

File No. 110260

Committee Item No. _____
Board Item No. 34

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Board of Supervisors Meeting

Date: March 15, 2011

Cmte Board

- | | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | X | Motion |
| <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"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input type="checkbox"/> | <input checked="" 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"/> | 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)

Completed by: Annette Lonich

Date: March 7, 2011

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document is in the file.

1 [Final Map 5889: 619, 631 – 633 Taraval Street]
2

3 **Motion approving Final Map 5889, a 9 Unit Mixed-Use (6 Unit Residential and 3 Unit**
4 **Commercial) Condominium Project, located at 619, 631 – 633 Taraval Street being a**
5 **subdivision of Lot s 039, 040, and 042A in Assessors Block No. 2409 and adopting**
6 **findings pursuant to the General Plan and City Planning Code Section 101.1**
7

8 MOVED, That the certain map entitled "FINAL MAP 5889", comprising 3 sheets,
9 approved January 26, 2011, by Department of Public Works Order No. 179, 102 is hereby
10 approved and said map is adopted as an Official Final Map 5889; and be it

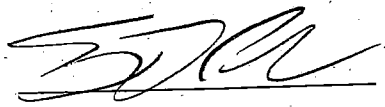
11 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
12 and incorporates by reference herein as though fully set forth the findings made by the City
13 Planning Department, by its letter dated May 11, 2010, that the proposed subdivision is
14 consistent with the objectives and policies of the General Plan and the Eight Priority Policies
15 of Section 101.1 of the Planning Code; and be it

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

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

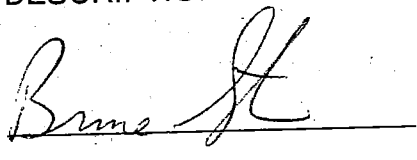
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

RECOMMENDED:



Edward D. Reiskin
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor

Office of the Treasurer & Tax Collector
City and County of San Francisco

Property Tax & Licensing
George Putris, Tax Administrator



José Cisneros, Treasurer

I, George W. Putris, Tax Administrator 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. 2409 Lot No. 039

Address: 631-633 Taraval Street

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

A handwritten signature in black ink, appearing to read "George W. Putris".

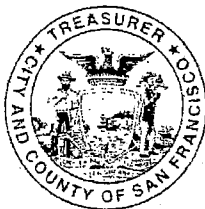
George W. Putris

Tax Administrator

Dated this 12th day of January 2011

Office of the Treasurer & Tax Collector
City and County of San Francisco

Property Tax & Licensing
George Putris, Tax Administrator



José Cisneros, Treasurer

I, George W. Putris, Tax Administrator 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. 2409 Lot No. 040

Address: 631-633 Taraval Street

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

A handwritten signature in black ink, appearing to read "George W. Putris".

George W. Putris

Tax Administrator

Dated this 12th day of January 2011

Office of the Treasurer & Tax Collector
City and County of San Francisco

Property Tax & Licensing
George Putris, Tax Administrator



José Cisneros, Treasurer

I, George W. Putris, Tax Administrator 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. 2409 Lot No. 042A

Address: 619V Taraval Street

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

George W. Putris

Tax Administrator

Dated this 25th day of January 2011



Gavin Newsom, Mayor
Edward D. Reiskin, Director



(415) 554-5827
FAX (415) 554-5324
http://www.sfdpw.com

Department of Public Works
Bureau of Street-Use and Mapping
875 Stevenson Street, Room 410
San Francisco, CA 94103-0942

Barbara L. Moy, Bureau Manager
Bruce Storrs, City and County Surveyor

Date: March 3, 2010

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

Attention: Mr. Lawrence Badiner

2005.0892.05 461

Project ID: 5889			
Project Type: 2 Lot Merger and 9 Units Multi Use/New Construction			
Address#	StreetName	Block	Lot
631 - 633	TARAVAL ST	2409	039
631 - 633	TARAVAL ST	2409	040
Tentative Map Referral			

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
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.

✓

SEE ATTACHED

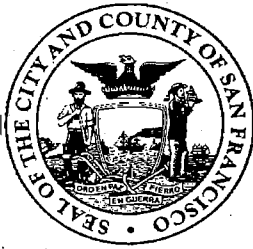
The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Lawrence Badiner at the above address):

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 Lawrence Badiner at the above address):

PLANNING DEPARTMENT

DATE 5.11.2010

Anna Hollister
for Mr. Lawrence B. Badiner, Zoning Administrator



Department of Public Works

BUREAU OF STREET-USE & MAPPING

875 Stevenson Street, Room 410, S.F., CA 94103

Bruce R. Storrs, City and County Surveyor

Edwin M. Lee, Mayor

Edward D. Reiskin, Director

DPW Order No: 179,102

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

APPROVING FINAL MAP 5889, 619, 631 – 633 TARAVAL STREET, A 9 UNIT MIXED-USE (6 UNIT RESIDENTIAL AND 3 UNIT COMMERCIAL) CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOTS 039, 040, & 042A IN ASSESSORS BLOCK NO. 2409.

A 9 UNIT MIXED-USE (6 UNIT RESIDENTIAL AND 3 UNIT COMMERCIAL) CONDOMINIUM PROJECT

The City Planning Department in its letter dated May 11, 2010, 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 5889", 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 May 11, 2010, 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.

[Click here to sign this section](#)

1/26/2011

X Bruce R. Storrs

Signed by Storrs, Bruce View details
on Wednesday, January 26, 2011 12:35 PM (Pacific Standard Time)

1/26/2011

X Edward D. Reiskin

Signed by Reiskin, Ed View details
on Wednesday, January 26, 2011 2:09 PM (Pacific Standard Time)

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND HOLDERS OF SECURITY INTERESTS ON OR HAVE SOME RIGHT IN THE REAL PROPERTY INCLUDED WITHIN THE MAP SHOWN ON THIS MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO MAKING AND RECORDING OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BOUNDARIES THAT SAID MAP CONSTITUTES AND CONSISTS OF A SURVEY MAP SHOWING ACROSS-BLOCK LOTS ON THE GROUND WITHIN THE MEANING OF PARAGRAPH 137(1)(1) AND RECORDING OF SAID MAP WITHIN THE MEANING OF PARAGRAPH 137(1)(2) OF THE CIVIL CODE OF THE STATE OF CALIFORNIA; AND THAT WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS:
RAYMOND YANG

Raymond Yang

OWNERS ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)
ON 12-6-2011 BEFORE ME, CLARE LAM, Notary Public,
(INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED, Raymond Yang,
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) TO WHOM I AM ISSUING THIS INSTRUMENT AND WHOSE NAME(S) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE(S) HEREBY EXECUTED THE SAME IN THE INSTRUMENT THE PERSON(S) ON 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: Raymond Yang
PRINCIPAL COUNTY OF BUSINESS: San Francisco
COMMISSION EXPIRES: 6-9-2013
COMMISSION # OF NOTARY: 1850003



TRUST/BENEFICIARY:

TRANS PACIFIC NATIONAL BANK

BY: Thomas Vanderhulst TITLE: Senior Vice President

PRINT NAME: Thomas Vanderhulst

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)
ON 12-6-2011 BEFORE ME, Ann Mae May, Notary Public,
(INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED, Thomas Vanderhulst,
WHOSE NAME(S) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE(S) HEREBY EXECUTED THE SAME IN THE INSTRUMENT AUTHORIZED CAPACITY, AND THAT BY HIS/HER/HIS(S) SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) ON 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.

SIGNATURE: Ann Mae May
PRINCIPAL COUNTY OF BUSINESS: San Francisco
COMMISSION EXPIRES: June 25, 2012
COMMISSION # OF NOTARY: 1804133



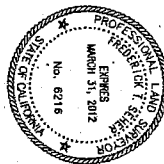
RECORDER'S STATEMENT

FILED FOR RECORD THIS 06 DAY OF DECEMBER, 2011, AT SAN FRANCISCO MINUTES
PAST 11:00 AM, IN BOOK 1004133 OF CONDOMINIUM MAPS, AT PAGES 1 AND 2,
IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF FREDERICK T. SEHER.

COUNTY RECORDER
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 REQUEST OF RAYMOND YANG ON FEBRUARY 2, 2009. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY COMFORMS TO THE INTENT AND PURPOSE OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE COMPILATION OF THIS MAP. I FURTHER CERTIFY THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPLICATED.



SIGNATURE: Frederick T. Seher
FREDERICK T. SEHER, PLS.
LICENSE NO. 6216
LICENSE EXPIRES MARCH 31, 2012
DATE: 01-20-11

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 THAT PREPARED BY ME OR UNDER MY DIRECTION, AND ANY APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, COMPLIES WITH ALL THE 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

SIGNATURE: Bruce R. Storrs
BRUCE STORRS, L.S. 1914

DATE: 12-27-2011
MY LICENSE EXPIRES SEPTEMBER 30, 2011



FINAL MAP NO. 5889

**A 9 UNIT MIXED-USE
(6 UNIT RESIDENTIAL & 3 UNIT COMMERCIAL)
CONDOMINIUM PROJECT**

BEING A MERGER AND RESUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THOSE CERTAIN DEEDS FILED FOR RECORD ON AUGUST 19, 2004, ON REEL 1785 AT PAGE 0659 AND JANUARY 9, 2006, ON REEL 1982 AT PAGE 002, OF OFFICIAL RECORDS, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA, ALSO BEING A PART OF OUTSIDE LAND BLOCK NO. 1181
CITY AND COUNTY OF SAN FRANCISCO



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE: (415) 821-7930 FAX: (415) 921-7855

SHEET ONE OF THREE SHEETS

TAX STATEMENT:

ANGELA CALVALLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, 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, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE WHICH ARE LISTED BY THE BOARD AND BY ITS TERMS MADE PAYABLE TO THE BENEFIT OF THE CITY AND COUNTY OF SAN FRANCISCO, CONDONED FOR PAYMENT OF THE ABOVE TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, HAS BEEN FILED WITH AND APPROVED BY THE BOARD.

DATE: 2011
DAY OF:
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

CLERK'S STATEMENT:

ANGELA CALVALLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. ADOPTED 2011, APPROVED THIS MAP ENTITLED: "FINAL MAP 5889".
IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THIS OFFICE TO BE AFFIXED.

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

APPROVALS:

THIS MAP IS APPROVED THIS DAY OF 2011.
BY ORDER NO.

EDWARD O. REISKIN
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

DATE

APPROVED AS TO FORM:

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

BOARD OF SUPERVISORS' APPROVAL:

ON 2011, 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.

JOB # 1039-07

GENERAL NOTES:

- A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN SECTION 136160, CALIFORNIA CIVIL CODE. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF SIX (6) DWELLING UNITS AND THREE (3) COMMERCIAL UNITS.
- B) ALL INTERESTS, EGRESS (ES) PATHS OF TRAVEL, FIRE/EMERGENCY EXITS AND EXITING ELEVATIONS AND COMMON USE ACCESSIBLE FEATURES) 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, THE ASSOCIATION SHALL BE RESPONSIBLE 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 TRESS PROXIMATE TO THE PUBLIC SIDE OF ANY BURGLANT OBLIGATION IMPOSED ON THE HOMEOWNERS BY THE PUBLIC SIDE OF ANY BURGLANT TO THE PUBLIC SIDE OF 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 MAY RESULT IN CITY EMPLOYMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE BUT NOT LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNERS' PROPERTY.
 - E) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE OR CONSTRUCTION OF ANY STRUCTURES OR FACILITY 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 CITY 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 TARAVAL 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 AND ANY APPLICABLE MUNICIPAL ORDINANCES IF ANY OWNERS IF INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNERS.)
 - G) ENCROACHMENT FROM AN OUTSIDE PROPERTY THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

NOTES:

THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE TERMS AND PROVISIONS AS DESCRIBED IN THE FOLLOWING RECORDED DOCUMENTS:
NOTICE OF SPECIAL RESTRICTIONS UNDER THE BUILDING CODE RECORDED ON JANUARY 23, 2007, DOC. 2007-133889-01 ON REEL J912 AT IMAGE 0291

FINAL MAP NO. 5889
A 9 UNIT MIXED-USE
(6 UNIT RESIDENTIAL & 3 UNIT COMMERCIAL)
CONDOMINIUM PROJECT

BEING A MERGER AND RESUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THOSE CERTAIN DEEDS FILED FOR RECORD ON AUGUST 19, 2004, ON REEL J705 AT IMAGE 0537 AND JANUARY 9, 2006, ON REEL J052 AT IMAGE 0032 OF OFFICIAL RECORDS, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.
ALSO BEING A PART OF OUTSIDE LAND BLOCK NO. 1181
CITY AND COUNTY OF SAN FRANCISCO



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7990 FAX (415) 921-7955

SHEET TWO OF THREE SHEETS
AB-2409 LOT: 039 (A0) & (A02A) 619 631-633 TARAVAL STREET
CALIFORNIA
JANUARY, 2011

- MAM AND DEED REFERENCES**
- ① GRANT DEED RECORDED AUGUST 19, 2004, ON REEL 1708 AT IMAGE 0937. DOCUMENT NUMBER 2004-H78239-00 ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
 - ② GRANT DEED RECORDED JANUARY 9, 2006, ON REEL 1092 AT IMAGE 0032. DOCUMENT NUMBER 2006-H78239-00 ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
 - ③ GRANT DEED RECORDED JANUARY 9, 2006, ON REEL 1092 AT IMAGE 0032. DOCUMENT NUMBER 2006-H78239-00 ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
 - ④ BLOCK DIAGRAM OF SUNSET BLOCK 1181, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

- LEGEND:**
- SET NAIL & TAG L.S. 6276 (P.P. AS NOTED)
 - () INDICATES RECORD DATA DISCREPANCY WITH MEASURED PER REFERENCE
 - NOW OR FORMERLY
 - INDICATES FOUND CITY STANDARD MONUMENT (OR AS NOTED)
 - MONUMENT SEARCHED BUT NOT FOUND (S.F.M.F.)

- BOUNDARY NOTES:**
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 2. ALL DISTANCES SHOWN HEREON ARE MEASURED UNLESS SHOWN OTHERWISE.
 3. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
- BASES OF SURVEY:**
- BLOCK LINES OF BLOCK 2409 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE IDENTIFIED AS BASIS OF SURVEY. LINE RELATIONSHIPS BETWEEN MONUMENT LINES AND THE BLOCK LINES WERE ESTABLISHED IN CONFORMANCE WITH COMPILING EVIDENCE OF OCCUPATION AND FIELD SURVEY DATA SUCH AS T. COTS, BUILDING STRUCTURES, FENCES, RETAINING WALLS AND OPEN SPACE AREAS, CURBS, SIDEWALKS AND CURBS, ALONG WITH THE MAM AND DEED REFERENCES AS LISTED HEREON.

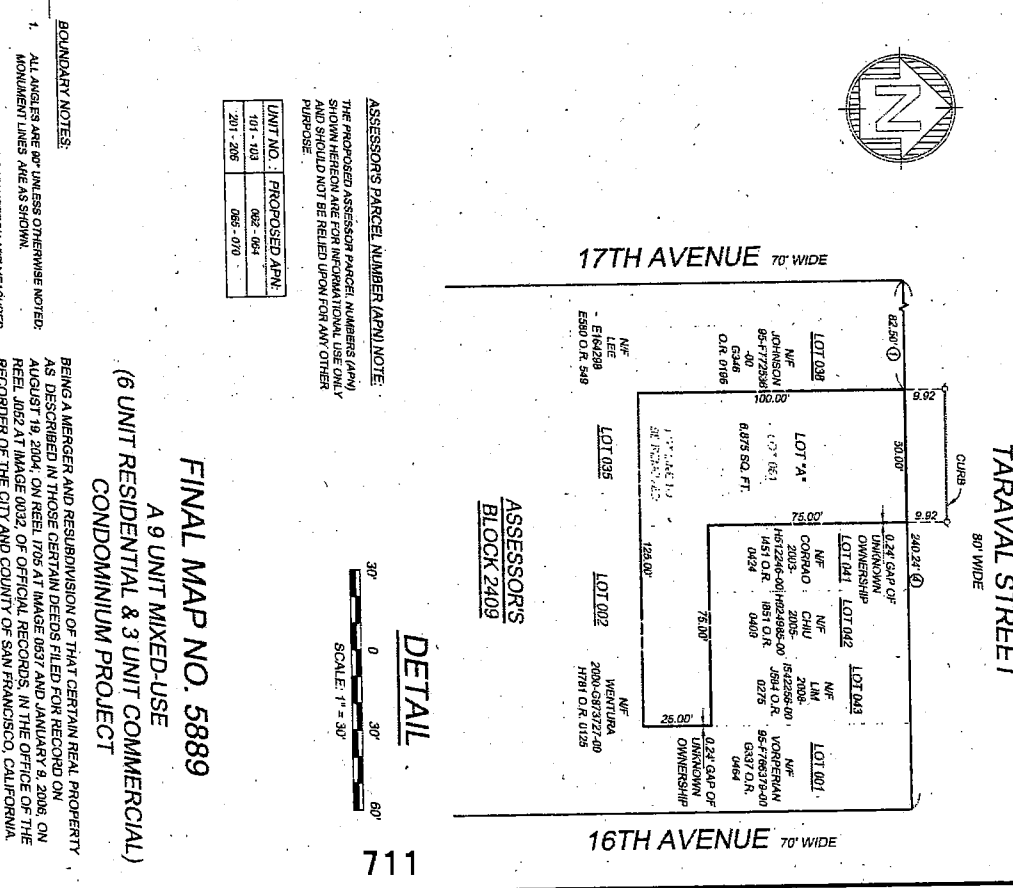
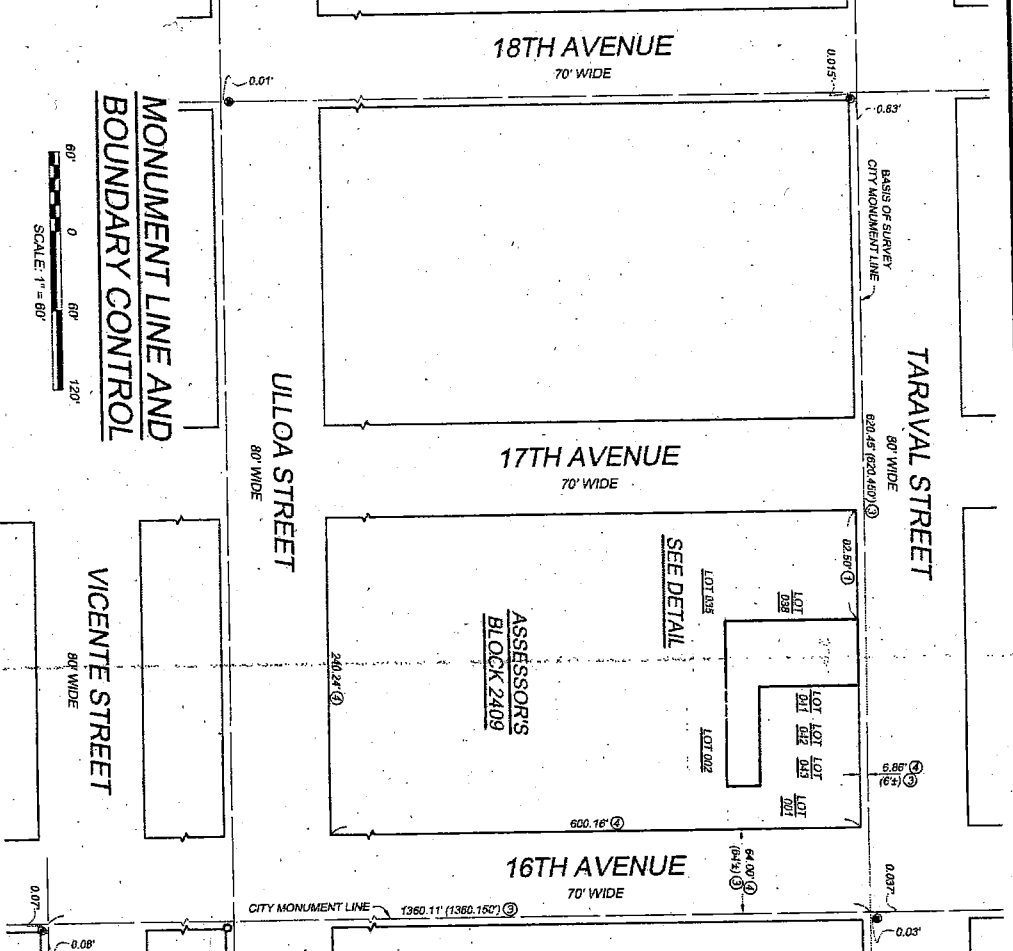
FINAL MAP NO. 5889
A 9 UNIT MIXED-USE
(6 UNIT RESIDENTIAL & 3 UNIT COMMERCIAL)
CONDOMINIUM PROJECT

BEING A MERGER AND RESUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THOSE CERTAIN DEEDS FILED FOR RECORD ON AUGUST 19, 2004, ON REEL 1708 AT IMAGE 0937 AND ON JULY 9, 2006, ON REEL 1092 AT IMAGE 0032, OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA, ALSO BEING A PART OF OUTSIDE LAND BLOCK NO. 1181 CITY AND COUNTY OF SAN FRANCISCO

Frederick T. Seher & Associates, Inc.
 PROFESSIONAL LAND SURVEYORS
 841 LOMBARD STREET, SAN FRANCISCO, CA 94133
 PHONE (415) 247-7800 FAX (415) 247-7855

CALIFORNIA
 JANUARY, 2011

AB-2409 LOT: 036, 040 & 042A 619, 631-633 TARAVAL STREET
 SHEET THREE OF THREE SHEETS



UNIT NO.	PROPOSED APN
101 - 103	062 - 064
201 - 206	066 - 070

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





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Approved per Class 3 Categorical Exemption issued on 4 August 2005 for Case No. 2005.0392EV, per Case No. 2005.0392EY granted by the Zoning Administrator of the City and County of San Francisco on 1 January 2007, and per Building Permit Application No. 2005.09.30.4370 for the construction of a mixed-use building containing six residential units and three commercial units.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377