and County of San Francisco, do hereby certify that the Board of Supervisors, by its Resolution No. 1963, adopted 1963, approved this map entitled, "Map of Unit Three of Diamond Heights, San Francisco, California", comprising 2 sheets, and accepted on behalf of the public, the parcels of land delineated and designated hereon within the red boundary line as Beacon Street, Digby Street, Obsidian Lane, Everson Street, Addison Street, and Amatista Lane and declared them to be open public streets dedicated to public use.

I further certify that the Board of Supervisors, by said Resolution, accepted this map on behalf of the public as a fee simple grant to said parcels dedicated as streets, transferring title therein to the City and County of San Francisco.

Executed this 19 day of May, 1963

Robert J. Dolan
Clerk, Board of Supervisors
City and County of San Francisco
State of California

I do hereby certify that, during the years 1952 to 1960, a survey authorized by the Redevelopment Agency of the City and County of San Francisco was made under my direction and that the survey is true and complete as shown on this "Map of Unit Three of Diamond Heights, San Francisco, California," comprising 2 sheets.

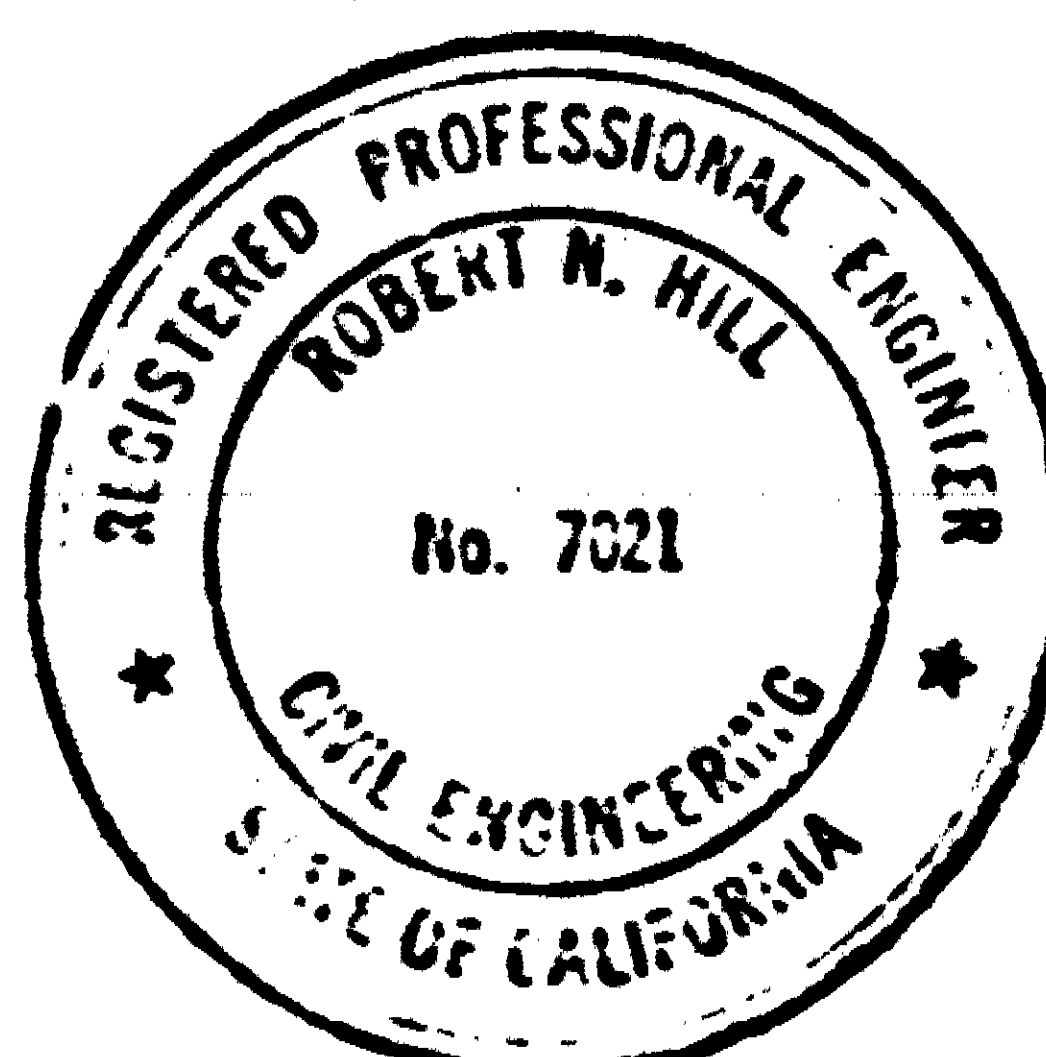
Executed this 28 day of May, 1963

E. Elmore Hutchison
E. Elmore Hutchison
Registered Civil Engineer No. 2488

It is hereby certified that the monuments are of the character and occupy the positions indicated on this map (or that they will be set in such positions and at such time as agreed upon) and that they are sufficient to enable this survey to be retraced.

Executed this 28 day of May, 1963

REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO
By Robert M. Hill
Robert M. Hill
Registered Civil Engineer No. 7021



I, Clifford J. Geertz, City Engineer of the City and County of San Francisco, do hereby certify that I have examined this final "Map of Unit Three of Diamond Heights, San Francisco, California," comprising 2 sheets, that the subdivision as shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereof, that all provisions of the "Subdivision Map Act" and any local ordinances applicable at the time of approval of the tentative map have been complied with and I am satisfied that said map is technically correct.

Executed this 29th day of May, 1963

Clifford J. Geertz
City Engineer

I, Robert J. Dolan, Clerk of the Board of Supervisors of the City and County of San Francisco, State of California, do hereby certify that the subdivider who has signed this map has filed a certificate from the Controller of the City and County of San Francisco, showing that according to the records of his 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.

Executed this 19th day of June, 1963

Robert J. Dolan
Clerk of the Board of Supervisors
City and County of San Francisco
State of California

This map is approved this 29th day of May, 1963
by order No. 63-632

S.M. Tatarian
S.M. Tatarian
Director of Public Works
and Advisory Agency

ATTEST: R. Brooks Lorfer
Assistant Director of Public Works

APPROVED AS TO FORM:
THOMAS M. O'CONNOR, CITY ATTORNEY

By George E. Rabin
Deputy City Attorney

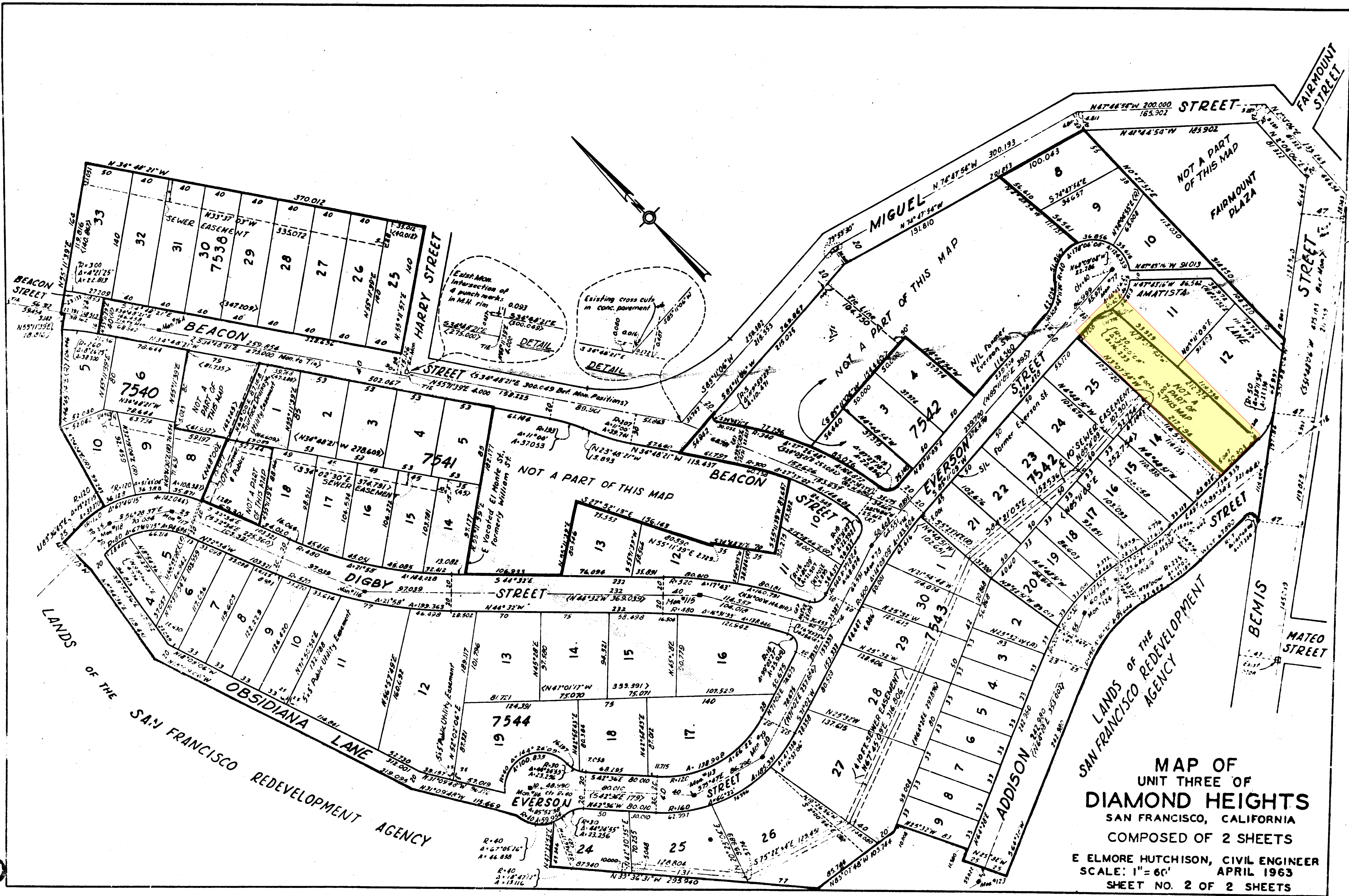
Not Returnable

MAP OF
UNIT THREE OF
DIAMOND HEIGHTS

SAN FRANCISCO, CALIFORNIA

COMPOSED OF 2 SHEETS

E. ELMORE HUTCHISON, CIVIL ENGINEER
SCALE: 1" = 60' APRIL 1963
SHEET NO. 1 OF 2 SHEETS



MAP OF
UNIT THREE OF
DIAMOND HEIGHTS
SAN FRANCISCO, CALIFORNIA
COMPOSED OF 2 SHEETS
E. ELMORE HUTCHISON, CIVIL ENGINEER
SCALE: 1" = 60'
APRIL 1963
SHEET NO. 2 OF 2 SHEETS

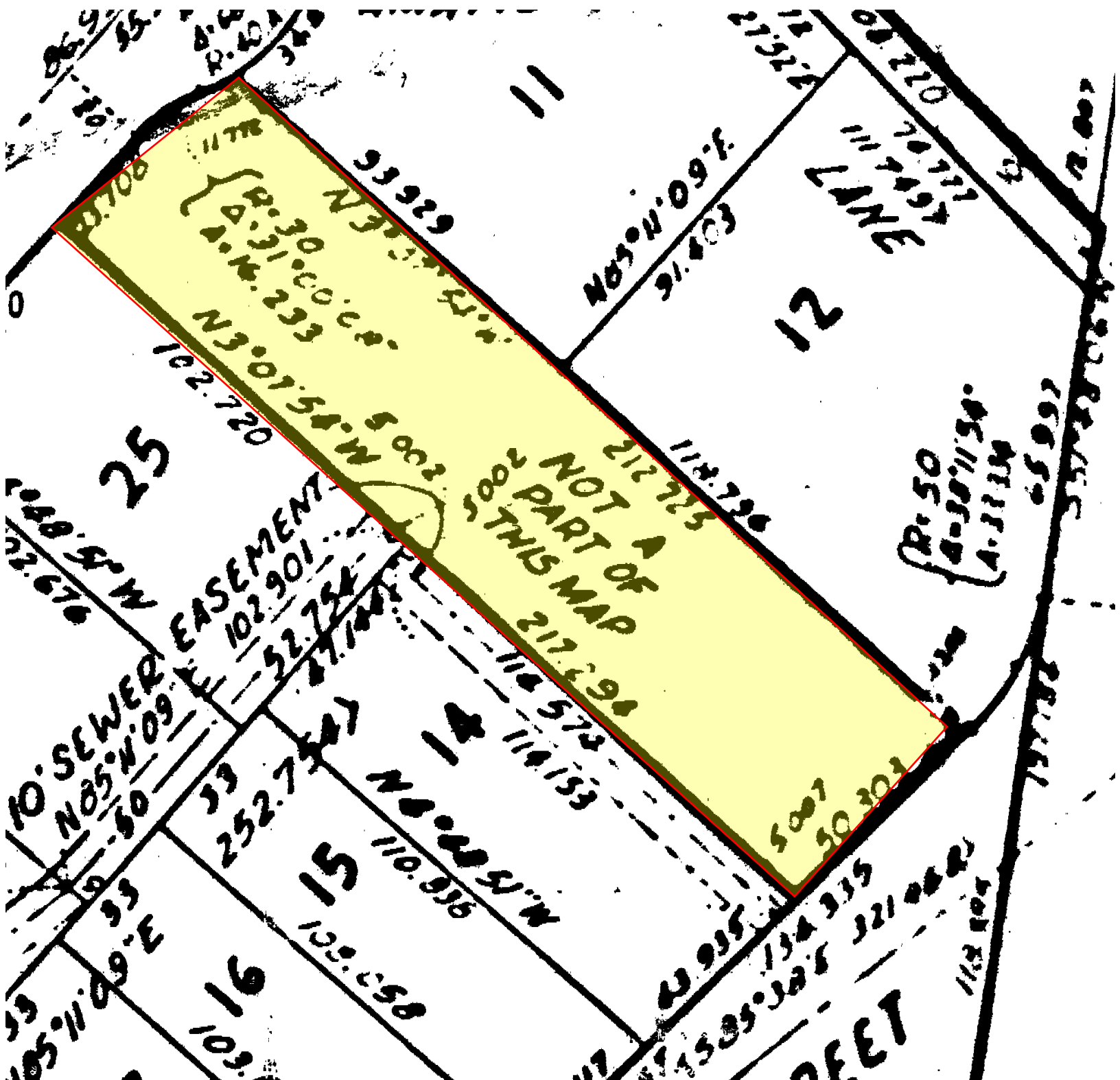


Exhibit F

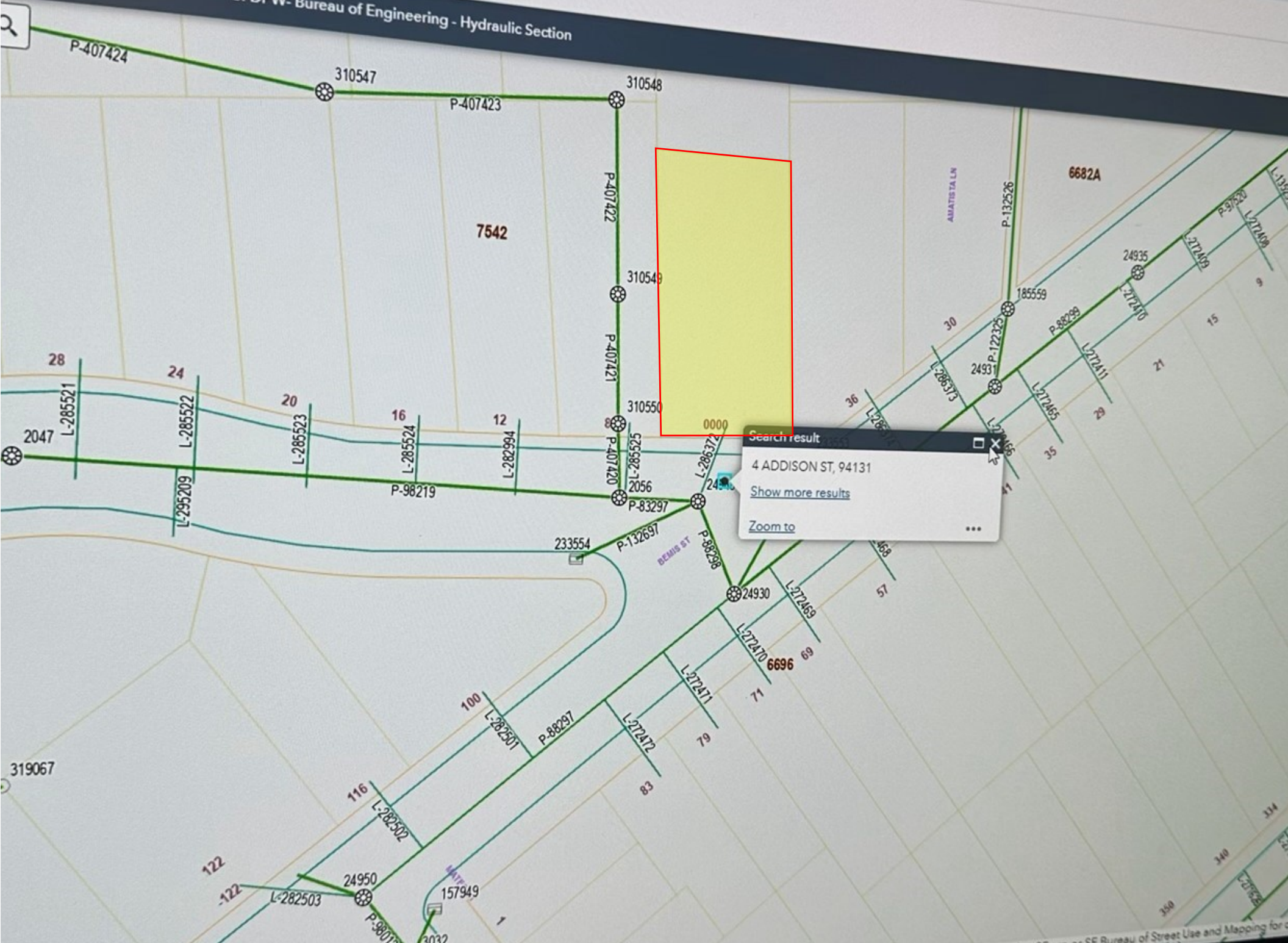



Exhibit G

Appendix IV p1 of 1



 Item #8 - Sewer Easement

Sheet
1 of 1