

File No. 141262

Committee Item No. _____

Board Item No. 61

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date _____

Board of Supervisors Meeting

Date December 16, 2014

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER (Use back side if additional space is needed)

- PW Order No. 183163 - 12/01/2014
- Planning Memo - 11/09/2014
- Tax Certification Block No. 1648 Lot No. 032 - 11/21/2014
- Mylar Maps
- Routing Sheet

Completed by: John Carroll Date December 11, 2014

Completed by: _____ Date _____

1 [Final Map 7316 - 738-6th Avenue]

2

3 **Motion approving Final Map 7316, a six residential unit, Condominium Project, located**
4 **at 738-6th Avenue, being a subdivision of Assessor's Block No. 1648, Lot No. 032, and**
5 **adopting findings pursuant to the General Plan, and the eight priority policies of**
6 **Planning Code, Section 101.1.**

7

8 MOVED, That the certain map entitled "FINAL MAP 7316", a six residential unit
9 Condominium Project, located at 738-6th Avenue, being a subdivision of Assessor's Block No.
10 1648, Lot No. 032, comprising 3 sheets, approved December 2, 2014, by Department of
11 Public Works Order No. 183163 is hereby approved and said map is adopted as an Official
12 Final Map 7316; 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 November 9, 2012, that the proposed subdivision is
16 consistent with the objectives and policies of the General Plan, and the eight priority policies
17 of Planning Code, Section 101.1; and, be it

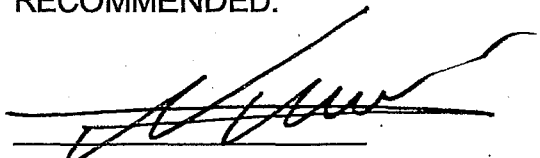
18 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
19 the Director of the Department of Public Works to enter all necessary recording information on
20 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's
21 Statement as set forth herein;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



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. 7316	Date Sent: December 3, 2014	Date Due at BOS Friday, December 8, 12 pm
Block/Lot 1648/032	Map Address 738 6 th Avenue	

SENDER

Name: Steven Leibof	Telephone: 415-554-5831
Address: 1155 Market Street, 3 rd Floor	Email: Steven.leibof@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: 183163

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

APPROVING FINAL MAP 7316, 738 6th AVENUE, A 6 UNIT CONDOMINIUM CONVERSION PROJECT,
BEING A SUBDIVISION OF LOT 032 IN ASSESSORS BLOCK NO. 1648.

A 6 UNIT CONDOMINIUM CONVERSION PROJECT

The City Planning Department in its letter dated November 9, 2012, 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. One (1) 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 7316", 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 November 9, 2012, 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
Interim Director of Public Works

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
NOV DEC 4 PM 1:11



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

APPROVED: December 1, 2014

MOHAMMED NURU, DIRECTOR

12/2/2014

12/2/2014

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X Mohammed Nuru

Nuru, Mohammed
Director, DPW



City and County of San Francisco



Phone: (415) 554-5827
Fax: (415) 554-5324

<http://www.sfdpw.com>
subdivision_mapping@sfdpw.org

Department of Public Works
Office of the City and County Surveyor

875 Stevenson Street, Room 410
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

Edwin M. Lee, Mayor
Mohammed Nuru, Director

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

Date: July 31, 2012

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

Project ID: 7316			
Project Type: 6 Units Condo Conversion			
Address#	StreetName	Block	Lot
738	06TH AVE	1648	032
Tentative Map Referral			

NW

Attention: Mr. Scott F. Sanchez

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

12 NOV 13 AM 10:00
RECEIVED

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):

PLANNING DEPARTMENT

CLAUDIA PERERA

Mr. Scott F. Sanchez, Zoning Administrator

DATE 11-09-12

"IMPROVING THE QUALITY OF LIFE IN SAN FRANCISCO" We are dedicated individuals committed to teamwork, customer service and continuous improvement in partnership with the community.

Customer Service

Teamwork

Continuous Improvement



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. 1648 Lot No. 032

Address: 738 6th Ave.

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

José Cisneros

Tax Collector

Dated this 21st day of November 2014

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 7316." IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS:

Karen DeGa
KAREN DEGA
Michael Duane Levy
MICHAEL DUANE LEVY
Aaron J. Ahearn
AARON J. AHEARN
Eugene Cash
EUGENE CASH
Sham E. Ahearn
SHAM E. AHEARN
Pamela Weiss
PAMELA WEISS
Lucy Goodhart
LUCY M. GOODHART

OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON 11/06/2014
BEFORE ME, S. SAPPASEAT, NOTARY PUBLIC, NOTARY PUBLIC, PERSONALLY APPEARED KAREN DEGA, 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 S. SAPPASEAT
PRINTED NAME S. SAPPASEAT
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO
COMMISSION EXPIRES 12/23/2017
COMMISSION NUMBER 2053120 (SEAL OPTIONAL IF COMPLETED)

OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON 11/06/2014
BEFORE ME, S. SAPPASEAT, NOTARY PUBLIC, NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL DUANE LEVY, 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 S. SAPPASEAT
PRINTED NAME S. SAPPASEAT
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO
COMMISSION EXPIRES 12/23/2017
COMMISSION NUMBER 2053120 (SEAL OPTIONAL IF COMPLETED)

OWNERS' ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON 11/06/2014
BEFORE ME, S. SAPPASEAT, NOTARY PUBLIC, NOTARY PUBLIC, PERSONALLY APPEARED AARON J. AHEARN AND SHAM E. AHEARN, 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 S. SAPPASEAT
PRINTED NAME S. SAPPASEAT
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO
COMMISSION EXPIRES 12/23/2017
COMMISSION NUMBER 2053120 (SEAL OPTIONAL IF COMPLETED)

OWNERS' ACKNOWLEDGMENT:

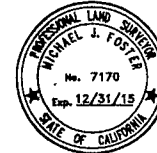
STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON 11/06/2014
BEFORE ME, S. SAPPASEAT, NOTARY PUBLIC, NOTARY PUBLIC, PERSONALLY APPEARED EUGENE CASH AND PAMELA WEISS WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED 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 S. SAPPASEAT
PRINTED NAME S. SAPPASEAT
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO
COMMISSION EXPIRES 12/23/2017
COMMISSION NUMBER 2053120 (SEAL OPTIONAL IF COMPLETED)

OWNERS' ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON 11/06/2014
BEFORE ME, S. SAPPASEAT, NOTARY PUBLIC, NOTARY PUBLIC, PERSONALLY APPEARED GED J. GOODHART AND LUCY M. GOODHART 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 S. SAPPASEAT
PRINTED NAME S. SAPPASEAT
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO
COMMISSION EXPIRES 12/23/2017
COMMISSION NUMBER 2053120 (SEAL OPTIONAL IF COMPLETED)

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 SHAM E. AHEARN IN MARCH OF 2012. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.
I FURTHER STATE THAT THE MONUMENTS SHOWN ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THE MONUMENTS ARE SUFFICIENT TO ALLOW THE SURVEY TO BE RETRACED.



DATE: OCTOBER 20, 2014
Michael J. Foster
MICHAEL J. FOSTER, L.S. 7170

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 REQUIRED, 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, IF REQUIRED, 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
DATE: DECEMBER 3, 2014
BY: Bruce R. Storrs
BRUCE R. STORRS, L.S. 6914

RECORDER'S STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ MINUTES PAST _____ IN BOOK _____ OF CONDOMINIUM MAPS, AT PAGES _____ INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF MICHAEL J. FOSTER.

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

FINAL MAP NO. 7316

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED
RECORDED ON FEBRUARY 04, 2011, AS Doc. No. 2011-113159-00
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
OCTOBER, 2014

BAY AREA LAND SURVEYING INC.

961 MITCHELL WAY
EL SOBRANTE, CA 94803
(510) 223-3167
SHT. 1 OF 3

ASSESSOR'S BLOCK 1648, LOT 032, 736 6TH AVENUE

APPROVALS:

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

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

BENEFICIARY'S STATEMENT:

THE UNDERSIGNED AS BENEFICIARY, UNDER THE DEEDS OF TRUST RECORDED ON FEB. 04, 2011 IN J13118-00 K228 0005, J13118-00 K228 0007, J13118-00 K228 0008, J13118-00 K228 0011 AND J13118-00 K228 0012 IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED FINAL MAP NO. 7316.

IN WITNESS WHEREOF, THE UNDERSIGNED, _____, HAVING EXECUTED THIS STATEMENT THIS _____ DAY OF _____, 20____

BY: [Signature] BY: [Signature]
TITLE: Senior Vice President TITLE: _____

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. _____

APPROVED AS TO FORM:

DENISE J. HERRERA, CITY ATTORNEY

BY: _____ DATE: _____

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

BENEFICIARY'S ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____
ON _____, 20____, I, _____, NOTARY PUBLIC,

PERSONALLY APPEARED _____, _____, NOTARY PUBLIC, WHO PROVIDED 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/IT/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT HE/SHE/IT/HEY INTENDS TO BE BOUND BY THE SAME.

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 _____

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL COUNTY OF BUSINESS: San Francisco COMMISSION EXPIRES: _____
COMMISSION NUMBER: 2012127 (SEAL OPTIONAL IF COMPLETED)

CLERK'S STATEMENT:

I, ANGELA CALMILLO, 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

20____ APPROVED THIS MAP ENTITLED FINAL MAP NO. 7316.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED BY 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

TAX STATEMENT:

I, ANGELA CALMILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUBSCRIBER 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 SUBSCRIBER OR ANY PART HEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS ARISES.

DATED _____ DAY OF _____, 20____

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

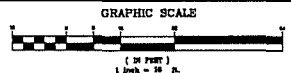
FINAL MAP NO. 7316
A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED RECORDED ON FEBRUARY 04, 2011, AS DOC. NO. 2011-13118-00 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
OCTOBER, 2014
BAY AREA LAND SURVEYING INC.
845 MITCHELL WAY
EL SOBRANTE, CA 94903
(916) 253-5157
SHT. 2 OF 3
ASSASSIN'S BLOCK 1644, LOT 822, 736 5TH AVENUE

2760

2761

LEGEND/REFERENCES	
⊙	FOUND CITY MONUMENT WITH BRASS PIN
M	MEASURED DATA
M87	MONUMENT MAP NO. 87 OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO
O.R.	OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
⊞	SET CROSS & TAG L.S. 7170

NOTE:	
THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED ON FOR ANY OTHER PURPOSE.	
UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
1	56
2	58
3	60
4	61
5	62
6	63



- NOTES:
1. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
 2. ALL ANGLES ARE IN 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.
 4. HISTORIC BLOCK GRAPHIC "TRACING" BLOCK 385 DATED APRIL 23, 1908, FROM THE FILES OF THE CITY AND COUNTY SURVEYOR HAVE BEEN REVIEWED.
 5. 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 RECORDS INFORMATION.
 6. RECORD/FILED INFORMATION SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION SHOWN FOR REFERENCE.

- GENERAL NOTES:
- A. THE SUBDIVISION DESCRIBED HEREON IS SUBJECT TO THE PROVISIONS OF THE DAVIS-STUBBS COMMON INTEREST DEVELOPMENT ACT. THIS IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN FOR THE USE THEREOF AND SHALL BE RECORDED WITH THIS CONDOMINIUM PLAN. THIS CONDOMINIUM PLAN SHALL BE LIMITED TO SIX RESIDENTIAL UNITS.
 - B. ALL IMPROVED, UNIMPROVED, PARTIAL OR FULL, ENCUMBRANCE, EASEMENTS AND EXISTING COMPONENTS, EIT (PATHWAYS) AND PASSAGEWAYS, STAIRWAYS, COMMONS, ELEVATORS AND FACILITIES (INCLUDING FACILITIES) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON BY THE UNIT OWNERS.
 - C. UNLESS SPECIFIED OTHERWISE IN THE COWING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS ASSOCIATION, THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE, IN RESPECTIVE, FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF: (1) ALL GENERAL USE COMMON AREA IMPROVEMENTS, AND (2) ALL EXISTING OR FUTURE ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET STRESSES 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) (1) 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 THESE AREAS. FAILURE TO IMPROVE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND AESTHETIC ACTIONS AGAINST THE HOMEOWNERS ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO, IMPROVING THE APPEARANCE OF THE PROPERTY.
 - E. APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, USE, DENSITY OR USE OF ANY STRUCTURE OR THE HAZARDOUS AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEAR OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES. NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE HOMEOWNERS ASSOCIATION'S OBLIGATION SUBSEQUENT TO APPROVAL OF THIS FINAL PARCEL 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 RECORDING PERMITS.
 - F. BAY WINDOWS, PORCHES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST OR THAT MAY BE CONSTRUCTED) OVER OR OVER 8TH AVENUE 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 OWNERS.
 - G. ENCROACHMENT FROM ADJACENT PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY RELATE TO THE PROPERTIES INVOLVED. ANY PARTY THAT HAS AN INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY DESCRIBED.

FINAL MAP NO. 7316
 A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
 A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED
 RECORDED ON FEBRUARY 04, 2011, AS DOC. NO. 2010-121159-00,
 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
 OCTOBER, 2014 SCALE 1" = 16'
BAY AREA LAND SURVEYING INC.
 961 MITCHELL WAY
 EL SOBRANTE, CA 94803
 (510) 223-5187
 SHEET 3 OF 3
 ASSESSOR'S BLOCK 1648, LOT 6, 7, 8, 5TH AVENUE

