

File No. 180566

Committee Item No. _____

Board Item No. 30

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: June 5, 2018

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
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- Public Correspondence

OTHER

- Public Works Order No: 187682 - May 11, 2018
- Planning Department Decision - September 12, 2017
- CEQA Categorical Exemption Determination - June 21, 2017
- Planning Department Motion No. 19973 - August 24, 2017
- Tax Certificates - April 19, 2018
- Final Maps
- _____
- _____
- _____

Prepared by: Jocelyn Wong

Date: May 31, 2018

Prepared by: _____

Date: _____

1 [Final Map 9344 - 56 Sanchez Street]
2

3 **Motion approving Final Map 9344, a six residential unit condominium project, located at**
4 **56 Sanchez Street, being a subdivision of Assessor's Parcel Block No. 3538, Lot No.**
5 **012; and adopting findings pursuant to the General Plan, and the priority policies of**
6 **Planning Code, Section 101.1.**
7

8 MOVED, That the certain map entitled "FINAL MAP 9344", a six residential unit
9 condominium project, located at 56 Sanchez Street, being a subdivision of Assessor's Parcel
10 Block No. 3538, Lot No. 012, comprising four sheets, approved May 11, 2018, by Department
11 of Public Works Order No. 187682 is hereby approved and said map is adopted as an Official
12 Final Map 9344; and, be it

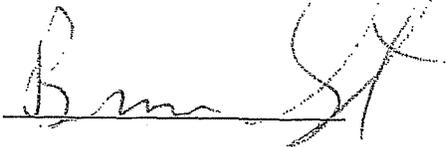
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the
15 Planning Department, by its letter dated September 12, 2017, that the proposed subdivision is
16 consistent with the objectives and policies of the General Plan, and the 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.
25

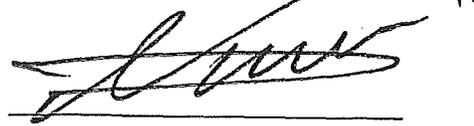
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DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor

RECOMMENDED:



Mohammed Nuru
Director of Public Works



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



Mark Farrell, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

Public Works Order No: 187682

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

APPROVING FINAL MAP 9344, 56 SANCHEZ STREET, A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS PARCEL NUMBER 3538-012

A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated September, 12, 2017 stated that the subdivision is consistent with the General Plan and the Priority Policies of City Planning Code Section 101.1.

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

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 9344", comprising 4 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated September, 12, 2017, from the City Planning Department stating the subdivision is consistent with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

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

RECOMMENDED:

APPROVED:

RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO
 2018 MAY 21 AM 10:51
 BY 



X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor
Signed by: Storrs, Bruce

X Mohammed Nuru

Nuru, Mohammed
Director, DPW
Signed by: Nuru, Mohammed





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



TENTATIVE MAP DECISION

Date: April 27, 2017

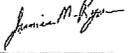
Department of City Planning
 1650 Mission Street, Suite 400
 San Francisco, CA 94103

Project ID: 9344			
Project Type: 6 Units Condo Conversion			
Address#	StreetName	Block	Lot
56	SANCHEZ ST	3538	012
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

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

Sincerely,

 James Ryan
 2017.04.27 16:00:02 -08'00'

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

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class , CEQA Determination Date 08/07/2017, based on the attached checklist.

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

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

PLANNING DEPARTMENT

Signed:  Nancy Tran
Digitally signed by Nancy Tran
 DN: cn=ng, dc=sf.gov, dc=cityplanning, ou=CityPlanning,
 ou=Current Planning, email=Nancy.N.Tran@sfgov.org,
 email=Nancy.N.Tran@sfgov.org
 Date: 2017.09.12 10:35:23 -07'00'

Date: 09/12/2017

Planner's Name Nancy Tran 415-575-9174
 for, Scott F. Sanchez, Zoning Administrator



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
56 Sanchez Street		3538/012	
Case No.	Permit No.	Plans Dated	
2017-006356CND		3/2/17	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Convert a four-story, six-unit building into residential condominiums			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class ___

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

**STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Facade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required. ATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. 19973

HEARING DATE: AUGUST 24, 2017

Case No.: 2017-006356CND
 Project Address: 56 Sanchez Street
 Zoning: RTO (Residential, Transit-Oriented Neighborhood) District
 40-X Height and Bulk District
 Block/Lot: 3538/043
 Project Sponsor: Rosemarie MacGuinness
 SirkinLaw, APC
 388 Market Street, Suite 1300
 San Francisco, CA 94111
 Staff Contact: Nancy Tran- (415) 575-9174
nancy.h.tran@sfgov.org

ADOPTING FINDINGS RELATING TO THE REVIEW FOR CONSISTENCY WITH THE GENERAL PLAN TO ALLOW A CONDOMINIUM CONVERSION SUBDIVISION OF A FOUR-STORY, SIX-UNIT BUILDING INTO RESIDENTIAL CONDOMINIUMS WITHIN A RTO (RESIDENTIAL, TRANSIT-ORIENTED NEIGHBORHOOD) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 20, 2017, Rosemarie MacGuinness (hereinafter "Project Sponsor") filed an application on behalf of the owners with the Department of Public Works, Bureau of Street Use and Mapping for Planning Department review to allow the Condominium Conversion Subdivision of a four-story, six-unit building into residential condominiums within a RTO (Residential, Transit-Oriented Neighborhood) Zoning District and a 40-X Height and Bulk District. The subject building is considered a legal use as the Report of Residential Building Record indicates that the legal authorized occupancy and use is a six-unit dwelling.

On August 24, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Condominium Conversion Subdivision Application No. 2017-006356CND.

2. The applicant requests Planning Department review of a Condominium Conversion Subdivision Application to allow for the conversion of the multi-unit building.
3. As required by Section 1396 of the San Francisco Subdivision Code, at least three of the units have been owner occupied continuously by one or more of the owners of record for five years prior to the date of application for conversion.
4. Tenants in the subject building were notified of their right-of-first refusal to purchase the unit they occupy, as required by the Subdivision Code, and of other rights to which they are entitled under provisions of the same Code.
5. A search of the Rent Board database did not show any tenant petitions or eviction notices filed with the Rent Board in the last 5 years.
6. On balance, the Project is consistent with the Objectives and Policies of the General Plan, as follows:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 2:

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.4:

Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.

Property owners are required to correct outstanding code violations identified in a Physical Inspection Report issued by the Department of Building Inspection (DBI). All work must be completed and a DBI Certificate of Final Completion must be issued prior to DPW approval.

OBJECTIVE 3:

PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

Policy 3.3:

Maintain balance in affordability of existing housing stock by supporting affordable moderate ownership opportunities.

Conversions of rental stock to condominiums help achieve affordable homeownership, providing a category of housing stock for moderate income housing needs. Through the Expedited Conversion Program,

The proposal is a change in form of residential tenure and would not affect landmarks or historic buildings.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The proposal is a change in form of residential tenure and would not affect public parks or open space.

8. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
9. The Commission hereby finds that approval of the Condominium Conversion Subdivision would promote the health, safety and welfare of the City.



**CERTIFICATE OF REDEMPTIONS OFFICER
SHOWING TAXES AND ASSESSMENTS PAID.**

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 3538 Lot No. 012

Address: 56 Sanchez St

for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

David Augustine, Tax Collector

The above certificate pertains to taxes and special assessments collected as taxes for the period prior to this current tax year.

Dated this 19th day of April. This certificate is valid for the earlier of 60 days from this date or December 31, 2018. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



CERTIFICATE SHOWING TAXES A LIEN, BUT NOT YET DUE

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that the subdivision designated on the map entitled is subject to the following City & County property taxes and Special Assessments which are a lien on the property but which taxes are not yet due:

Block No. 3538 Lot No. 012

Address: 56 Sanchez St

Estimated probable assessed value of property within the proposed Subdivision/Parcel

Map: \$3,924,861

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$47,099.00

Amount of Assessments not yet due: \$1,517.00

These estimated taxes and special assessments have been paid.

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

David Augustine, Tax Collector

Dated this 19th day of April. This certificate is valid for the earlier of 60 days from this date or December 31, 2018. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.

2125

TAX STATEMENT

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUBDIVIDER HAS FILED A STATEMENT FROM THE TREASURER AND TAX COLLECTOR OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS OR HER OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED: _____ DAY OF _____, 20____

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

APPROVALS

THIS MAP IS APPROVED THIS 11TH DAY OF May, 2018
BY ORDER NO. 187682

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

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

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 THE OWNER'S AS SHOWN HEREON ON NOVEMBER 23, 2016. 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.

BY: Daniel J. Westover
DANIEL J. WESTOVER, L.S. 7779

DATE 04-09-18



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 R. Storrs
BRUCE R. STORRS, L.S. 8914



DATE May 15 2018

BOARD OF SUPERVISOR'S APPROVAL

ON _____, 20____, THE BOARD OF SUPERVISOR'S 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 SUPERVISOR'S IN FILE NO. _____.

CLERK'S STATEMENT

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____ ADOPTED

"FINAL MAP 9344", _____, 20____, APPROVED THIS MAP ENTITLED

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

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____
AT _____ M. IN BOOK _____ OF CONDOMINIUM MAPS AT PAGES _____, AT THE REQUEST OF WESTOVER SURVEYING, INC.

SIGNED _____
COUNTY RECORDER

FINAL MAP No. 9344

A 6 RESIDENTIAL UNIT CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED FEBRUARY 01, 2017 AS DOCUMENT NUMBER 2017-K04161-00, OFFICIAL RECORDS, BEING A PORTION OF MISSION BLOCK NO. 100

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
APRIL 2018



336 CLAREMONT BLVD. STE 1
SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com

SHEET 1 OF 4 SHEETS

APN 3534-012

56 SANCHEZ STREET

2126

OWNER'S STATEMENT

I HEREBY STATE THAT I AM ONE OF THE OWNERS AND HOLDERS OF RECORD TITLE INTEREST OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, THAT I AM ONE OF THE PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY AND THAT I HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

EXECUTED THIS 11 DAY APRIL, 2018

BY: [Signature]
FLORANGE RENTAL MANAGEMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
MANAGER: HOWARD YELLEN

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA SAN FRANCISCO
COUNTY OF _____
ON APRIL 11, 2018 BEFORE ME,
ELVIE EBALO

A NOTARY PUBLIC, PERSONALLY APPEARED
HOWARD YELLEN

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 CAPACITIE(S) AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:
SIGNATURE [Signature]

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2087417
MY COMMISSION EXPIRES: 07/24, 2018
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE TWO OF THE OWNERS AND HOLDERS OF RECORD TITLE INTEREST OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, THAT WE ARE TWO OF THE PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

EXECUTED THIS 13 DAY APRIL, 2018

BY: [Signature]
MICHAEL J. LATTIG
BY: [Signature]
JENNIFER L. BERGER

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA SAN FRANCISCO
COUNTY OF _____
ON APRIL 13, 2018 BEFORE ME,
ELVIE EBALO

A NOTARY PUBLIC, PERSONALLY APPEARED
MICHAEL J. LATTIG
JENNIFER L. BERGER

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 CAPACITIE(S) AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:
SIGNATURE [Signature]

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2087417
MY COMMISSION EXPIRES: 07/24, 2018
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE TWO OF THE OWNERS AND HOLDERS OF RECORD TITLE INTEREST OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, THAT WE ARE TWO OF THE PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

EXECUTED THIS 16 DAY April, 2018

BY: [Signature]
DAVID G. FARRELL
BY: [Signature]
LESLIE I. TAGORDA

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA SAN FRANCISCO
COUNTY OF _____
ON APRIL 16, 2018 BEFORE ME,
ELVIE EBALO

A NOTARY PUBLIC, PERSONALLY APPEARED
DAVID G. FARRELL
LESLIE I. TAGORDA

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 CAPACITIE(S) AND 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.

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WITNESS MY HAND:
SIGNATURE [Signature]

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2087417
MY COMMISSION EXPIRES: 07/24, 2018
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

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EXECUTED THIS 12 DAY April, 2018

BY: [Signature]
JESSE D. BYLER
BY: [Signature]
HEATHER R. BARONDESS

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA SAN FRANCISCO
COUNTY OF _____
ON APRIL 12, 2018 BEFORE ME,
ELVIE EBALO

A NOTARY PUBLIC, PERSONALLY APPEARED
JESSE D. BYLER
HEATHER R. BARONDESS

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 CAPACITIE(S) AND 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.

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WITNESS MY HAND:
SIGNATURE [Signature]

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2087417
MY COMMISSION EXPIRES: 07/24, 2018
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

FINAL MAP No. 9344

A 6 RESIDENTIAL UNIT CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED FEBRUARY 01, 2017 AS DOCUMENT NUMBER 2017-4104161-00, OFFICIAL RECORDS, BEING A PORTION OF MISSION BLOCK NO. 100

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
APRIL, 2018



336 CLAREMONT BLVD. STE 1
SAN FRANCISCO, CA 94127
(510) 242-5400
westoversurveying.com

OWNER'S STATEMENT

I HEREBY STATE THAT I AM ONE OF THE OWNERS AND HOLDERS OF RECORD TITLE INTEREST OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP...

EXECUTED THIS 12 DAY APRIL 2018

BY: Andrew W. McClain

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA COUNTY OF SAN FRANCISCO

ON APRIL 12, 2018 BEFORE ME

ANDREW W. MCCLAIN

A NOTARY PUBLIC, PERSONALLY APPEARED ANDREW W. MCCLAIN

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 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.

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WITNESS MY HAND: SIGNATURE

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2067417

MY COMMISSION EXPIRES: 07/24/2018

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

OWNER'S STATEMENT

I HEREBY STATE THAT I AM ONE OF THE OWNERS AND HOLDERS OF RECORD TITLE INTEREST OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP...

EXECUTED THIS 13 DAY APRIL 2018

BY: Vikram S. Shah

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA COUNTY OF SAN FRANCISCO

ON APRIL 13, 2018 BEFORE ME

VIKRAM S. SHAH

A NOTARY PUBLIC, PERSONALLY APPEARED VIKRAM S. SHAH

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 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.

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(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2067417

MY COMMISSION EXPIRES: 07/24/2018

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

BENEFICIARY

STERLING BANK & TRUST, F.S.B., A FEDERAL SAVINGS BANK

BY: Stephen H. Adams TITLE: Senior Vice President

BENEFICIARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA COUNTY OF SAN FRANCISCO

ON MAY 4, 2018 BEFORE ME

STEPHEN H. ADAMS

A NOTARY PUBLIC, PERSONALLY APPEARED Stephen H. 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/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND 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.

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WITNESS MY HAND: SIGNATURE

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2216324

MY COMMISSION EXPIRES: 07/24/2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

BENEFICIARY

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE FOR STERLING BANK & TRUST, F.S.B., A FEDERAL SAVINGS BANK

BY: Stephen H. Adams TITLE: Senior Vice President

BENEFICIARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA COUNTY OF SAN FRANCISCO

ON MAY 4, 2018 BEFORE ME

STEPHEN H. ADAMS

A NOTARY PUBLIC, PERSONALLY APPEARED Stephen H. 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/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND 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.

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(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2216324

MY COMMISSION EXPIRES: 07/24/2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

2127

CONDOMINIUM 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 of six (6) residential condominium 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 Sanchez 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) Significant encroachments, to the extent they were visible and observed, are noted hereon. However, it is acknowledged that other encroachments from onto adjoining properties may exist or be constructed. It shall be the responsibility solely of the property owners involved to resolve any issues that may arise from any encroachments whether depicted hereon or not. This map does not purport to convey any ownership interest in an encroachment area to any property owner.

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

Table with 3 columns: UNIT NO., PROPOSED ASSESSOR PARCEL NUMBER, and values for units 1 through 6.

FINAL MAP No. 9344

A 6 RESIDENTIAL UNIT CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED FEBRUARY 01, 2017 AS DOCUMENT NUMBER 2017-K404161-00, OFFICIAL RECORDS, BEING A PORTION OF MISSION BLOCK NO. 100

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA APRIL, 2018

W/S Westover Surveying 336 CLAREMONT BLVD, STE 1 SAN FRANCISCO, CA 94127 (415) 242-5400 www.westoversurveying.com

GENERAL NOTES

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
3. ALL MEASURED VALUES ARE EQUAL TO RECORD VALUES SHOWN ON REFERENCES UNLESS OTHERWISE NOTED.
4. MONUMENT MARKS PER (R2) WITHIN THE SUBJECT BLOCK NOT SHOWN HEREON WERE SEARCHED FOR AND NOT FOUND AT THE TIME OF THIS SURVEY.
5. DIMENSIONS FROM PROPERTY LINES TO BUILDING CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY AND REQUESTED BY THE CCSP SURVEYOR. THEY ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY.

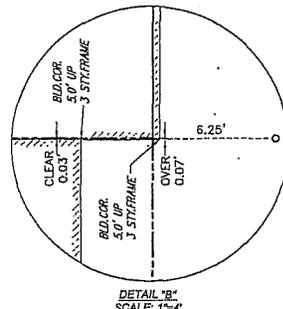
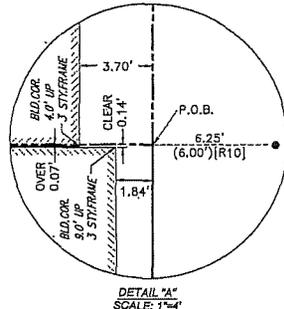
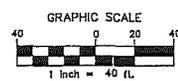
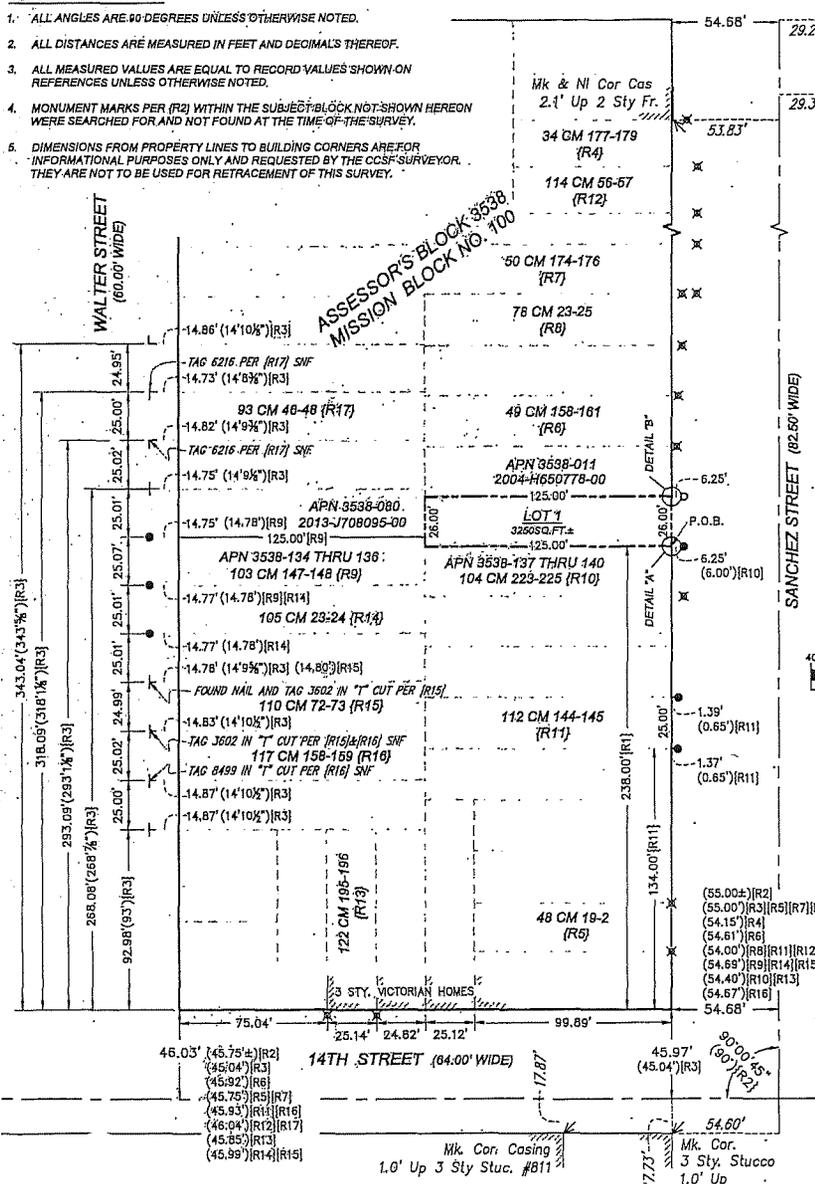
DUBOCE AVENUE (80.00' WIDE)

REFERENCES

- THE FOLLOWING DOCUMENTS AND MAPS WERE REVIEWED AND CONSIDERED ON THIS SURVEY.
- (R1) GRANT DEED RECORDED FEBRUARY 01, 2017 AS DOCUMENT NUMBER 2017-K404161-00, ON FILE IN THE RO,CCSF.
 - (R2) MONUMENT MAP NO. 234 ON FILE AT THE SO,CCSF.
 - (R3) UNDATED BLOCK DIAGRAM OF MISSION BLOCK NO. 100, ON FILE AT THE SO,CCSF AS FILE NAME 3538a.
 - (R4) PARCEL MAP FILED 10/16/1991 IN BOOK 34 CM AT PAGES 177-179, ON FILE IN THE RO,CCSF.
 - (R5) PARCEL MAP FILED 12/15/1995 IN BOOK 48 CM AT PAGES 19-21, ON FILE IN THE RO,CCSF.
 - (R6) PARCEL MAP FILED 05/17/1996 IN BOOK 48 CM AT PAGES 169-161, ON FILE IN THE RO,CCSF.
 - (R7) PARCEL MAP FILED 08/28/1996 IN BOOK 50 CM AT PAGES 174-176, ON FILE IN THE RO,CCSF.
 - (R8) PARCEL MAP FILED 12/16/2002 IN BOOK 78 CM AT PAGES 23-25, ON FILE IN THE RO,CCSF.
 - (R9) PARCEL MAP FILED 12/21/2007 IN BOOK 103 CM AT PAGES 147-148, ON FILE IN THE RO,CCSF.
 - (R10) PARCEL MAP FILED 04/04/2008 IN BOOK 104 CM AT PAGES 223-225, ON FILE IN THE RO,CCSF.
 - (R11) PARCEL MAP FILED 12/29/2009 IN BOOK 112 CM AT PAGES 144-145, ON FILE IN THE RO,CCSF.
 - (R12) PARCEL MAP FILED 09/22/2010 IN BOOK 114 CM AT PAGES 66-67, ON FILE IN THE RO,CCSF.
 - (R13) PARCEL MAP FILED 12/24/2013 IN BOOK 122 CM AT PAGES 185-186, ON FILE IN THE RO,CCSF.
 - (R14) PARCEL MAP FILED 4/10/2008 IN BOOK 105 CM AT PAGES 23-24, ON FILE IN THE RO,CCSF.
 - (R15) PARCEL MAP FILED 6/11/2009 IN BOOK 110 CM AT PAGES 72-73, ON FILE IN THE RO,CCSF.
 - (R16) PARCEL MAP FILED 12/22/2011 IN BOOK 117 CM AT PAGES 158-159, ON FILE IN THE RO,CCSF.
 - (R17) PARCEL MAP FILED 2/07/2006 IN BOOK 93 CM AT PAGES 46-48, ON FILE IN THE RO,CCSF.

LEGEND

- SET RIVET AND 3/4" DIA. BRASS TAG MARKED "LS 7779"
- PROPERTY MONUMENT FOUND PER REFERENCE AS NOTED
- ✕ PROPERTY MONUMENT PER REFERENCE, SNF
- ┌ FOUND L CUT IN CURB, PER (R3)
- └ FOUND T CUT IN CURB, PER (R3)
- PROPERTY LINE
- STREET RIGHT OF WAY LINE ESTABLISHED ON THIS SURVEY
- MONUMENT LINE PER (R2)
- MEASUREMENT TIE LINE
- () RECORD MEASUREMENT WHEN DIFFERENT THAN MEASURED ON THIS SURVEY
- [R#] REFERENCE ID
- BLD.COR. BUILDING CORNER
- RO,CCSF RECORDER'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO
- SO,CCSF OFFICE OF THE CITY AND COUNTY SURVEYOR
- DN DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- SNF SEARCHED, NOT FOUND
- CM CONDOMINIUM MAP
- APN ASSESSOR PARCEL NUMBER
- W/F WOOD FRAME
- ▤ BUILDING FOOTPRINT



BASIS OF SURVEY

THE MONUMENT LINES WERE ESTABLISHED BY RECORD OFFSET MEASUREMENTS FROM FOUND MONUMENTS AS SHOWN ON MONUMENT MAP NO. 234. THE SANCHEZ STREET MONUMENT LINE WAS USED AS THE BASIS OF ORIENTATION FOR THIS SURVEY AND THE SUBJECT BLOCK IS PARALLEL AND PERPENDICULAR TO THIS MONUMENT LINE. THE NORTHERLY LINE OF 14TH STREET, WESTERLY LINE OF SANCHEZ STREET AND EASTERLY LINE OF WALTER STREET WERE ESTABLISHED BY FOUND CURB CUTS ALONG WALTER STREET AS SHOWN ON (R3) WHICH IS SUPPORTED BY BUILDING FRONTAGES ALONG 14TH STREET.

FINAL MAP No. 9344

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CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
 SCALE: AS SHOWN APRIL 2018

W/S
 Westover
 Surveying
 336 CLAREMONT BLVD, STE 1
 SAN FRANCISCO, CA 94127
 510.242.5400
 wvsurveying.com