

File No. 140900

Committee Item No. _____

Board Item No. 27

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date September 2, 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 Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <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"/> | Budget and Budget Justification |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Agreement/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 - 08/14/2014</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 182848</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Memo - 12/13/2013</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certification - 06/05/2014</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u> |

Completed by: Joy Lamug

Date August 20, 2014

Completed by: _____

Date _____

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

1 [Final Map 7761 - 400 Oak Street]

2
3 **Motion approving Final Map 7761, a six residential unit condominium project, located at**
4 **400 Oak Street, being a subdivision of Assessor's Block No. 0830, Lot No. 005, and**
5 **adopting findings pursuant to the General Plan, and the eight priority policies of City**
6 **Planning Code, Section 101.1.**

7
8 MOVED, That the certain map entitled "FINAL MAP 7761", a six residential unit
9 condominium project, located at 400 Oak Street, being a subdivision of Assessor's Block No.
10 0830, Lot No. 005, comprising 3 sheets, approved August 13, 2014, by Department of Public
11 Works Order No. 182848 is hereby approved and said map is adopted as an Official Final
12 Map 7761; and, be it

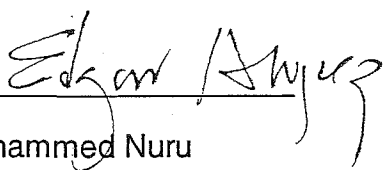
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the City
15 Planning Department, by its letter dated December 13, 2013, that the proposed subdivision is
16 consistent with the objectives and policies of the General Plan and the eight priority policies of
17 Planning Code, Section 101.1; 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.

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RECOMMENDED:



fw Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



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
Subdivision.Mapping@sfdpw.org

Department of Public Works
 Bureau of Street-Use & Mapping
 1155 Market Street, 3rd 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. 7761	Date Sent: Thursday, August 14, 2014	Date Due at BOS Thursday, August 21, 2014
Block/Lot 0830 / 005	Map Address 400 Oak Street	

SENDER

Name: Cheryl Chan	Telephone: 415-554-4885
Address: 1155 Market Street, 3 rd Floor	Email: Cheryl.Chan@sfdpw.org

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: John.Malamut@sfdpw.org 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: 182848

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

APPROVING FINAL MAP 7761, 400 OAK STREET, A SIX RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS BLOCK NO. 0830, LOT NO. 005.

A SIX RESIDENTIAL UNIT CONDOMINIUM PROJECT

The City Planning Department in its letter dated December 13, 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 7761", each 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 13, 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

APPROVED:

Mohammed Nuru
Director of Public Works

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
AUG 18 AM 8:31



148900

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

APPROVED: August 13, 2014

MOHAMMED NURU, DIRECTOR

8/13/2014

8/13/2014

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X Edgar Lopez

Nuru, Mohammed
Director, DPW





RECEIVED
13 DEC 18 PM 11:17

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

TENTATIVE MAP DECISION

2013.12259 NW

Date: August 21, 2013

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

Project ID: 7761			
Project Type: 6 Unit Condominium Conversion			
Address#	Street Name	Block	Lot
400	OAK ST	0830	005
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

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.

X

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):

SEE ATTACHED NOTICE
OF SPECIAL RESTRICTIONS

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):

Enclosures:

- Application
- Print of Tentative Map

Sincerely,

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

PLANNING DEPARTMENT

DATE 12.13.13

C. LAMORENA
FOR Mr. Scott F. Sanchez, Zoning Administrator

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)

And When Recorded Mail To:)

Name: SICKIN)

Address: 388 MARQUET # 1300)

City: SF CA 94111)

State: California)

CONFORMED COPY of document recorded

11/26/2013, 2013J791136

ON _____
This document has not been compared with the original
SAN FRANCISCO ASSESSOR-RECORDER

Space Above this Line For Recorder's Use

JENNIFER PLOZ, ZACHARY STEWART, WING HWONG, KEVIN P YOUNG
KAREN MAZ-I BRODEK

I (We) David Green, ERIC EDENFIELD 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:

(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)

BEING ASSESSOR'S BLOCK: 0830; LOT: 005,
COMMONLY KNOWN AS: 400 OAK STREET.

hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code).

Said Restrictions consist of conditions attached to the approval of Condominium Conversion Application No. 2013.1225Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 7761.

The tentative map filed with the present application indicates that the subject building at 400 Oak Street is a six-unit building located in a RTO (Residential Transit Oriented) Zoning District. Within the RTO Zoning District, a maximum of three dwelling units can be considered legal and conforming to the Planning Code. The remaining three units must be considered a legal, nonconforming dwelling units.

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

1. That three of the dwelling units shall be designated as nonconforming dwelling units if and when any future expansion occurs. Section 181 of the Planning Code provides that a nonconforming use, and any structure occupied by such a use shall not be enlarged,

H627324
EXHIBIT "A"

OLD REPUBLIC TITLE COMPANY

The land referred to in this Report is situated in the County of City and County of San Francisco
State of California, and is described as follows:

BEGINNING at the point of intersection of the northerly line of Oak Street and the westerly line of Laguna Street; running thence northerly along said line of Laguna Street 79 feet, 11-3/4 inches; thence at a right angle westerly 26 feet, 1/4 of an inch; thence southerly to a point on the northerly line of Oak Street, distant thereon 25 feet, 11-3/8 inches westerly from the westerly line of Laguna Street; thence easterly along said line of Oak Street 25 feet, 11-3/8 inches to the point of beginning.

BEING a portion of Western Addition Block No. 220.

Assessor's Lot 5; Block 830

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY, TO THE GRANTEE AS HIS SOLE AND SEPARATE PROPERTY.



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

- intensified, extended or moved to another location, unless the result will be the elimination of the non-conforming use with exceptions outlined under Section 181(b) of the Code.
2. That the remaining three dwelling units shall remain legal and conforming, subject to all of the restrictions of the Code, and any other applicable City Codes. In case of conflict, the more restrictive City Code shall apply.
 3. Minor modifications as determined by the Zoning Administrator may be permitted.
 4. The property owner(s) shall record a copy of these conditions with the Office of the Recorder of the City and County of San Francisco as part of the property records for the block and lot identified above.

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.

Dated: 11/15/13 at San Francisco, California. *JENNIFER PRIOR*

Jennifer Prior

(Owner's Signature)

See Attached California
All-Purpose
Acknowledgment

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

(Agent's Signature)

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of SAN FRANCISCO

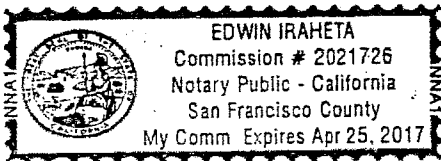
Edwin Iraheta, Notary Public

On Nov 15, 2013 before me,

Here Insert Name and Title of the Officer

personally appeared JENNIFER PRIOR

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(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]

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: NOTICE OF SPECIAL RESTRICTIONS UNDER THE HAWAIIAN CODE

Document Date: N/A Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

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

Signer Is Representing: _____ Signer Is Representing: _____

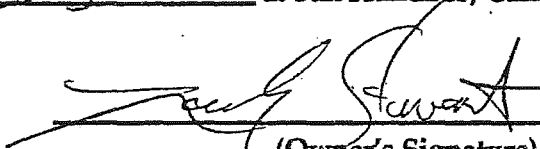
NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

intensified, extended or moved to another location, unless the result will be the elimination of the non-conforming use with exceptions outlined under Section 181(b) of the Code.

2. That the remaining three dwelling units shall remain legal and conforming, subject to all of the restrictions of the Code, and any other applicable City Codes. In case of conflict, the more restrictive City Code shall apply.
3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The property owner(s) shall record a copy of these conditions with the Office of the Recorder of the City and County of San Francisco as part of the property records for the block and lot identified above.

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.

Dated: Nov 15th 2013 at San Francisco, California.



(Owner's Signature) ZACHARY STEWART

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

See attached CA Notary Certificate Acknowledgement

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

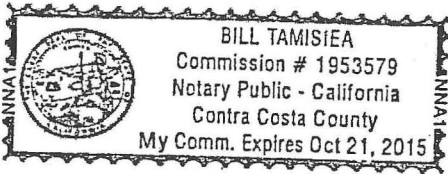
State of California

County of Contra Costa

On 11/15/2013 before me, Bill Tamisiea Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Zachary Stewart
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(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]
Signature of Notary Public

Place Notary Seal and/or Stamp 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: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____

Individual Individual

Partner — Limited General Partner — Limited General

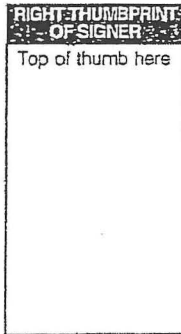
Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: _____ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

intensified, extended or moved to another location, unless the result will be the elimination of the non-conforming use with exceptions outlined under Section 181(b) of the Code.

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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.

Dated: NOV 15, 2013 at San Francisco, California.

Wing H Wong
(Owner's Signature) WING H WONG

Kevin P Wong
(Owner's Signature) KEVIN P WONG

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: 11/20/13 at Salt Lake City, UT ~~San Francisco, California.~~ **DAVID GREEN**



(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

(Agent's Signature)

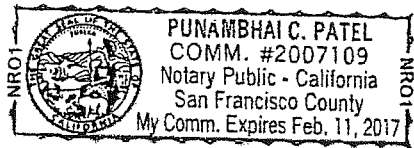
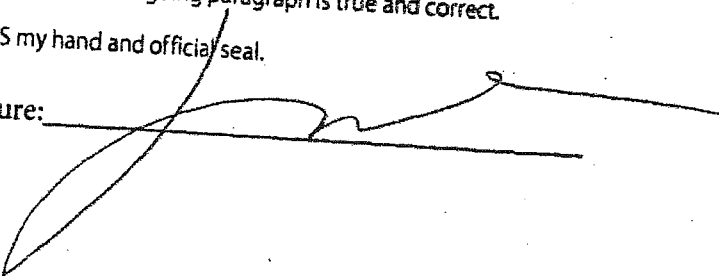
This signature(s) must be acknowledged by a notary public before recordation; add Notary Public Certification and Official Notarial Seal.

State of California
County of San Francisco
On 11/15/13 before me, PUNAMBHAI C. PATEL
personally appeared KEVIN P. YOUNG & WING HUNG
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.

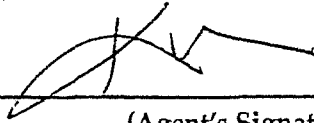
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

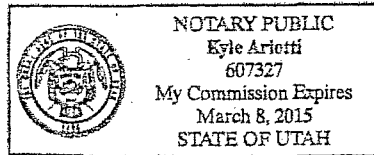


NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above a solid horizontal line.

(Agent's Signature)

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



*** NOTARIAL CERTIFICATE ***

Description of document to which this certificate is attached:

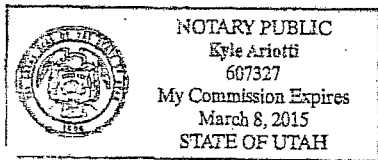
Notice of special restrictions under the planning code

State of Utah

County of Salt Lake §

On this 20 day of Nov, 2013, personally appeared before me, David Green, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to on this instrument, and acknowledged that he (she) (they) executed the same.

S
E
A
L



[Signature]
Notary Public
3/8/15
Commission Expires

This space is intentionally left blank.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: November 11, 2013 at San Francisco, California. ERIC EDENFIELD


(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

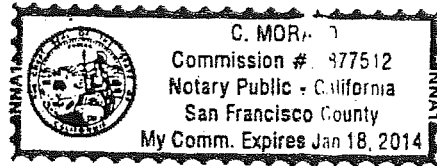
(Owner's Signature)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Edume

(Agent's Signature)

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



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California,
County of SONOMA

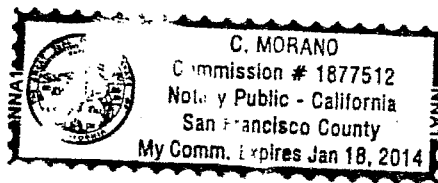
On 11 NOVEMBER 2013 before me, C. MORANO,
personally appeared ERIC B. BENFIELD, ~~personally known to me~~
(or proved to me on the basis of satisfactory evidence) to be the person(s)
whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me
that he/~~she/they~~ executed the 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.

WITNESS my hand and official seal.

Signature 

C. Morano, Licensed Notary Public, State of California

(Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

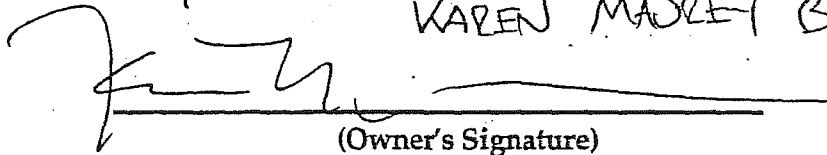
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2. That the remaining three dwelling units shall remain legal and conforming, subject to all of the restrictions of the Code, and any other applicable City Codes. In case of conflict, the more restrictive City Code shall apply.
3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The property owner(s) shall record a copy of these conditions with the Office of the Recorder of the City and County of San Francisco as part of the property records for the block and lot identified above.

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.

Dated: November 13, 2013 at San Francisco, California.

KAREN MAJREY BRODEK



(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

(Agent's Signature)

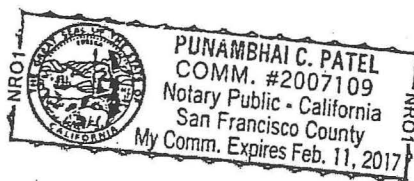
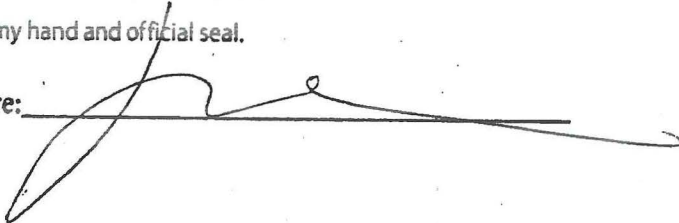
This signature(s) must be acknowledged by a notary public before recordation; add Notary Public Certification and Official Notarial Seal.

State of California
County of San Francisco
On 11/15/13 before me, PUNAMBHAI C. PATEL
personally appeared KAREL MAURICE BRODEK
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: _____





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. 0830 Lot No. 005

Address: 400 Oak St.

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


José Cisneros

Tax Collector

Dated this 5th day of June 2014

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. _____.

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 CONTROLLER OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED _____ 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, DO HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____ ADOPTED _____, 20____, APPROVED THIS MAP ENTITLED "FINAL MAP 7761." IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

BY: _____ DATE: _____
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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 REQUESTS OF KEVIN YOUNG IN JULY OF 2013. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



DATE: MAY 20, 2014
Richard L. Langford
RICHARD L. LANGFORD, P.L.S. 6895
LICENSE EXPIRATION DATE: JUNE 30, 2015

APPROVALS:

THIS MAP IS APPROVED THIS 13th DAY OF AUGUST, 2014.
BY ORDER NO. 182848

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

OWNERS' STATEMENT:

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF THE REAL PROPERTY SUBDIVIDED AND SHOWN ON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED "FINAL MAP 7761." IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS:
Karen Mauney-Brodek Eric Edenfield
KAREN MAUNEY-BRODEK ERIC EDENFIELD
Zachary Stewart David Green
ZACHARY STEWART DAVID GREEN
Kevin Young Wing Wong
KEVIN YOUNG WING WONG
Jennifer Prior
JENNIFER PRIOR

TRUSTEE/BENEFICIARY:
John A. Adams Stephen H. Adams Scott M. Adams
SIGNED PRINTED NAME TITLE & COMPANY

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 ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE 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
DATE: AUGUST 13, 2014
BRUCE R. STORRS L.S. 6914

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF CONDOMINIUM MAPS, AT PAGES _____ AT THE REQUEST OF RICHARD L. LANGFORD, P.L.S.

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

FINAL MAP 7761

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED
RECORDED DECEMBER 30, 2003 ON REEL 1543 AT IMAGE 0260
IN THE OFFICIAL RECORDS OF THE
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
APRIL 2014

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (510) 530-5200
JOB#13-1508 DRAWING=15680AK.DWG

SHEET
1 OF 3

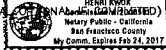
ASSESSOR'S BLOCK 830 LOT 5, 400 OAK STREET

OWNER'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Francisco
ON 11/16/2014
BEFORE ME, Henci Kwok, NOTARY PUBLIC,
PERSONALLY APPEARED KAREN MAUNEY-BRODEK
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/HEY 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 Henci Kwok
PRINTED NAME Henci Kwok
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE California
PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES Feb 24, 2017
COMMISSION NUMBER 2008561 (SEAL OPTIONAL IF COMPLETED)



OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF SONOMA
ON 25 April 2014
BEFORE ME, Eric Edenfield, NOTARY PUBLIC,
PERSONALLY APPEARED ERIC EDENFIELD
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/HEY 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 Eric Edenfield
PRINTED NAME Eric Edenfield
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE CALIFORNIA
PRINCIPAL COUNTY OF BUSINESS SONOMA
COMMISSION EXPIRES 25th April 2017
COMMISSION NUMBER 2005901 (SEAL OPTIONAL IF COMPLETED)

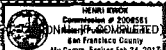


OWNER'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Francisco
ON 4/24/2014
BEFORE ME, Henci Kwok, NOTARY PUBLIC,
PERSONALLY APPEARED ZACHARY STEWART
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/HEY EXECUTED THE SAME IN
HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR
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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 Henci Kwok
PRINTED NAME Henci Kwok
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE California
PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES Feb 24, 2017
COMMISSION NUMBER 2008561 (SEAL OPTIONAL IF COMPLETED)



OWNER'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF SAN JOAQUIN
ON MAY 6, 2014
BEFORE ME, David Green, NOTARY PUBLIC,
PERSONALLY APPEARED DAVID GREEN
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/HEY 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 David Green
PRINTED NAME David Green
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS SAN JOAQUIN
COMMISSION EXPIRES AUG 17, 2014
COMMISSION NUMBER 657270 (SEAL OPTIONAL IF COMPLETED)



OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON APRIL 25th 2014
BEFORE ME, PUNAMBAZ C PATEL, NOTARY PUBLIC,
PERSONALLY APPEARED KEVIN YOUNG
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/HEY 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 Punambaz Patel
PRINTED NAME PUNAMBAZ C PATEL
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE CALIFORNIA
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO
COMMISSION EXPIRES FEBRUARY 2017
COMMISSION NUMBER 2007109 (SEAL OPTIONAL IF COMPLETED)

OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON APRIL 26 2014
BEFORE ME, PUNAMBAZ C PATEL, NOTARY PUBLIC,
PERSONALLY APPEARED WING WONG
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/HEY 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.

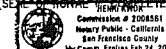
WITNESS MY HAND
SIGNATURE Punambaz Patel
PRINTED NAME PUNAMBAZ C PATEL
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE CALIFORNIA
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO
COMMISSION EXPIRES FEB 16, 2017
COMMISSION NUMBER 2007109 (SEAL OPTIONAL IF COMPLETED)

OWNER'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Francisco
ON 11/16/2014
BEFORE ME, Henci Kwok, NOTARY PUBLIC,
PERSONALLY APPEARED JENNIFER PRIOR
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/HEY EXECUTED THE SAME IN
HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR
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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 Henci Kwok
PRINTED NAME Henci Kwok
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE California
PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES Feb 24, 2017
COMMISSION NUMBER 2008561 (SEAL OPTIONAL IF COMPLETED)



TRUSTEE/BENEFICIARY'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON MAY 16, 2014
BEFORE ME, Nick Demopoulos, NOTARY PUBLIC,
PERSONALLY APPEARED Stephen Adams

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/HEY 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 Nick Demopoulos
PRINTED NAME NICK DEMOPOULOS
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO
COMMISSION EXPIRES OCT 23 2017
COMMISSION NUMBER 2047194 (SEAL OPTIONAL IF COMPLETED)



FINAL MAP 7761

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED
RECORDED DECEMBER 30, 2003 ON REEL 1 543 AT IMAGE 0260
IN THE OFFICIAL RECORDS OF THE
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

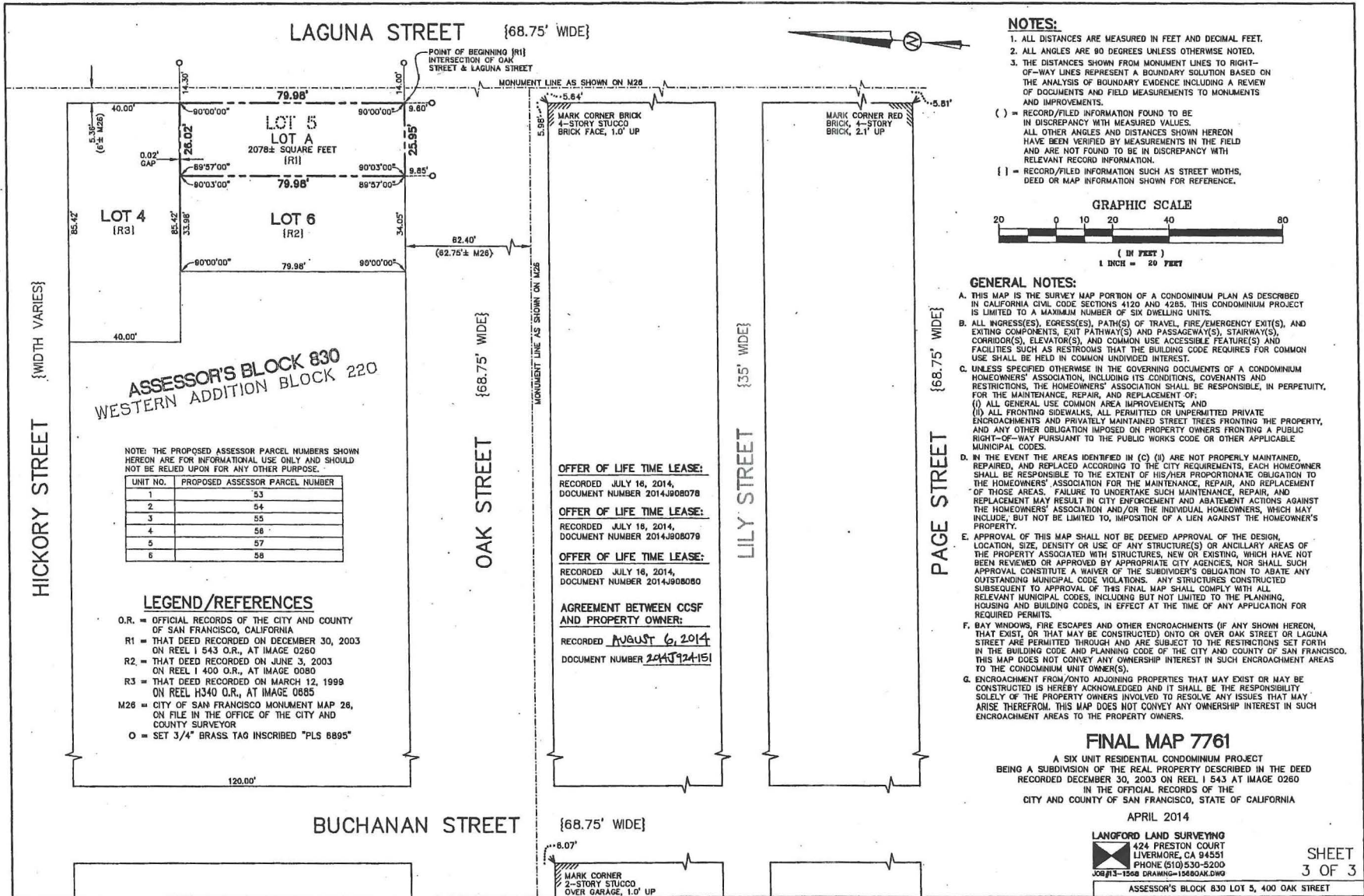
APRIL 2014

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (916) 530-5200
XEROX-1500 DRAWING-15000K.DWG

SHEET
2 OF 3

ASSESSOR'S BLOCK 830 LOT 5, 400 OAK STREET

1057



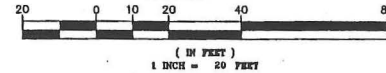
NOTES:

1. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
2. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
3. THE DISTANCES SHOWN 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 IMPROVEMENTS.

() = RECORD/FILED INFORMATION FOUND TO BE IN DISCREPANCY WITH MEASURED VALUES. ALL OTHER ANGLES AND DISTANCES SHOWN HEREON HAVE BEEN VERIFIED BY MEASUREMENTS IN THE FIELD AND ARE NOT FOUND TO BE IN DISCREPANCY WITH RELEVANT RECORD INFORMATION.

[] = RECORD/FILED INFORMATION SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION SHOWN FOR REFERENCE.

GRAPHIC SCALE



GENERAL NOTES:

- A. THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF SIX DWELLING UNITS.
- B. ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE EMERGENCY EXIT(S), AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
- C. UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS AND RESTRICTIONS, THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
 - (i) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
 - (ii) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED 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) (i) 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 OAK STREET OR LAGUNA 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 THEREFROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

FINAL MAP 7761

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED
RECORDED DECEMBER 30, 2003 ON REEL I 543 AT IMAGE 0260
IN THE OFFICIAL RECORDS OF THE
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
APRIL 2014

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (916) 530-5200
JOB #13-1568 DRAWING-1568OAK.DWG

SHEET
3 OF 3

ASSESSOR'S BLOCK 830 LOT 5, 400 OAK STREET

{WIDTH VARIES}

HICKORY STREET

ASSESSOR'S BLOCK 830
WESTERN ADDITION BLOCK 220

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

UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
1	53
2	54
3	55
4	56
5	57
6	58

LEGEND/REFERENCES

- O.R. = OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
- R1 = THAT DEED RECORDED ON DECEMBER 30, 2003 ON REEL I 543 O.R., AT IMAGE 0260
- R2 = THAT DEED RECORDED ON JUNE 3, 2003 ON REEL I 400 O.R., AT IMAGE 0690
- R3 = THAT DEED RECORDED ON MARCH 12, 1999 ON REEL H340 O.R., AT IMAGE 0665
- M28 = CITY OF SAN FRANCISCO MONUMENT MAP 28, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
- = SET 3/4" BRASS TAG INSCRIBED "PLS 8895"

OFFER OF LIFE TIME LEASE:

RECORDED JULY 16, 2014,
DOCUMENT NUMBER 2014J908078

OFFER OF LIFE TIME LEASE:

RECORDED JULY 16, 2014,
DOCUMENT NUMBER 2014J908079

OFFER OF LIFE TIME LEASE:

RECORDED JULY 16, 2014,
DOCUMENT NUMBER 2014J908080

AGREEMENT BETWEEN CCSP AND PROPERTY OWNER:

RECORDED AUGUST 6, 2014
DOCUMENT NUMBER 2014J924151

8.0'

MARK CORNER
2-STORY STUCCO
OVER GARAGE, 1.0' UP

1058