

File No. 190608

Committee Item No. _____

Board Item No. 33

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____
Board of Supervisors Meeting

Date: _____
Date: June 4, 2019

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OTHER

- Public Works Order No. 201077
- Tentative Map Decision 12/26/18
- Notice of Special Restriction 07/12/18
- Tax Certificates 05/10/19
- Final Maps
- _____
- _____

Prepared by: Jocelyn Wong
Prepared by: _____

Date: May 31, 2019
Date: _____

1 [Final Map 9769 - 915 Minna Street]
2

3 **Motion approving Final Map 9769, a 49 residential unit condominium project, located at**
4 **915 Minna Street, being a subdivision of Assessor's Parcel Block No. 3510, Lot No. 058;**
5 **and adopting findings pursuant to the General Plan, and the priority policies of**
6 **Planning Code, Section 101.1.**
7

8 MOVED, That the certain map entitled "FINAL MAP 9769", a 49 residential unit
9 condominium project, located at 915 Minna Street, being a subdivision of Assessor's Parcel
10 Block No. 3510, Lot No. 058, comprising three sheets, approved April 30, 2019, by
11 Department of Public Works Order No. 201077 is hereby approved and said map is adopted
12 as an Official Final Map 9769; and, be it

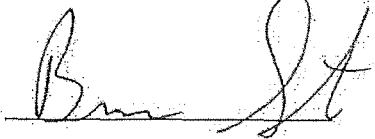
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the
15 Planning Department, by its letter dated December 26, 2018, that the proposed subdivision is
16 consistent with the General Plan, and the priority policies of Planning Code, Section 101.1;
17 and, be it

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

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

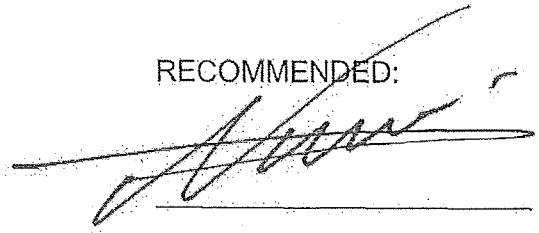
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DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor

RECOMMENDED:



Mohammed Nuru
Director of Public Works

City and County of San Francisco

San Francisco Public Works



London N. Breed, Mayor
Mohammed Nuru, Director

GENERAL - DIRECTOR'S OFFICE
City Hall, Room 348
1 Dr. Carlton B. Goodlett Place, S.F., CA 94102
(415) 554-6920 www.SFPublicWorks.org



Public Works Order No: 201077

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

APPROVING FINAL MAP 9769, 915 MINNA STREET, A 49 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 058 IN ASSESSORS BLOCK NO. 3510 (OR ASSESSORS PARCEL NUMBER 3510-058). [SEE MAP]

A 49 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated DECEMBER, 26, 2018 stated that the subdivision is consistent with the General Plan and the Priority Policies of City Planning Code Section 101.1.

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

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 9769", 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 DECEMBER, 26, 2018, from the City Planning Department stating the subdivision is consistent with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

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

RECOMMENDED:

APPROVED:



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

X

DocuSigned by:

Bruce Storrs

Storrs, Bruce^{97ABC41507B0494...}

County Surveyor

X

DocuSigned by:

Mohammed Nuru

Nuru, Mohammed^{45AB17F474FA...}

Director



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



TENTATIVE MAP DECISION

Date: Nov 1st, 2018

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

Project ID: 9769			
Project Type: 49 Units New Condominium Project			
Address#	StreetName	Block	Lot
915 - 963	MINNA ST	3510	058
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

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

Sincerely,

ADRIAN VERHAGEN
Digitally signed by ADRIAN VERHAGEN
 DN: cn=ADRIAN VERHAGEN, o=DPW-BSM, email=adrian.verhagen@sfdpw.org,
 c=US
 Date: 2018.10.31 11:37:54 -07'00'

for, Bruce R. Storrs, P.L.S.
 City and County Surveyor

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class , CEQA Determination Date , based on the attached checklist.

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

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

PLANNING DEPARTMENT

Signed: **Xinyu Liang** Digitally signed by Xinyu Liang
 Date: 2018.12.26 16:44:20 -08'00'

Date: **12/26/2018**

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

EXHIBIT A

AUTHORIZATION

This authorization is for a Large Project Authorization to allow for the new construction of a four-story residential building with 46 dwelling units, and a modification to the requirements for open space and dwelling unit mix, located at 915 Minna Street, Lot 058 in Assessor's Block 3510, pursuant to Planning Code Section 329, within the RED-MX (Residential Enclave-Mixed) Zoning District, and a 45-X Height and Bulk District; in general conformance with plans, dated January 27, 2016, and stamped "EXHIBIT B" included in the docket for Case No. 2015-002600ENX and subject to conditions of approval reviewed and approved by the Commission on May 12, 2016 under Motion No. 19646. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on May 12, 2016 under Motion No. 19646.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 19646 shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Office Development Authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

Validity. The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Expiration and Renewal. Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Diligent Pursuit. Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Extension. All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Conformity with Current Law. No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Mitigation Measures. Mitigation measures described in the MMRP for the Eastern Neighborhoods Plan EIR (Case No. 2015-002600ENV) attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

Final Materials. The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Garbage, Composting and Recycling Storage. Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level or below-grade within the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Rooftop Mechanical Equipment. Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application for each building. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

Unbundled Parking. All off-street parking spaces shall be made available to Project residents only as a separate “add-on” option for purchase or rent and shall not be bundled with any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner’s rules be established, which prevent or preclude the separation of parking spaces from dwelling units.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Parking Maximum. Pursuant to Planning Code Section 151.1, the Project shall provide no more than 33 off-street parking spaces for the 46 dwelling units contained therein.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Bicycle Parking. Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than 46 Class 1 bicycle parking spaces and 2 Class 2 bicycle parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Managing Traffic During Construction. The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

First Source Hiring. The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org

Anti-Discriminatory Housing. The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Eastern Neighborhoods Infrastructure Impact Fee. Pursuant to Planning Code Section 423 (formerly 327), the Project Sponsor shall comply with the Eastern Neighborhoods Public Benefit Fund provisions through payment of an Impact Fee pursuant to Article 4.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Eastern Neighborhoods Payment In Case of Variance or Exception. Pursuant to Planning Code Section 427, in the Eastern Neighborhoods Mixed Use Districts, should a Variance from usable open space requirements for residential uses be granted by the Zoning Administrator, or an exception be granted for those projects subject to the Section 329 process, the Project Sponsor shall pay a fee in accordance with Article 4.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Transportation Sustainability Fee. Pursuant to Planning Code Section 411A, the Project Sponsor shall pay the Transportation Sustainability Fee (TSF) as required by and based on drawings submitted with the Building Permit Application. The Project Sponsor shall pay the fee at the time of and in no event later than the issuance of the First Construction Document.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Residential Child Care Impact Fee. Pursuant to Planning Code Section 414A, the Project Sponsor shall pay the Residential Child Care Impact Fee, as required by and based on drawings submitted with the Building Permit Application. The Project Sponsor shall pay the fee at the time of and in no event later than the issuance of the First Construction Document.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING

Enforcement. Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Revocation Due to Violation of Conditions. Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

Garbage, Recycling, and Composting Receptacles. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

Sidewalk Maintenance. The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

Noise Control. The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org.

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org

Community Liaison. Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Lighting. All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

INCLUSIONARY HOUSING

1. **Number of Required Units.** Pursuant to Planning Code Section 415.6, the Project is currently required to provide 12% of the proposed dwelling units as affordable to qualifying households, but is subject to change under a proposed Charter amendment and pending legislation if the voters approve the Charter Amendment at the June 7, 2016 election. The Project contains 46 units; therefore, 6 affordable units are currently required. The Project Sponsor will fulfill this requirement by providing the 6 affordable units on-site. If the Project is subject to a different requirement if the Charter Amendment is approved and new legislative requirements take effect,

the Project will comply with the applicable requirements at the time of compliance. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

2. **Unit Mix.** The Project contains 23 studios, 5 one-bedroom, and 18 two-bedroom units; therefore, the required affordable unit mix is 3 studios, 1 one-bedroom, and 2 two-bedroom units, or the unit mix that may be required if the inclusionary housing requirements change as discussed above. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

3. **Unit Location.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

4. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than twelve percent (12%), or the applicable percentage as discussed above, of the each phase's total number of dwelling units as on-site affordable units.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

5. **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

6. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures

Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at <http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>.

As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- b. If the units in the building are offered for rent, the affordable unit(s) shall be rented to qualifying households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average fifty-five (55) percent of Area Median Income under the income table called "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco," but these income levels are subject to change under a proposed Charter amendment and pending legislation if the voters approve the Charter Amendment at the June 7, 2016 election. If the Project is subject to a different income level requirement if the Charter Amendment is approved and new legislative requirements take effect, the Project will comply with the applicable requirements. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- c. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- d. Required parking spaces shall be made available to renters of affordable units according to the Procedures Manual.

- e. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- f. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415* to the Planning Department stating the intention to enter into an agreement with the City to qualify for a waiver from the Costa-Hawkins Rental Housing Act based upon the proposed density bonus and concessions (as defined in California Government Code Section 65915 et seq.) provided herein. The Project Sponsor has executed the Costa Hawkins agreement and will record a Memorandum of Agreement prior to issuance of the first construction document or must revert payment of the Affordable Housing Fee.
- g. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.
- h. If the Project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOHCD and pay interest on the Affordable Housing Fee and penalties, if applicable.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)
)
 And When Recorded Mail To:)
)
 Name: 915 Minna, LLC)
)
 Address: 1452 Broadway)
)
 City: San Francisco)
)
 State: California Zip: 94109)

CONFORMED COPY of document recorded
 07/12/2018, 2018K638316
 on _____ with document no. _____
 This document has not been compared with the original
 SAN FRANCISCO ASSESSOR-RECORDER

) Space Above this Line For Recorder's Use

I, (We) 915 Minna, LLC, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows: (or see attached sheet marked "Exhibit A" on which property is more fully described):

BEING ASSESSOR'S BLOCK: 3510, LOT: 058;
COMMONLY KNOWN AS: 915 Minna Street;

hereby give notice that there are special restrictions on the use of said property under the Planning Code.

Said restrictions consist of conditions attached to the Large Project Application No. **2015-002600ENX** approved by the Planning Commission of the City and County of San Francisco on May 12, 2016, as set forth in Planning Commission Motion No. **19646**.

The following units in the Project have been designated as affordable to satisfy the Inclusionary Affordable Housing Requirements. The Unit Numbers listed below are reflected in the reduced set of plans, dated April 11, 2018, which are attached to this document.

UNIT NUMBER	UNIT TYPE	UNIT SIZE (NSF)
107 - Minna	Three-Bedroom	969 square feet
201 - Minna	Two-Bedroom	594 square feet
204 - Minna	Studio	425 square feet
207 - Minna	One-Bedroom	445 square feet
303 - Minna	One-Bedroom	443 square feet
308 - Minna	Studio	421 square feet
Unit 1 - Natoma	Two-Bedroom	721 square feet

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

The restrictions and conditions of which notice is hereby given are:

INCLUSIONARY HOUSING

36. **Number of Required Units.** Pursuant to Planning Code Section 415.6, the Project is required to provide 14.5% of the proposed dwelling units as affordable to qualifying households. The Project contains 49 units; therefore, seven (7) affordable units are required. The Project Sponsor will fulfill this requirement by providing the seven affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing ("MOH").

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

37. **Unit Mix.** The Project contains 11 studios, 17 one-bedroom, 12 two-bedroom, and 9 three-bedroom units; therefore, the required affordable unit mix is two (2) studios, two (2) one-bedroom, two (2) two-bedroom, and one (1) three-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

38. **Unit Location.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

39. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than fourteen and one-half percent (14.5%) of the each phase's total number of dwelling units as on-site affordable units.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

40. **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.

For information about compliance, contact the Case Planner, Planning Department at 415-

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

41. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at: <http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>.

As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- b. If the units in the building are offered for rent, the affordable unit(s) shall be rented to qualifying households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average fifty-five (55) percent of Area Median Income under the income table called "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco." The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

- c. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- d. Required parking spaces shall be made available to renters of affordable units according to the Procedures Manual.
- e. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans and corresponding table that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- f. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit of Compliance with the Inclusionary Affordable Housing Program; Planning Code Section 415* to the Planning Department stating the intention to enter into an agreement with the City to qualify for a waiver from the Costa-Hawkins Rental Housing Act based upon the proposed density bonus and concessions (as defined in California Government Code Section 65915 et seq.) provided herein. The Project Sponsor has executed the Costa Hawkins agreement and will record a Memorandum of Agreement prior to issuance of the first construction document or must revert payment of the Affordable Housing Fee.
- g. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.
- h. If the Project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit or may seek a fee deferral as permitted under Ordinances 0107-10 and 0108-10. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOHCD and pay interest on the Affordable Housing Fee and penalties, if applicable.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code. This document would no longer be in effect and would be null and void.

Thomas Hunt
(Signature)

THOMAS HUNT
(Print Name)

Dated: 07-11-18, 20 at SAN FRANCISCO, California.
(Month, Day) (City)

(Signature)

(Print Name)

Dated: _____, 20 at _____, California.
(Month, Day) (City)

(Signature)

(Print Name)

Dated: _____, 20 at _____, California.
(Month, Day) (City)

Each signature must be acknowledged by a notary public before recordation; add Notary Public Certification(s) and Official Notarial Seal(s) below.

CALIFORNIA ALL PURPOSE ACKNOWLEDGEMENT

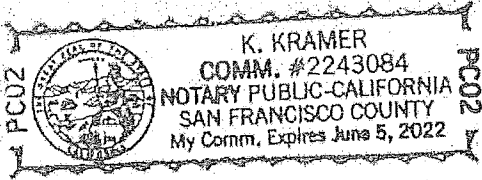
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not to the truthfulness, accuracy, or validity of that document.

State of California }
 County of San Francisco } SS.

On: 07/11/2018 before me, K. Kramer, Notary Public
DATE NAME AND TITLE

personally appeared Thomas Hunt
NAME(S) OF SIGNER(S)

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 on the instrument the person(s), or the entity upon behalf of which the person 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 of Notary Public

Place Notary Seal Above.

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

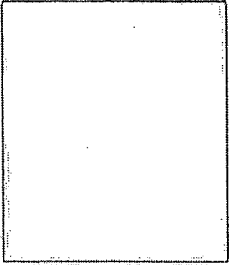
Document Date: _____ Number of Pages: _____

Signers Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

- Individual(s)
- Corporate Officer - Title(s) _____
- Partner - _____ Limited _____ General _____
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other _____

RIGHT THUMBPRINT OF SIGNER (IF REQUIRED)



Signer(s) is/are Representing: 915 Minna, LLC

EXHIBIT A

Order Number: 3802-5282358

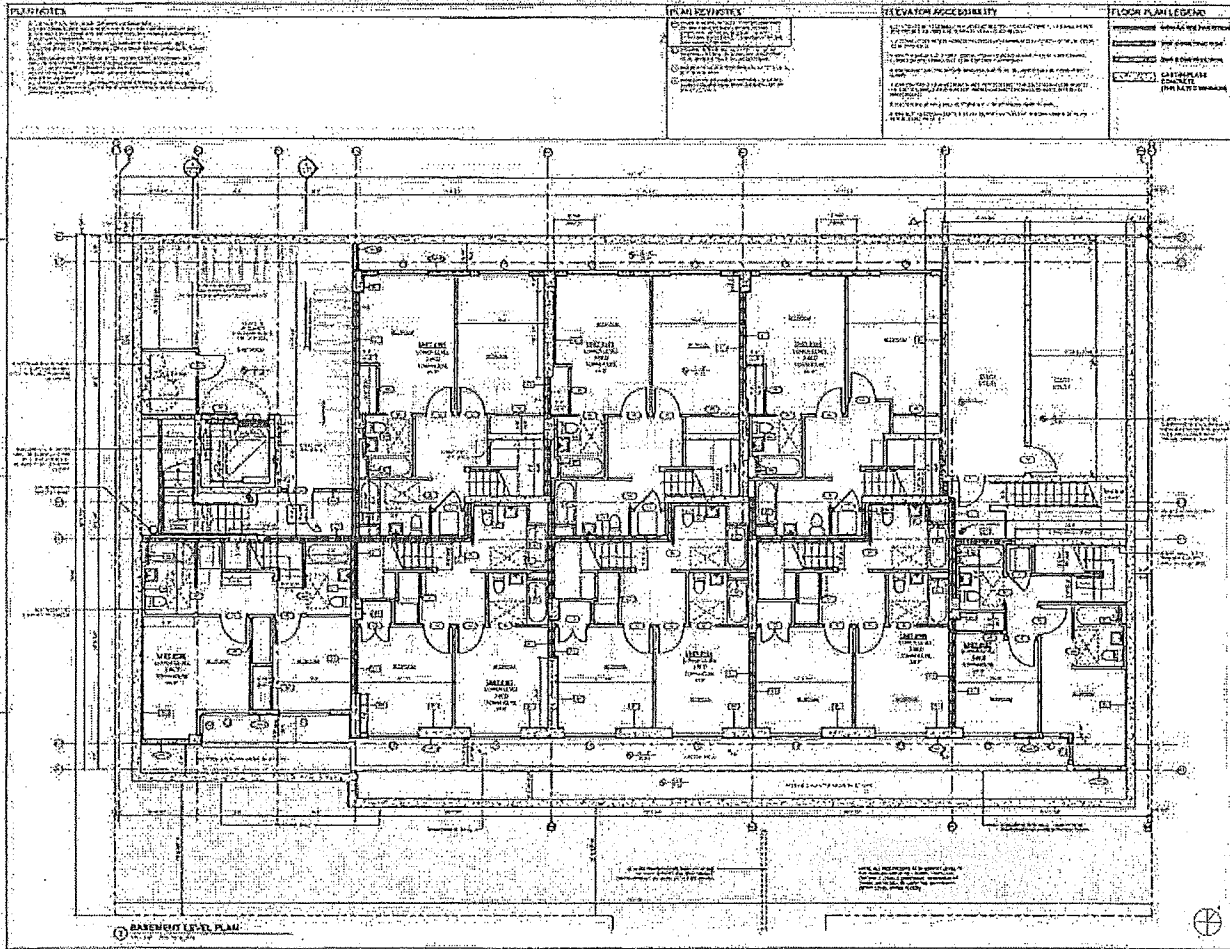
Page Number: 5

LEGAL DESCRIPTION

Real property in the City of San Francisco, County of San Francisco, State of California, described as follows:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF MINNA STREET, DISTANT THEREON 146 FEET AND 6 INCHES SOUTHWESTERLY FROM THE SOUTHWESTERLY LINE OF 10TH STREET; RUNNING THENCE SOUTHWESTERLY ALONG SAID LINE OF MINNA STREET 121 FEET AND 10 INCHES TO A POINT DISTANT THEREON 141 FEET AND 8 INCHES NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF 11TH STREET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 80 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 58 FEET AND 4 INCHES; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 75 FEET TO THE NORTHWESTERLY LINE OF NATOMA STREET; THENCE AT A RIGHT ANGLE NORTHEASTERLY ALONG SAID LINE OF NATOMA STREET 25 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 75 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 38 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE NORTHWESTERLY 80 FEET TO THE POINT OF BEGINNING. BEING PART OF MISSION BLOCK NO. 6

APN: LOT 058 & BLOCK 3510



PLANNING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. ALL UTILITIES SHALL BE PROTECTED AND DEEPLY REVEALED PRIOR TO CONSTRUCTION.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.

9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL WASTE MATERIALS.

FINISHES

1. FLOORS: POLISHED CONCRETE

2. WALLS: PLASTER AND PAINT

3. CEILING: PLASTER AND PAINT

4. EXTERIOR WALLS: BRICK

5. EXTERIOR FLOORS: ASPHALT

6. ROOF: BURNT SLATE

7. STAIRS: POLISHED CONCRETE

8. BATHS: CERAMIC TILE

9. KITCHENS: CERAMIC TILE

10. HALLWAYS: POLISHED CONCRETE

ELEVATOR ACCESSIBILITY

1. ALL ELEVATOR LANDING AREAS SHALL BE ACCESSIBLE TO PERSONS WITH PHYSICAL HANDICAPS.

2. THE ELEVATOR SHALL BE CAPABLE OF CARRYING A LOAD OF 2000 LBS.

3. THE ELEVATOR SHALL BE CAPABLE OF CARRYING 12 PERSONS.

4. THE ELEVATOR SHALL BE CAPABLE OF CARRYING A WHEELCHAIR.

5. THE ELEVATOR SHALL BE CAPABLE OF CARRYING A STRETCHER.

6. THE ELEVATOR SHALL BE CAPABLE OF CARRYING A COFFIN.

7. THE ELEVATOR SHALL BE CAPABLE OF CARRYING A CASKET.

8. THE ELEVATOR SHALL BE CAPABLE OF CARRYING A CASKET.

9. THE ELEVATOR SHALL BE CAPABLE OF CARRYING A CASKET.

10. THE ELEVATOR SHALL BE CAPABLE OF CARRYING A CASKET.

FLOOR PLAN LEGEND

1. WALL

2. DOOR

3. WINDOW

4. STAIR

5. ELEVATOR

6. MECHANICAL

7. ELECTRICAL

8. PLUMBING

9. FINISH

10. DIMENSION

CONSTRUCTION DOCUMENTS

915 MINNA ST APARTMENTS

215 WEST STREET
NEW HAVEN, CT 06510

ARCHITECT: [Firm Name]

DATE: [Date]

SCALE: [Scale]

PROJECT NO. [Number]

DATE: [Date]

SCALE: [Scale]

PROJECT NO. [Number]

CONSTRUCTION DOCUMENTS

915 MINNA ST APARTMENTS

215 WEST STREET
NEW HAVEN, CT 06510

ARCHITECT: [Firm Name]

DATE: [Date]

SCALE: [Scale]

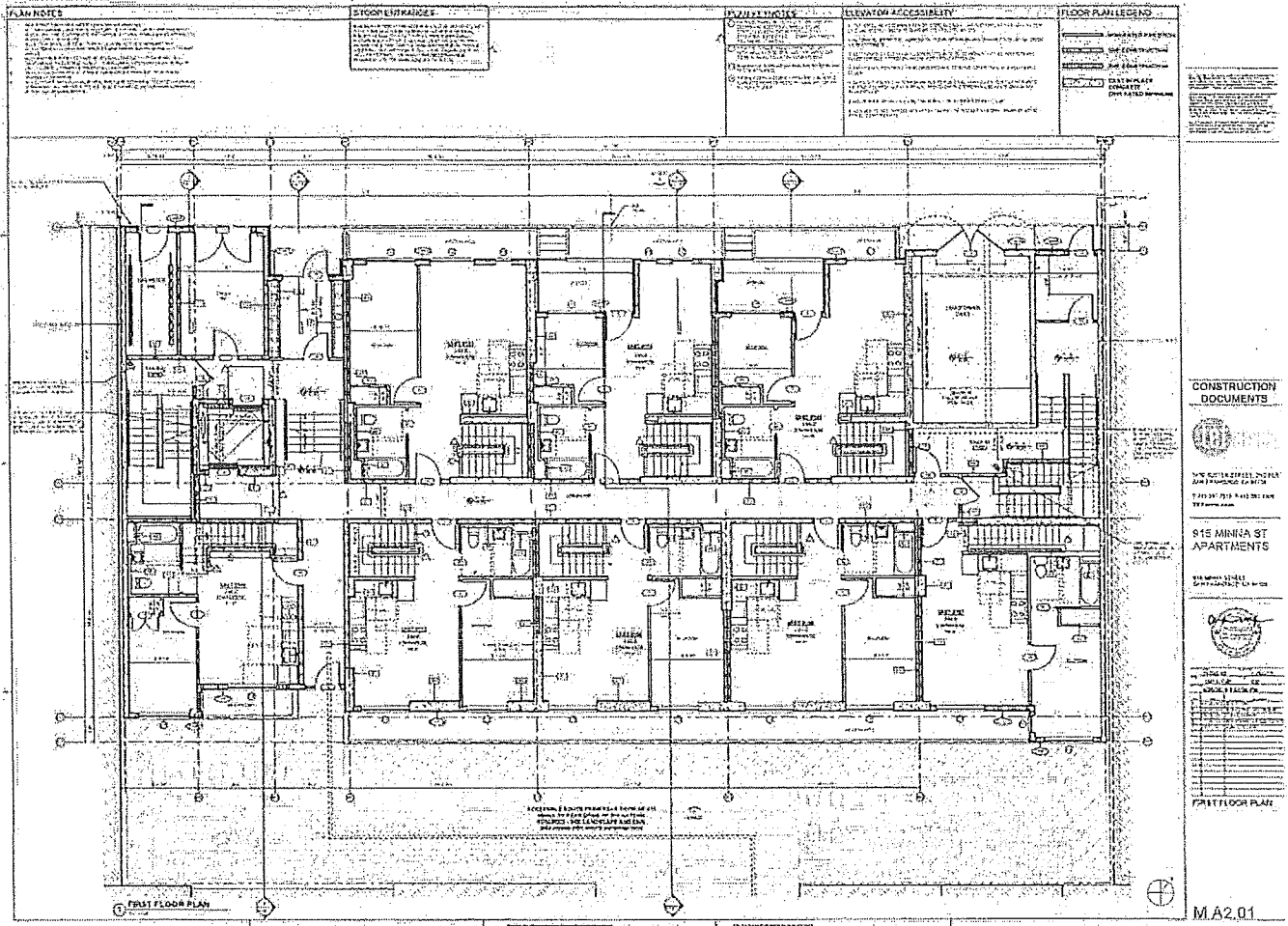
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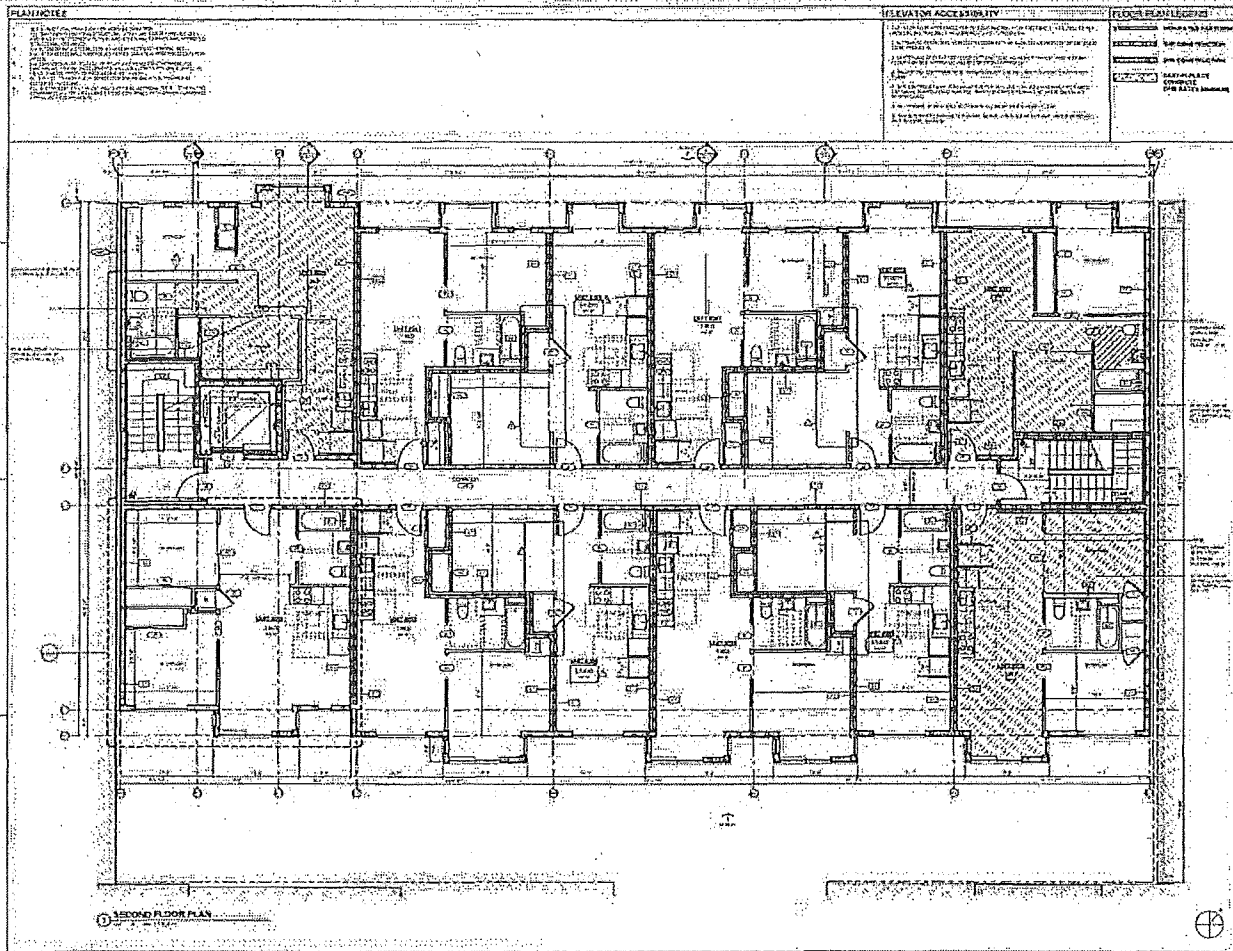
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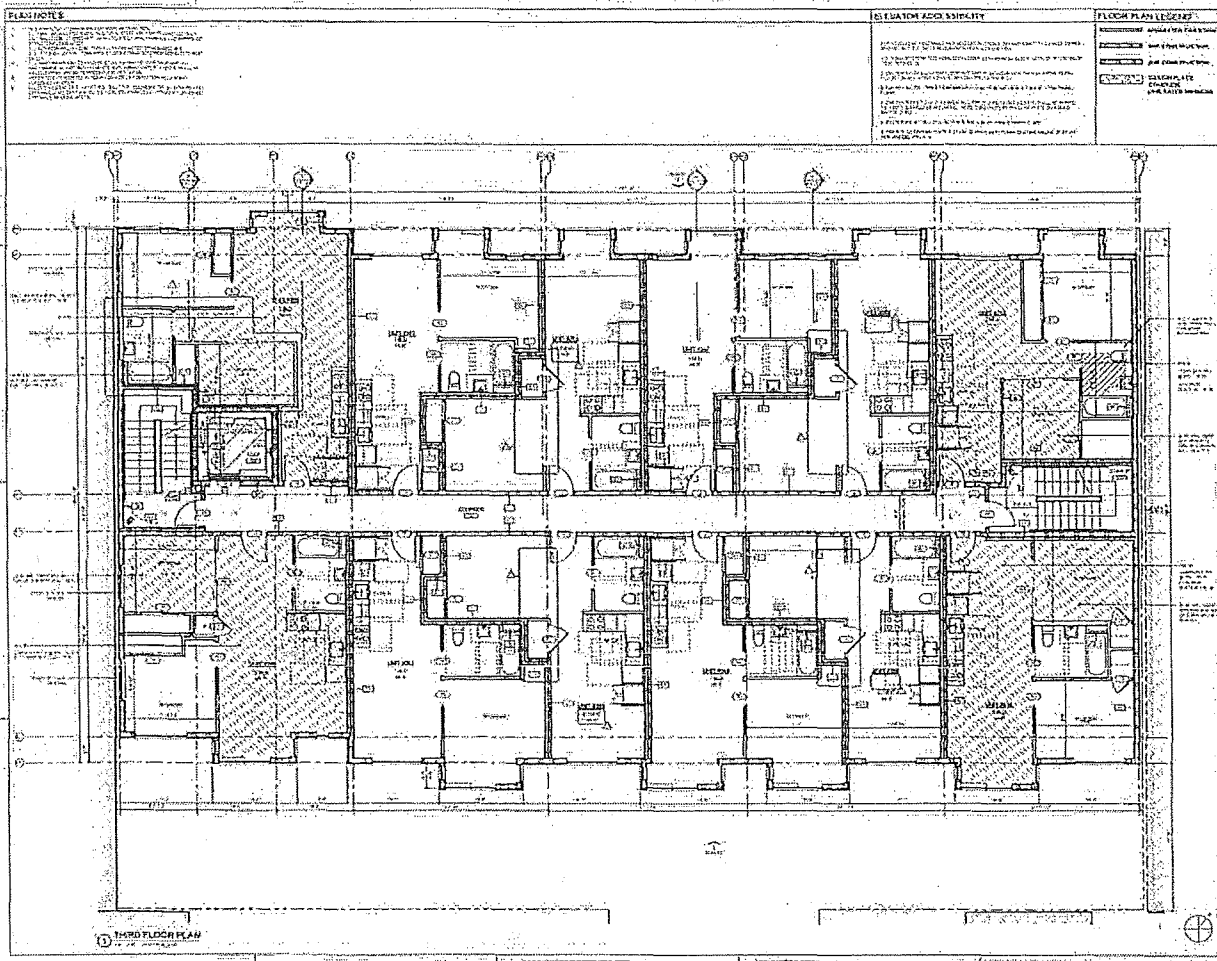
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PROJECT NO. [Number]

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REVISIONS

1. 10/15/03

2. 10/15/03

3. 10/15/03

4. 10/15/03

5. 10/15/03

6. 10/15/03

7. 10/15/03

8. 10/15/03

9. 10/15/03

10. 10/15/03

ELEVATOR ADD SIMPLICITY

1. 10/15/03

2. 10/15/03

3. 10/15/03

4. 10/15/03

5. 10/15/03

6. 10/15/03

7. 10/15/03

8. 10/15/03

9. 10/15/03

10. 10/15/03

FLOOR PLAN LEGEND

1. 10/15/03

2. 10/15/03

3. 10/15/03

4. 10/15/03

5. 10/15/03

6. 10/15/03

7. 10/15/03

8. 10/15/03

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10. 10/15/03

CONSTRUCTION DOCUMENTS



915 MINNA ST APARTMENTS

10/15/03



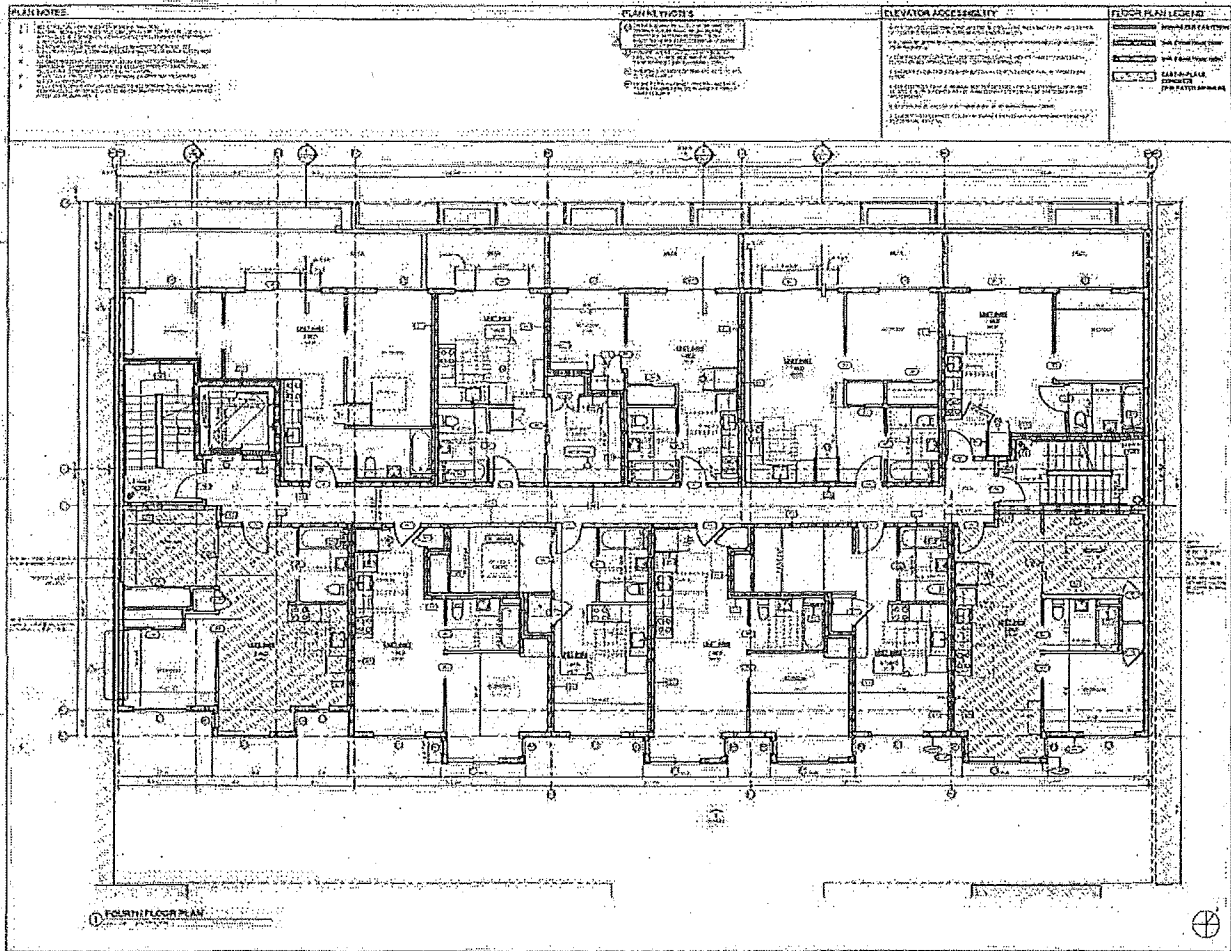
10/15/03

10/15/03

10/15/03

10/15/03

10/15/03



ASSEMBLIES

DRAWINGS

CONTRACTOR'S RESPONSIBILITIES

FIRE EXTINGUISHING/FIRE ALARM SYSTEM (FIRE SPRINKLERS)

MECHANICAL AND ELECTRICAL

WATERPROOFING (DESIGN-BUILD BY CONTRACTOR)

MISCELLANEOUS NOTES

LIST OF SYMBOLS

APPLICABLE CODES

LIST OF ABBREVIATIONS

UNIT MIX BREAKDOWN

OVERALL UNIT COUNT

UNIT COUNT BY BUILDING

PARKING COUNT

BI-CYCLE COUNT CLASS 1

BI-CYCLE COUNT CLASS 2

OPEN SPACE SUMMARY

GROSS AREA

HABITABLE AREA

950 NATOMA ST. APARTMENTS

SHEET INDEX

PLANNING CODE SUMMARY

BUILDING CODE SUMMARY

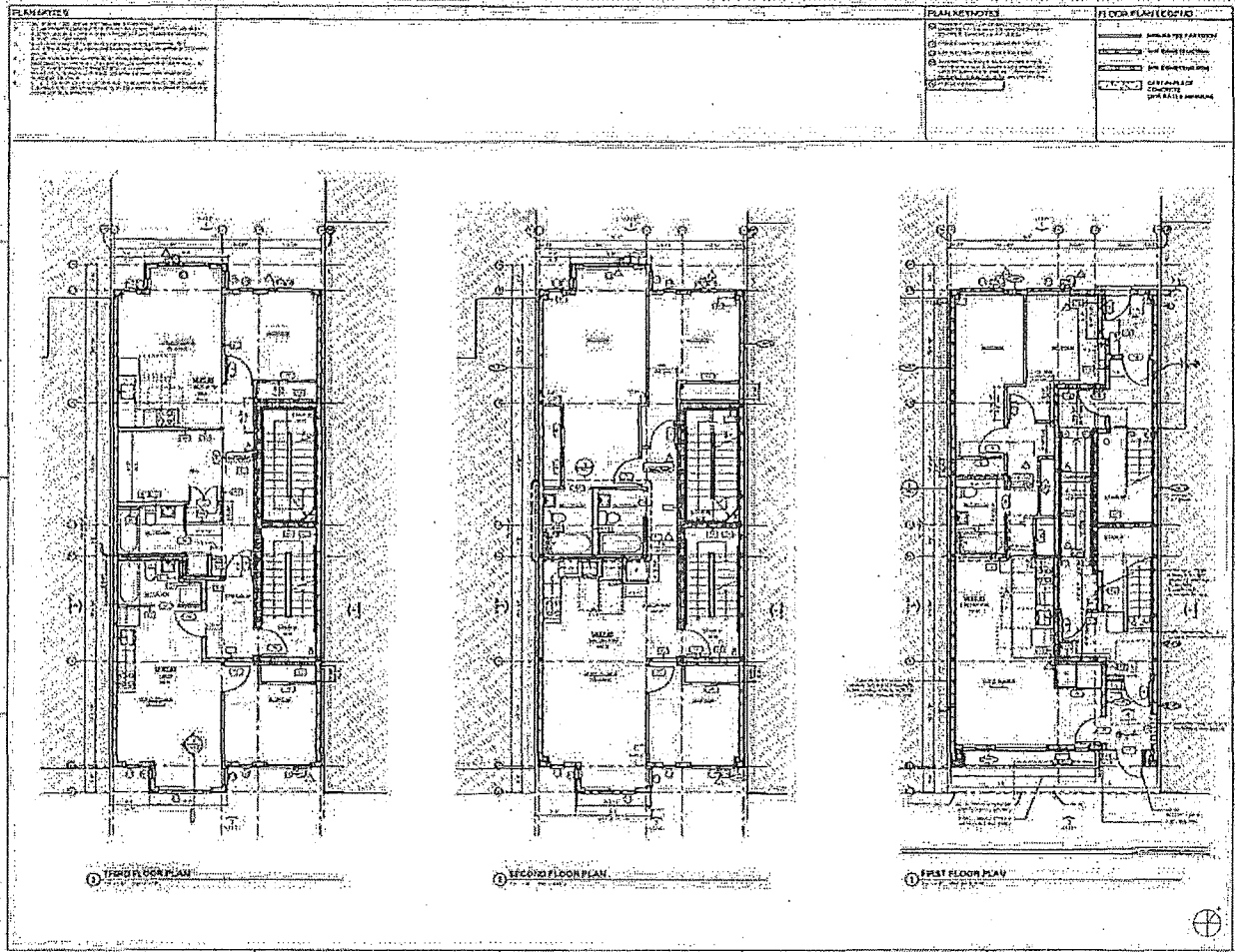
VICINITY MAP

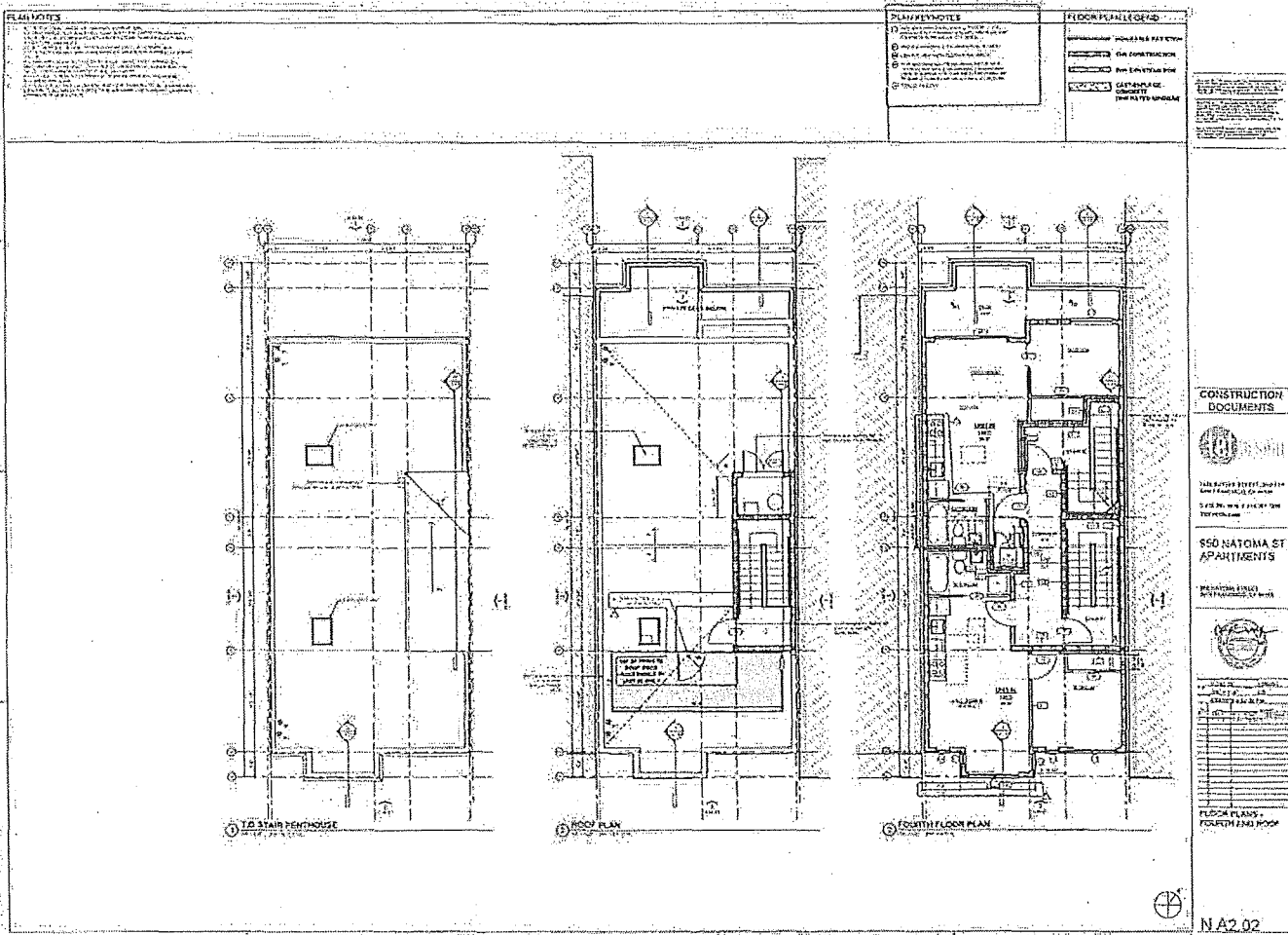
CONSTRUCTION DOCUMENTS

950 NATOMA ST APARTMENTS

PROJECT INFORMATION

N 60.01







TAX CERTIFICATE

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office regarding the subdivision identified below:

1. There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.
2. The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: **3510**
Lot: **058**
Address: **915 Minna St**

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

David Augustine, Tax Collector

Dated this 10th day of May 2019. This certificate is valid for the earlier of 60 days from this date or December 31, 2019. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at tax.certificate@sfgov.org to obtain another certificate.

OWNER'S STATEMENT

WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN ENCLOSED WITHIN THE BOUNDARY LINES UPON THIS MAP AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP ENTITLED "FINAL MAP 9769".

915 MINNA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Thomas Hunt
THOMAS HUNT, MANAGER

BY: Seamus Naughten
SEAMUS NAUGHTEN, 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 April 18, 2019 BEFORE ME,
R. KRAMER, A NOTARY PUBLIC,
PERSONALLY APPEARED THOMAS HUNT

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]

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2243084
MY COMMISSION EXPIRES: June 5, 2022
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

BENEFICIARY'S STATEMENT

THE UNDERSIGNED, AS BENEFICIARY UNDER THE DEED OF TRUST RECORDED JUNE 13, 2017, INSTRUMENT NO. 2017-K462592 OF OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA, DOES HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP.

FIRST REPUBLIC BANK
BY: Richard A. Israel
NAME: RICHARD A. ISRAEL
TITLE: SENIOR MANAGER'S DIRECTOR

APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY
BY: _____
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

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 April 18, 2019 BEFORE ME,
K. KRAMER, A NOTARY PUBLIC,
PERSONALLY APPEARED SEAMUS NAUGHTEN

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]

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2243084
MY COMMISSION EXPIRES: June 5, 2022
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

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 SAN FRANCISCO
ON APRIL 16, 2019 BEFORE ME,
ROBERT DEVERE HUNT, A NOTARY PUBLIC,
PERSONALLY APPEARED RICHARD A. ISRAEL

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]

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2277332
MY COMMISSION EXPIRES: MARCH 13, 2023
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

BOARD OF SUPERVISOR'S 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. _____

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 915 MINNA, LLC IN MARCH 2018. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JUNE 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: Jacqueline Luk 4/15/19
JACQUELINE LUK, P.L.S. 8934 DATE



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 THIS: _____ DAY OF _____, 20__

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

CLERK'S STATEMENT

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____ ADOPTED _____ APPROVED THIS MAP ENTITLED, "FINAL MAP 9769".

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

BY: _____ DATE: _____
CLERK OF THE BOARD OF SUPERVISORS
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 ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO
BY: Bruce Storrs 4/15 2019
BRUCE STORRS L.S. NO. 6914 DATE



APPROVALS

THIS MAP IS APPROVED THIS _____ DAY OF _____, 20____ BY ORDER NO. _____

BY: _____ DATE: _____
MOHAMMED NURU
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____ AT _____ M. IN BOOK _____ OF CONDOMINIUM MAPS, AT PAGES _____ ON THE REQUEST OF 915 MINNA, LLC.

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

FINAL MAP 9769

A 49 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 13, 2017, DOCUMENT NO. 2017-K462591; BEING A PORTION OF MISSION BLOCK NO. 6

CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA
LUK AND ASSOCIATES
735 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
APRIL 2019

1605

FINAL MAP CONDOMINIUM NOTES

1. 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 49 DWELLING UNITS.
2. 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.
3. 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
4. IN THE EVENT THE AREAS IDENTIFIED IN (3)(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.
5. 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.
6. BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER MINNA STREET OR NATOMA 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).
7. 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.

FINAL MAP GENERAL NOTES

1. NOTICE OF SPECIAL RESTRICTIONS RECORDED AUGUST 24, 2016 AS DOCUMENT NO. 2016-K313220 OF OFFICIAL RECORDS, UNDER THE CITY PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO UPON THE TERMS AND CONDITIONS CONTAINED THEREIN, AFFECT THE SUBJECT PROPERTY. THE RESTRICTIONS CONSIST OF CONDITIONS ATTACHED TO THE LARGE PROJECT AUTHORIZATION APPLICATION NO. 2015-002600ENX APPROVED BY THE PLANNING COMMISSION ON MAY 12, 2016, AS SET FORTH IN PLANNING COMMISSION MOTION NO. 19646. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
2. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF USE LIMITATION RECORDED JANUARY 26, 2018 AS DOCUMENT NO. 2018-K572706 OF OFFICIAL RECORDS, REQUIRING OPENINGS IN THE BUILDING AT 915 MINNA STREET TO BE CLOSED OFF OR PROTECTED IN THE EVENT THAT THE PROPERTY LOCATED AT 915 MINNA STREET IS IMPROVED SUCH THAT THE OPENINGS NO LONGER COMPLY WITH BUILDING CODE.
3. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF USE RECORDED APRIL 19, 2018 AS DOCUMENT NO. 2018-K603085 OF OFFICIAL RECORDS, REQUIRING OPENINGS IN THE BUILDING AT 915 MINNA STREET TO BE CLOSED OFF OR PROTECTED IN THE EVENT THAT THE PROPERTY LOCATED AT 873 MINNA STREET IS IMPROVED SUCH THAT THE OPENINGS NO LONGER COMPLY WITH BUILDING CODE.
4. NOTICE OF SPECIAL RESTRICTIONS RECORDED JULY 12, 2018, DOCUMENT NO. 2018-K638316 OF OFFICIAL RECORDS, UNDER THE CITY PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO UPON THE TERMS AND CONDITIONS CONTAINED THEREIN, AFFECT THE SUBJECT PROPERTY. THE RESTRICTIONS CONSIST OF CONDITIONS ATTACHED TO THE LARGE PROJECT APPLICATION NO. 002800ENX APPROVED BY THE PLANNING COMMISSION ON MAY 12, 2016, AS SET FORTH IN PLANNING COMMISSION MOTION NO. 19648 AND SPECIFY THE UNITS IN THE PROJECT THAT HAVE BEEN DESIGNATED AS AFFORDABLE TO SATISFY THE REQUIREMENTS OF THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
5. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF USE RECORDED NOVEMBER 13, 2018 AS DOCUMENT NO. 2018-K893216 OF OFFICIAL RECORDS, REQUIRING OPENINGS IN THE BUILDING AT 915 MINNA STREET TO BE CLOSED OFF OR PROTECTED IN THE EVENT THAT THE PROPERTY LOCATED AT 911 MINNA STREET IS IMPROVED SUCH THAT THE OPENINGS NO LONGER COMPLY WITH BUILDING CODE.
6. THE SUBDIVISION HEREON IS SUBJECT TO THE TERMS AND PROVISIONS OF THE COVENANT AGREEMENT BY AND BETWEEN 915 MINNA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, RECORDED JANUARY 31, 2019, AS DOCUMENT NO. 2019-K727878 OF OFFICIAL RECORDS, WHEREBY PG&E APPROVES THE INSTALLATION OF A TRANSFORMER INSIDE A TRANSFORMER ROOM AND 915 MINNA, LLC AGREES TO INSTALL, OWN, AND MAINTAIN THE ROOM IN ACCORDANCE WITH PG&E'S SPECIFICATIONS FOR SUCH THINGS AS ACCESS, VENTILATION, DRAINAGE, GROUNDING SYSTEM, ETC. ANY CHANGES OR ADDITIONS TO THE ROOM CAN BE MADE ONLY AFTER PG&E'S WRITTEN APPROVAL, AND PG&E MAY TERMINATE ELECTRIC SERVICE FOR NONCOMPLIANCE WITH THEIR RULES.
7. THE SUBDIVISION HEREON IS SUBJECT TO THE TERMS AND PROVISIONS OF THE TRANSFORMER ROOM AGREEMENT BY AND BETWEEN 915 MINNA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, RECORDED FEBRUARY 19, 2019, AS DOCUMENT NO. 2019-K732047 OF OFFICIAL RECORDS, WHEREBY PG&E AGREES TO INSTALL GAS FACILITIES WITHIN THE GAS METER ROOM PROVIDED 915 MINNA, LLC COMPLIES WITH PG&E'S GAS METER STANDARDS.
8. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF USE RECORDED FEBRUARY 27, 2019 AS DOCUMENT NO. 2019-K737549 OF OFFICIAL RECORDS, FOR MINOR SIDEWALK ENCROACHMENT PERMIT 18MSE-0107, FOR A 12" ENCROACHMENT OF VAULT TRANSFORMER ROOM DOORS INTO THE RIGHT-OF-WAY.
9. THIS PROJECT WILL INCLUDE A TOTAL OF 7 BELOW MARKET RATE RESIDENTIAL UNITS.

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

RESIDENTIAL CONDOMINIUMS UNIT NO.	ASSESSOR PARCEL NUMBER
100-410	3510-207 THRU 249
1-6	3510-201 THRU 208

1606

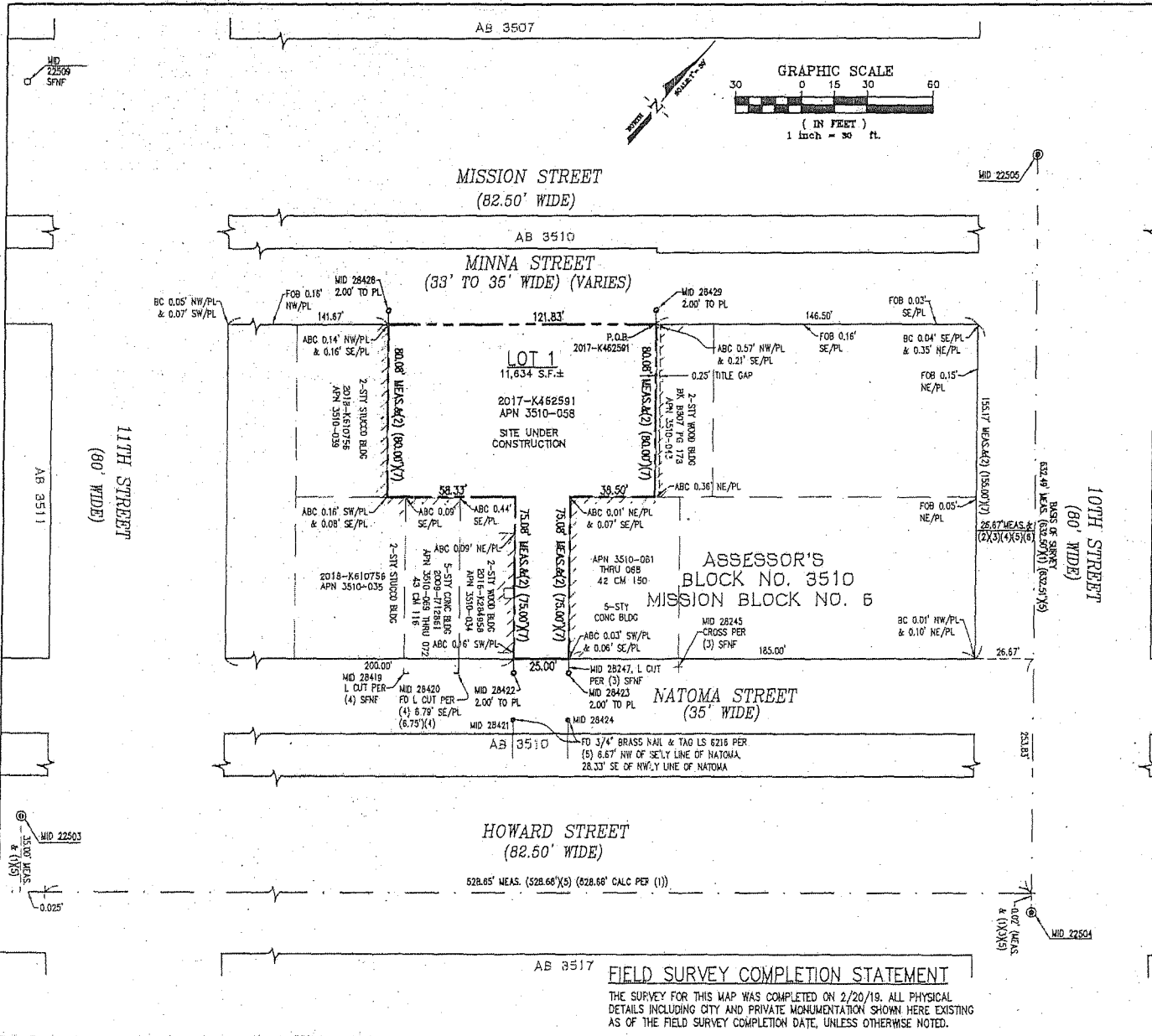
FINAL MAP 9769

A 49 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 13, 2017, DOCUMENT NO. 2017-K462591, BEING A PORTION OF MISSION BLOCK NO. 8

CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA

LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547

APRIL 2019



- RECORD REFERENCES**
- (1) MONUMENT MAP A-16-79, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - (2) BLOCK DIAGRAM OF MISSION BLOCK NO. 6, DATED FEBRUARY 21, 1910, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - (3) MAP OF 940 NATOMA STREET, BOOK 42 OF CONDOMINIUM MAPS, PAGES 150-151, RECORDED 2/2/1994, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
 - (4) MAP OF 860 NATOMA STREET, BOOK 43 OF CONDOMINIUM MAPS, PAGES 116-118, RECORDED 5/9/1994, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
 - (5) FINAL MAP NO. 9259, BOOK 134 OF CONDOMINIUM MAPS, PAGES 60-62, RECORDED 5/23/2018, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
 - (6) MAP ENTITLED "MAP OF A PORTION OF MISSION DISTRICT", NO. B-18 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - (7) GRANT DEED RECORDED JUNE 13, 2017, DOCUMENT NUMBER 2017-K462591, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.

- MAP NOTES**
1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
 2. ALL PROPERTY LINE ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 3. BASIS OF SURVEY IS THE MONUMENT LINE ON 10TH STREET BETWEEN MISSION STREET AND HOWARD STREET AS SHOWN ON THE CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NO. A-16-79, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

LEGEND

---	BOUNDARY
---	RIGHT OF WAY LINE
---	MONUMENT LINE
---	ADJOINER LOT LINE
---	MEASURED DISTANCE
30.04'	3/4" BRASS NAIL TAG PLS 8934 SET AT 2.00'
○	PROPERTY LINE EXTENSION
○	FOUND CITY MONUMENT, STONE OR CONCRETE MONUMENT WITH LEAD PLUG & BRASS PIN IN HAND HOLD WELL
○ (30.00')(1)	MONUMENT SEARCHED FOR, NOT FOUND
MEAS.	RECORD DISTANCE PER RECORD REFERENCE
PL	MEASURED PROPERTY LINE
AB	ASSESSOR'S BLOCK
ABC	ADJACENT BUILDING CORNER
0.04' NW/PL	0.04' NORTHWEST OF PROPERTY LINE
SFNF	SEARCHED FOR, NOT FOUND
R/W	RIGHT OF WAY
ABC	ADJACENT BUILDING CORNER
---	BUILDING LINE
○	FOUND MONUMENT AS NOTED
MID	MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
5-STY CONC BLDG	5-STORY CONCRETE BUILDING
P.O.B.	POINT OF BEGINNING
FOB	FACE OF BUILDING

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FIELD SURVEY COMPLETION STATEMENT
 THE SURVEY FOR THIS MAP WAS COMPLETED ON 2/20/19. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HERE EXISTING AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

