

File No. 140363

Committee Item No. \_\_\_\_\_

Board Item No. 25

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_

Date \_\_\_\_\_

Board of Supervisors Meeting

Date April 22, 2014

#### Cmte Board

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion                                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Resolution                                   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/> | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/> | <input type="checkbox"/>            | Youth Commission Report                      |
| <input type="checkbox"/> | <input type="checkbox"/>            | Introduction Form                            |
| <input type="checkbox"/> | <input type="checkbox"/>            | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Public Correspondence                        |

#### OTHER (Use back side if additional space is needed)

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Routing Sheet</u>   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 182431</u>                                    |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Letter 05/09/13</u>                                |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certifications Block No. 3732, Lot Nos. 008 and 150</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Mylar Map Sheets</u>  |

Completed by: John Carroll Date 04/17/2014

Completed by: \_\_\_\_\_ Date \_\_\_\_\_

1 [Final Map 7439 - 240 and 252-260 5th Street]

2

3 **Motion approving Final Map 7439, a four lot merger and 182 residential unit and three**  
4 **commercial unit, mixed-use Condominium Project, located at 240 and 252-260 5th**  
5 **Street being a subdivision of Assessor's Block No. 3732, Lot Nos. 008 and 150, and**  
6 **adopting findings pursuant to the General Plan, and City Planning Code, Section 101.1.**

7

8 **MOVED**, That the certain map entitled "FINAL MAP 7439", a Four Lot Merger and 182  
9 Residential Unit and Three Commercial Unit, Mixed-Use Condominium Project, located at 240  
10 and 252 – 260 Fifth Street being a subdivision of Assessor's Block No. 3732, Lots No. 008  
11 and 150, comprising 4 sheets, approved April 7, 2014, by Department of Public Works Order  
12 No. 182431 is hereby approved and said map is adopted as an Official Final Map 7439; and,  
13 be it

14 **FURTHER MOVED**, That the San Francisco Board of Supervisors adopts as its own  
15 and incorporates by reference herein as though fully set forth the findings made by the City  
16 Planning Department, by its letter dated May 9, 2013, that the proposed subdivision is  
17 consistent with the objectives and policies of the General Plan, and the eight priority policies  
18 of the Planning Code, Section 101.1; and, be it

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

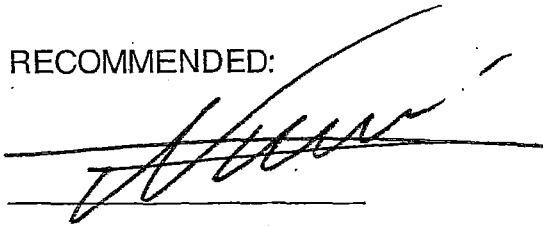
23 ///

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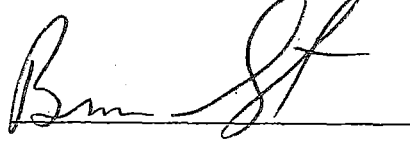
1 FURTHER MOVED, That approval of this map is also conditioned upon compliance by  
2 the subdivider with all applicable provisions of the San Francisco Subdivision Code and  
3 amendments thereto.

4  
5 RECOMMENDED:

6   
7 \_\_\_\_\_

8 Mohammed Nuru  
9 Director of Public Works

DESCRIPTION APPROVED:

10   
11 \_\_\_\_\_

12 Bruce R. Störns, PLS  
13 City and County Surveyor  
14  
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24  
25



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



Phone: (415) 554-5827

Fax: (415) 554-5324

[www.sfdpw.org](http://www.sfdpw.org)

[Subdivision.Mapping@sfdpw.org](mailto:Subdivision.Mapping@sfdpw.org)

RECEIVED  
 BOARD OF SUPERVISORS  
 SAN FRANCISCO

2014 APR -9 PM 3:59

AK

Department of Public Work  
 Bureau of Street-Use & Mapping  
 1155 Market Street, 3<sup>rd</sup> Floor  
 San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

### FINAL MAP ROUTING SHEET

Everyone involved in the processing of this Final Map is requested to complete this form so that the department has a written record of the steps taken. Please notify BSM Surveys at 554-5827 or the sender (see below) of any delays or questions.

#### MAP

Final Map No. 7439	Date Sent: Monday, April 7, 2014	Date Due at BOS Friday, April 11, 2014
Block/Lot 3732 / 008, 150	Map Address 240 & 252-260 5 <sup>th</sup> Street	

#### SENDER

Name: Cheryl Chan	Telephone: 415-554-4885
Address: 1155 Market Street, 3 <sup>rd</sup> Floor	Email: <a href="mailto:Cheryl.Chan@sfdpw.org">Cheryl.Chan@sfdpw.org</a>

#### ROUTE

Date Received	To	Date Forwarded or Signed
	Frank W. Lee Executive Assist. To Director City Hall, Room 348	
	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: <a href="mailto:John.Malamut@sfdpw.org">John.Malamut@sfdpw.org</a> Tel: (415) 554-4622	
	Mohammed Nuru Director of Public Works City Hall, Room 348	
	Clerk of Board of Supervisors (BOS) City Hall, Room 244 (Submit a copy of this sheet with map.)	
	When map is submitted to BOS, please return this original routing sheet to sender.	





Office of the City and County Surveyor  
1155 Market Street, 3rd Floor  
San Francisco, CA 94103  
(415) 554-5827 ■ www.sfdpw.org



**Edwin M. Lee, Mayor**  
**Mohammed Nuru, Director**

Bruce R. Storrs, City and County Surveyor

**DPW Order No: 182431**

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

APPROVING FINAL MAP 7439, 240 AND 252 - 260 FIFTH STREET, A FOUR LOT MERGER AND 182 RESIDENTIAL UNIT AND THREE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS BLOCK NO. 3732, LOTS NO. 008 AND 150.

A FOUR LOT MERGER AND 182 RESIDENTIAL UNIT AND THREE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated May 9, 2013, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

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

Transmitted herewith are the following:

1. Four (4) paper copies of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 7439", each comprising 4 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 May 9, 2013, from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

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



RECOMMENDED:

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

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

APPROVED: April 7, 2014

APPROVED:

Mohammed Nuru  
Director of Public Works

MOHAMMED NURU, DIRECTOR

4/7/2014

4/7/2014

**X** Bruce R. Storrs

---

Storrs, Bruce  
City and County Surveyor

**X** Mohammed Nuru

---

Nuru, Mohammed  
Director, DPW





RECEIVED

13 MAY 10 PM 1:39

Department of Public Works  
Office of the City and County Surveyor

1155 Market Street, 3rd Floor  
San Francisco, CA 94103

Edwin M. Lee, Mayor  
Mohammed Nuru, Director

Fuad S. Sweiss, PE, PLS,  
City Engineer & Deputy Director of Engineering

Bruce R. Storrs, City and County Surveyor

Date: February 12, 2013

2007.0690QS

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

Attention: Mr. Scott F. Sanchez

<b>Project ID:</b> 7439			
<b>Project Type:</b> 4 Lot Merger and 185 Units Multi Use, 182 Residential, 3 Commercial			
<b>Address#</b>	<b>StreetName</b>	<b>Block</b>	<b>Lot</b>
260	05TH ST	3732	008
240	05TH ST	3732	150
<b>Tentative Map Referral</b>			

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

Enclosures:

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

Sincerely,

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

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from environmental review per Class 1 California Environmental Quality Act Guidelines.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code. Due to the following reasons (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

DATE

5/9/13

PLANNING DEPARTMENT

Mr. Scott F. Sanchez, Zoning Administrator



I, José Cisneros, Tax Collector of the City and County San Francisco, State of California, do hereby certify that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 3732 Lot No. 150

Address: 240V 5th St.

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

José Cisneros

Tax Collector

Dated this 5th day of March 2014





I, José Cisneros, Tax Collector of the City and County San Francisco, State of California, do hereby certify that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 3732 Lot No. 008

Address: 252-260 5th St.

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

José Cisneros

Tax Collector

Dated this 5th day of March 2014

**OWNER'S STATEMENT:**

THE UNDERSIGNED OWNERS ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP COMPRISING FOUR (4) SHEETS. BY OUR SIGNATURES HERETO, WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

ESSEX SF OWNER, L.P., A CALIFORNIA LIMITED PARTNERSHIP

BY: ESSEX SF GP, L.P., A CALIFORNIA LIMITED PARTNERSHIP, ITS GENERAL PARTNER

BY: ESSEX MANAGEMENT CORPORATION, A CALIFORNIA CORPORATION, ITS GENERAL PARTNER

BY: [Signature] DATED: 3/21/14  
NAME: John Eudy  
TITLE: Executive Vice President

**OWNER'S ACKNOWLEDGMENT:**

STATE OF CALIFORNIA ) S.S.

COUNTY OF Santa Clara

ON March 21, 2014, BEFORE ME Kenna Lumos, A NOTARY PUBLIC, PERSONALLY APPEARED John Eudy 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.

SIGNATURE: [Signature]  
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)  
NOTARY PUBLIC, PRINTED NAME: Kenna Lumos  
STATE OF CALIFORNIA COMMISSION NUMBER: 2256772  
MY COMMISSION EXPIRES: February 24, 2018  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Santa Clara

**SURVEYOR'S STATEMENT:**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUB-DIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF ESSEX SF OWNER, L.P., IN JUNE 2013. I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I FURTHER STATE THAT ALL MONUMENTS SHOWN ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED HEREON, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: [Signature]  
DAVID A. LAVELLE  
P.E. NO. 33227



DATE: 3-17-14

**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 MAP \_\_\_\_\_, 20\_\_\_\_, APPROVED THIS MAP ENTITLED "FINAL MAP 7439."

IN TESTIMONY WHEREOF, I HAVE HEREUNTO 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

**APPROVALS:**

THIS MAP IS APPROVED THIS 7th DAY OF APRIL, 2014, BY ORDER NO. 182431.

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

**APPROVED AS TO FORM:**

DENNIS J. HERRERA, CITY ATTORNEY

BY: \_\_\_\_\_  
DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**BOARD OF SUPERVISORS' APPROVAL:**

ON \_\_\_\_\_, 20\_\_\_\_, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. \_\_\_\_\_, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. \_\_\_\_\_.

**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; IF ANY, AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO

BY: [Signature]  
BRUCE R. STORRS, L.S. 8914  
DATE: April 7, 2014



**TAX CERTIFICATE:**

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

**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF CONDOMINIUM MAPS, MAP PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_, INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF CHICAGO TITLE COMPANY.

BY: \_\_\_\_\_  
COUNTY RECORDER  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**FINAL MAP 7439**

A 182 RESIDENTIAL UNIT, AND 3 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT

BEING A 4 LOT MERGER AND RESUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 15, 2012, IN K669 O.R. 138, 2012-J431080, SAN FRANCISCO RECORDS

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
DATED: MARCH 2014



ENGINEER / SURVEYOR / PLANNER  
1646 NORTH CALIFORNIA BOULEVARD, SUITE 400  
WALNUT CREEK, CA 94596

SHEET 1 OF 4  
C-20115012-12

ASSESSOR'S BLOCK 3732, LOTS 8 AND 150, 240 AND 252-260 FIFTH STREET

582-

583

**GENERAL NOTES:**

- A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO 182 MAXIMUM NUMBER OF DWELLING UNITS AND/OR THREE (3) COMMERCIAL UNITS.
- B) ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES, SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
- C) UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS, AND RESTRICTIONS, THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
  - (I) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
  - (II) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY; AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT OF WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES
- D) IN THE EVENT THE AREAS IDENTIFIED IN (C)(II) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.
- E) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.
- F) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER CLEMENTINA STREET, 5TH STREET AND TERAMA STREET ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).
- G) ENCROACHMENT FROM/ONTO ADJOINING PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE THERE FROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

**SPECIAL NOTES:**

- 1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- 2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- 3. THIS MAP IS SUBJECT TO "NOTICE OF SPECIAL RESTRICTIONS" RECORDED APRIL 19, 2012, INSTRUMENT NUMBER 2012-J395272, BOOK K629, PAGE 215, SAN FRANCISCO COUNTY OFFICIAL RECORDS.
- 4. THIS MAP IS SUBJECT TO "NOTICE OF SPECIAL RESTRICTIONS" RECORDED MAY 10, 2012, INSTRUMENT NUMBER 2012-J409450, BOOK K644, PAGE 184, SAN FRANCISCO COUNTY OFFICIAL RECORDS.
- 5. THIS MAP IS SUBJECT TO "MEMORANDUM OF AGREEMENT TO PROVIDE ON-SITE AFFORDABLE HOUSING UNITS" RECORDED MAY 25, 2012, INSTRUMENT NUMBER 2012-J420101, BOOK K655, PAGE 491, SAN FRANCISCO COUNTY OFFICIAL RECORDS.
- 6. THIS MAP IS SUBJECT TO "DECLARATION OF COVENANTS AND RESTRICTIONS" RECORDED AUGUST 7, 2012, INSTRUMENT NUMBER 2012-J462361, BOOK K705, PAGE 151, SAN FRANCISCO COUNTY OFFICIAL RECORDS.
- 7. CITY MONUMENT LINES PER MONUMENT MAP NUMBER 314 AND 315, OFFICE OF THE CITY AND COUNTY SURVEYOR, SAN FRANCISCO.
- 8. THE DISTANCES SHOWN HEREON FROM MONUMENT LINES TO RIGHT OF WAY LINES REPRESENT A BOUNDARY SOLUTION BASED ON THE ANALYSIS OF BOUNDARY EVIDENCE INCLUDING A REVIEW OF DOCUMENTS AND FIELD MEASUREMENTS TO MONUMENTS AND/OR IMPROVEMENTS. BLOCK LINES WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINES.

**RESIDENTIAL CONDOMINIUMS:**

UNIT NO.	ASSESSOR LOT NUMBER
101-106	LOTS 562-567
208-218	LOTS 568-578
223	LOT 579
301-324	LOTS 580-603
401-424	LOTS 604-627
501-524	LOTS 628-651
601-623	LOTS 652-674
701-723	LOTS 675-697
801-823	LOTS 698-720
901-923	LOTS 721-743

**COMMERCIAL CONDOMINIUMS:**

UNIT NO.	ASSESSOR LOT NUMBER
1001A	LOT 744
1001B	LOT 745
1001C	LOT 746

**NOTE:**

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

**SHEET INDEX:**

- SHEET 1 - STATEMENT/ACKNOWLEDGMENT SHEET
- SHEET 2 - GENERAL NOTES, SPECIAL NOTES, ASSESSOR'S LOT NUMBER TABLE
- SHEET 3 - SURVEY CONTROL SHEET
- SHEET 4 - BOUNDARY SHEET

**FINAL MAP 7439**

**A 182 RESIDENTIAL UNIT, AND 3 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT**

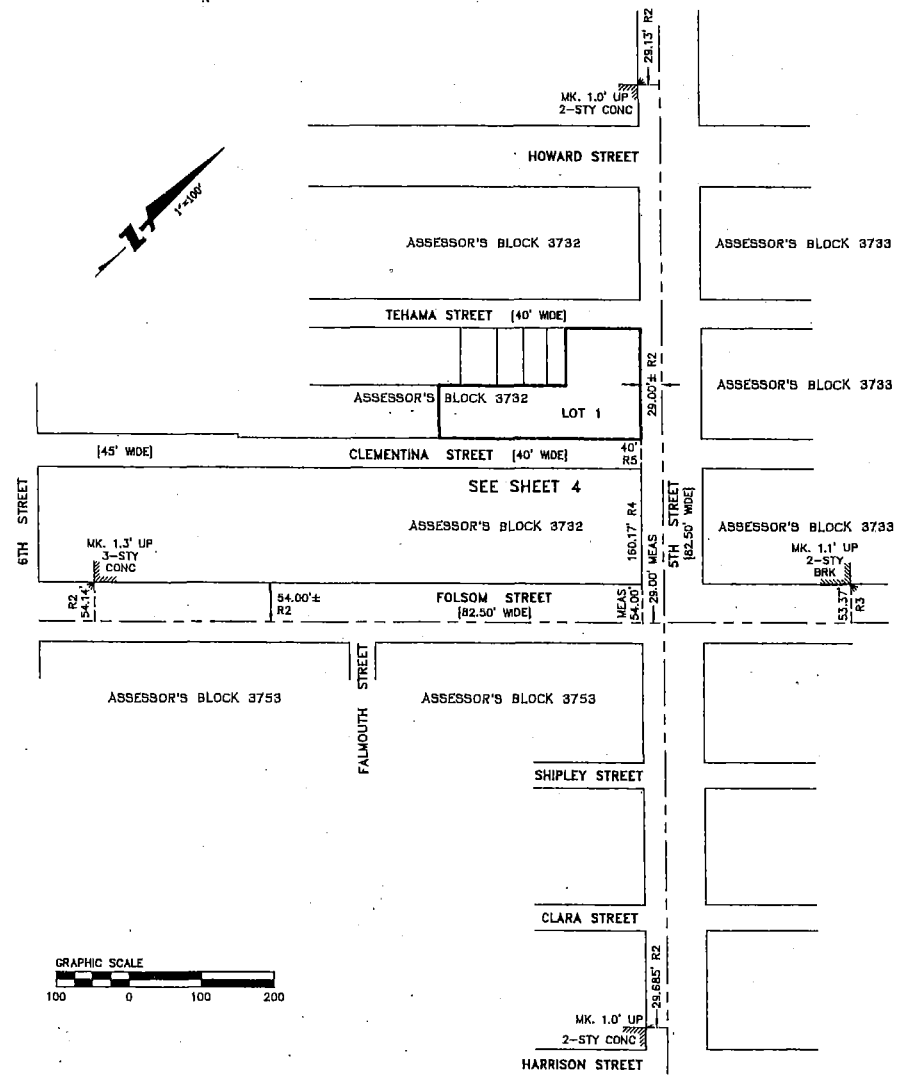
\*\*\*\*\*  
 BEING A 4 LOT MERGER AND RESUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 15, 2012, IN K669 O.R. 136, 2012-J431080, SAN FRANCISCO RECORDS  
 \*\*\*\*\*  
 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
 DATED: MARCH 2014



ENGINEERING / SURVEYING / PLANNING  
 1648 NORTH CALIFORNIA BOULEVARD, SUITE 400  
 PALM BEACH, FLORIDA 33411

SHEET 2 OF 4  
C-20115012-12

ASSESSOR'S BLOCK 3732, LOTS 8 AND 150, 240 AND 252-260 FIFTH STREET

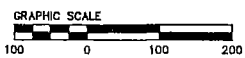


**LEGEND:**

- DISTINCTIVE BORDER OF LANDS BEING SUBDIVIDED
- MONUMENT LINE
- BRK BRICK
- CONC CONCRETE
- MEAS MEASURED DISTANCE
- MK. MARK
- O.R. OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
- R1 DENOTES MAP OR DOCUMENT REFERENCE NUMBER
- SF SQUARE FEET
- STY STORY
- [ ] RECORD/FILED INFORMATION SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION SHOWN FOR REFERENCE ONLY

**MAP REFERENCE:**

- R1 GRANT DEED 2012-J431080 O.R., K699 O.R. 138, RECORDED JUNE 15, 2012
- R2 MONUMENT MAP NO. 314 SEE NOTE 7, SHEET 2
- R3 MONUMENT MAP NO. 315 SEE NOTE 7, SHEET 2
- R4 BLOCK DIAGRAM, 100-VARA BLK. 382, BOOK 40, PAGES 19-27, DATED JANUARY-8, 1910, OFFICE OF THE CITY AND COUNTY SURVEYOR
- R5 PARCEL MAP NO. 4838, BOOK 108 OF CONDOMINIUM MAPS AT PAGES 87 AND 88, FILED DECEMBER 10, 2008



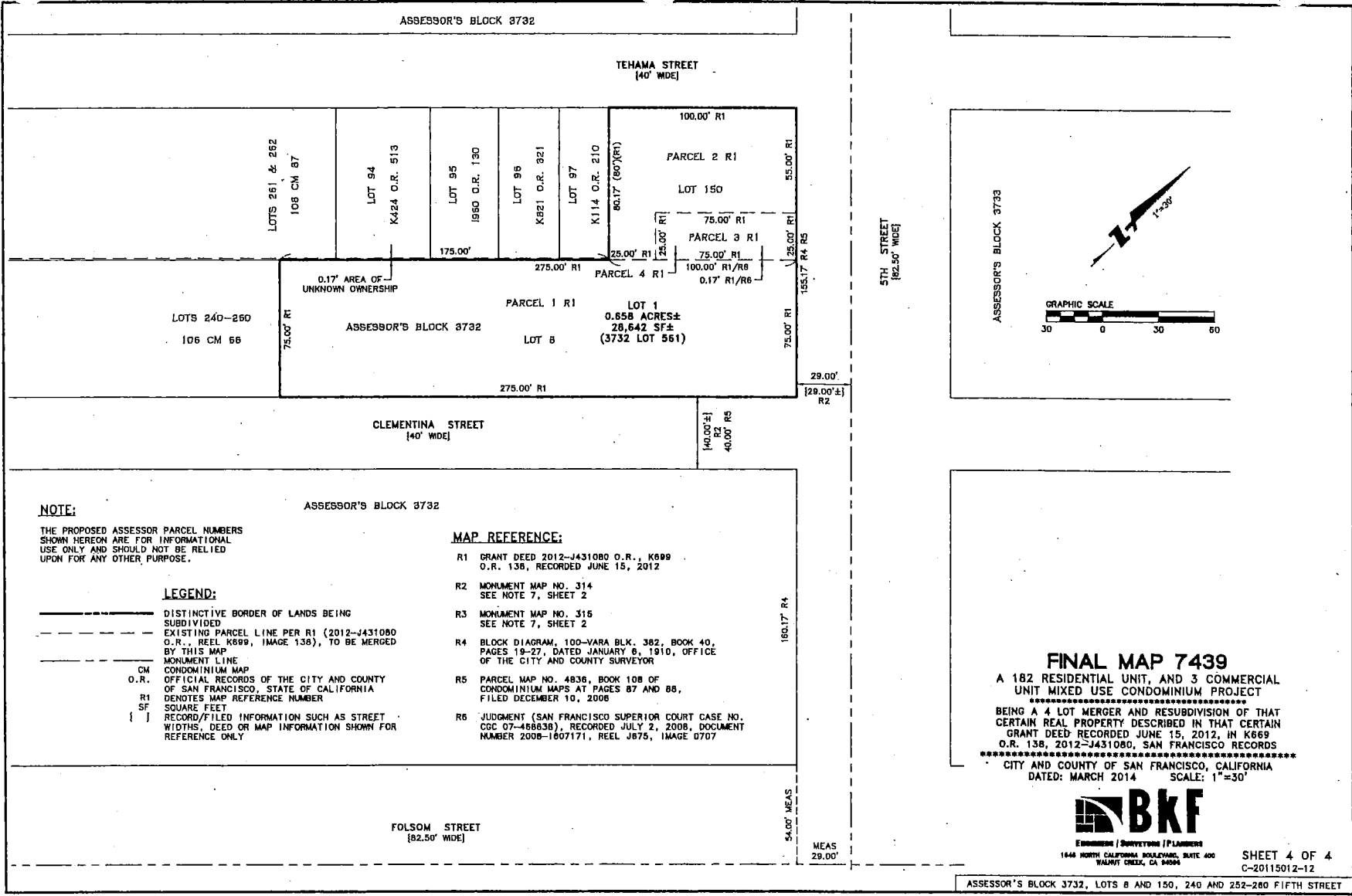
**FINAL MAP 7439**  
 A 182 RESIDENTIAL UNIT, AND 3 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT  
 BEING A 4 LOT MERGER AND RESUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 15, 2012, IN K669 O.R. 138, 2012-J431080, SAN FRANCISCO RECORDS  
 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
 DATED: MARCH 2014 SCALE: 1"=100'



SHEET 3 OF 4  
 C-20115012-12

ASSESSOR'S BLOCK 3732, LOTS 8 AND 150, 240 AND 252-260 FIFTH STREET

585



**NOTE:**

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

**LEGEND:**

- DISTINCTIVE BORDER OF LANDS BEING SUBDIVIDED
- - - - - EXISTING PARCEL LINE PER R1 (2012-J431080 O.R., REEL K899, IMAGE 138), TO BE MERGED BY THIS MAP
- MONUMENT LINE
- CM CONDOMINIUM MAP
- O.R. OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
- R1 DENOTES MAP REFERENCE NUMBER
- SF SQUARE FEET
- { } RECORD/FILED INFORMATION SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION SHOWN FOR REFERENCE ONLY

**MAP REFERENCE:**

- R1 GRANT DEED 2012-J431080 O.R., K899 O.R. 138, RECORDED JUNE 15, 2012
- R2 MONUMENT MAP NO. 314 SEE NOTE 7, SHEET 2
- R3 MONUMENT MAP NO. 315 SEE NOTE 7, SHEET 2
- R4 BLOCK DIAGRAM, 100-VARA BLK. 382, BOOK 40, PAGES 19-27, DATED JANUARY 6, 1910, OFFICE OF THE CITY AND COUNTY SURVEYOR
- R5 PARCEL MAP NO. 4836, BOOK 108 OF CONDOMINIUM MAPS AT PAGES 87 AND 88, FILED DECEMBER 10, 2008
- R6 JUDGMENT (SAN FRANCISCO SUPERIOR COURT CASE NO. CGC 07-488838), RECORDED JULY 2, 2008, DOCUMENT NUMBER 2008-1807171, REEL J875, IMAGE 0707

**FINAL MAP 7439**

A 182 RESIDENTIAL UNIT, AND 3 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT

BEING A 4 LOT MERGER AND RESUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 15, 2012, IN K899 O.R. 138, 2012-J431080, SAN FRANCISCO RECORDS  
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
DATED: MARCH 2014 SCALE: 1"=30'



ENGINEERS | SURVEYORS | PLANNERS  
1648 NORTH CALIFORNIA BOULEVARD, SUITE 400  
WALNUT CREEK, CA 94606

SHEET 4 OF 4  
C-20115012-12

ASSESSOR'S BLOCK 3732, LOTS 8 AND 150, 240 AND 252-260 FIFTH STREET

