

File No. 191217

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

Board Item No. 62

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

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

Date: \_\_\_\_\_

Board of Supervisors Meeting

Date: December 10, 2019

#### Cmte Board

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

#### OTHER

- |                          |                                     |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Public Works Order No. 202206 - November 8, 2019</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Map Decision - May 04, 2018</u>             |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificates - November 8, 2019</u>              |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u>                                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____   |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____   |

Prepared by: Brent Jalipa

Date: December 5, 2019

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [Final Map 9612 - 4334 Geary Boulevard]

2  
3 **Motion approving Final Map 9612, a six residential unit and one commercial unit,**  
4 **mixed-use condominium project, located at 4334 Geary Boulevard, being a subdivision**  
5 **of Assessor's Parcel Block No. 1439, Lot No. 021; and adopting findings pursuant to**  
6 **the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

7  
8       MOVED, That the certain map entitled "FINAL MAP 9612", a six residential unit and  
9 one commercial unit, mixed-use condominium project, located at 4334 Geary Boulevard,  
10 being a subdivision of Assessor's Parcel Block No. 1439, Lot No. 021, comprising three  
11 sheets, approved November 8, 2019, by Department of Public Works Order No. 202206 is  
12 hereby approved and said map is adopted as an Official Final Map 9612; and, be it

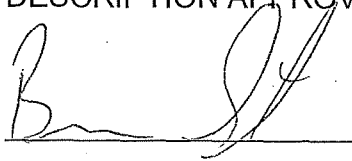
13       FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
14 and incorporates by reference herein as though fully set forth the findings made by the  
15 Planning Department, by its letter dated May 4, 2018, that the proposed subdivision is  
16 consistent with the General Plan and the eight priority policies of Planning Code, Section  
17 101.1; 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.

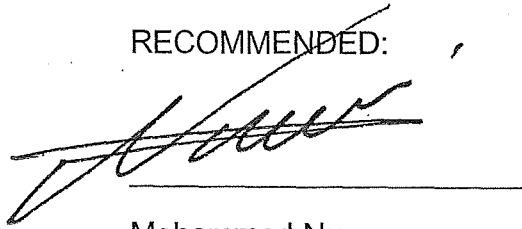
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DESCRIPTION APPROVED:



Bruce R. Storrs, PLS  
City and County Surveyor

RECOMMENDED:



Mohammed Nuru  
Director of Public Works

City and County of San Francisco

San Francisco Public Works



London N. Breed, Mayor  
Mohammed Nuru, Director

GENERAL - DIRECTOR'S OFFICE  
City Hall, Room 348  
1 Dr. Carlton B. Goodlett Place, S.F., CA 94102  
(415) 554-6920 www.SFPublicWorks.org



Public Works Order No: 202206

CITY AND COUNTY OF SAN FRANCISCO  
SAN FRANCISCO PUBLIC WORKS

APPROVING FINAL MAP 9612, 4334 GEARY BOULEVARD, A 6 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 021 IN ASSESSORS BLOCK NO. 1439 (OR ASSESSORS PARCEL NUMBER 1439-021). [SEE MAP]

A 7 UNIT MIXED-USE NEW CONDOMINIUM PROJECT

The City Planning Department in its letter dated MAY 4, 2018 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 9612", 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 4, 2018, 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:

BY:   
 2019 NOV 15 PM 4:33  
 RECEIVED  
 BOARD OF SUPERVISORS  
 SAN FRANCISCO



X

DocuSigned by:

Bruce Storrs

Storrs, Bruce  
County Surveyor

X

DocuSigned by:

Nuru, Mohammed

Nuru, Mohammed  
Director



**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  
 sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



### TENTATIVE MAP DECISION

Date: March 14, 2018

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

<b>Project ID:</b> 9612			
<b>Project Type:</b> 1 Commercial 6 Residential Mixed Use New Construction Condominium Project			
<b>Address#</b>	<b>StreetName</b>	<b>Block</b>	<b>Lot</b>
4334	GEARY BLVD	1439	021
<b>Tentative Map Referral</b>			

Attention: Mr. Scott F. Sanchez

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

Sincerely,

**ADRIAN  
 VERHAGEN**

Digitally signed by ADRIAN VERHAGEN  
 DN: cn=ADRIAN VERHAGEN, o, ou=DPW-BSM, email=adrian.verhagen@sfdpw.org, c=US  
 Date: 2018.03.14 16:15:26 -0700'

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 n/a, CEQA Determination Date not a project under CEQA, 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 **Laura Ajello**  
Digitally signed by Laura Ajello  
 DN: cn=Laura Ajello, o=City Planning, ou=Current Planning, email=Laura.Ajello@sf.gov, c=US  
 Date: 2018.05.04 09:27:50 -0700'

Date: May 4, 2018

Planner's Name Laura Ajello  
 for, Scott F. Sanchez, Zoning Administrator



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## TAX CERTIFICATE

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 regarding the subdivision identified below:

1. There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.
2. The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: 1439  
Lot: 021  
Address: 4334 GEARY BLVD

David Augustine, Tax Collector

Dated **November 8, 2019** this certificate is valid for the earlier of 60 days from **November 8, 2019** or **December 31, 2019**. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at [tax.certificate@sfgov.org](mailto:tax.certificate@sfgov.org) to obtain another certificate.

**OWNER'S STATEMENT:**

"WE HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND HOLDERS OF SECURITY 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 THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE; THAT SAID MAP CONSTITUTES AND CONSISTS OF A SURVEY MAP SHOWING MONUMENTATION ON THE GROUND WITHIN THE MEANINGS OF PARAGRAPHS 4120 AND 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA; AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP PURSUANT TO DIVISION 4, PART 6, CHAPTER 3, ARTICLE 4 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA."

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

**OWNERS:**

WOODS FAMILY INVESTMENTS, LP, A CALIFORNIA LIMITED PARTNERSHIP

BY: WOODS FAMILY INVESTMENTS MANAGEMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS GENERAL PARTNER

*Kieran J. Woods*  
BY: KIERAN J. WOODS, MANAGER

**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 10-17-19

BEFORE ME, HEATHER FOLSOM, NOTARY PUBLIC  
(INSERT NAME)

PERSONALLY APPEARED: KIERAN J. WOODS  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL.

*Heather Folsom*  
SIGNATURE

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

HEATHER FOLSOM  
PRINTED NAME

2274842  
COMMISSION # OF NOTARY

1-24-23  
COMMISSION EXPIRES:

SAN FRANCISCO  
PRINCIPAL COUNTY OF BUSINESS:

**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M.

IN BOOK \_\_\_\_\_ OF CONDOMINIUM MAPS, AT PAGE(S) \_\_\_\_\_ AT THE REQUEST OF  
FREDERICK T. SEHER.

SIGNED \_\_\_\_\_  
COUNTY RECORDER

**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 KIERAN WOODS ON FEBRUARY 1, 2017. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCURRY 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.



*Frederick T. Seher*  
FREDERICK T. SEHER, PLS  
LICENSE NO. 6216

DATE: 10-25-19

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

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

*Bruce R. Storrs*  
BY: \_\_\_\_\_  
BRUCE R. STORRS L.S. 6914

DATE: NOVEMBER 6, 2019



2710

**FINAL MAP NO. 9612  
A 7 UNIT MIXED USE  
CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON FEBRUARY 11, 2014, DOCUMENT NUMBER 2014-183870-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF OUTSIDE LAND BLOCK NO. 188

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA  
OCTOBER, 2019



**Frederick T. Seher & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
841 LOMBARD STREET, SAN FRANCISCO, CA 94133  
PHONE (415) 921-7690 FAX (415) 921-7655

SHEET ONE OF THREE SHEETS



**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

**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 ....., 20....., APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 9612";

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

**APPROVALS:**

THIS MAP IS APPROVED THIS ..... DAY OF ....., 20.....

BY ORDER NO. ....

BY: ..... DATE: .....

MOHAMMED NURU  
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**APPROVED AS TO FORM:**

DENNIS J. HERRERA, CITY ATTORNEY

BY: .....

DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**BOARD OF SUPERVISORS' APPROVAL:**

ON ....., 20....., THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO.

....., A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD

OF SUPERVISORS IN FILE NO. ....

**GENERAL NOTES:**

A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF SIX (6) DWELLING UNITS AND ONE (1) COMMERCIAL UNIT.

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 GEARY BOULEVARD 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 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.

**FINAL MAP NO. 9612  
A 7 UNIT MIXED USE  
CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON FEBRUARY 11, 2014, DOCUMENT NUMBER 2014-1836579-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF OUTSIDE LAND BLOCK NO. 188

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA  
OCTOBER, 2019



**Frederick T. Seher & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
841 LOMBARD STREET, SAN FRANCISCO, CA 94133  
PHONE (415) 921-7690 FAX (415) 921-7655

SHEET TWO OF THREE SHEETS

APN: 1439-021 4334 GEARY BOULEVARD

2711

2712

NOTE: DISTANCES FROM BUILDING CORNERS TO PROPERTY LINE WERE MEASURED 5.0' UP FROM GROUND (OR AS NOTED). BUILDING TRIMS ARE EXCLUDED FROM THESE DISTANCES.

LINETYPES: MONUMENT LINE, RIGHT OF WAY, PROPERTY LINE, LOT LINES

\*McENERNEY ACT\* DECREES & JUDGMENTS:

- 12 BOOK 272 OF DEEDS, PAGE 85, RECORDED APRIL 30, 1909; DESCRIBES APN 1439-023
13 BOOK 278 OF DEEDS, PAGE 382, RECORDED MAY 10, 1909; DESCRIBES APN 1439-022
14 BOOK 139 OF DEEDS, PAGE 211, RECORDED FEBRUARY 5, 1908; DESCRIBES PARCEL ONE OF APN 1439-021
15 BOOK 209 OF DEEDS, PAGE 270, RECORDED OCTOBER 1, 1908; PARCEL NO. 1 DESCRIBES PORTION OF APN 1439-024
16 GRADE MAP NO. 66, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR

APN 1439-070 THRU 071 357-359 7TH AVE, 3 LEVEL STUCCO

APN 1439-051 THRU 054 361-367 7TH AVE, 3 LEVEL STUCCO

ASSESSOR'S BLOCK 1439

APN 1439-014 N/F CHOY 369-375 7TH AVE, 3 LEVEL STUCCO

APN 1439-015 N/F SCHAUPP 377-383 7TH AVE, 3 LEVEL STUCCO

APN 1439-016 N/F JOW 385-391 7TH AVE, 3 LEVEL STUCCO

APN 1439-055 N/F WOO 2014-JB54855-00 MARCH 24, 2014

APN 1439-059 THRU 061 & 063 37 PM 144-148

APN 1439-057 N/F TRUENESS INTERNATIONAL INC. 99-6550704-00 APRIL 14, 1999

APN 1439-056 N/F LAU HOCK FEN INVESTMENT (USA) INC. E278411 NOVEMBER 29, 1988

4328 GEARY BLVD, 3 LEVEL WOOD FRAME

4322 GEARY BLVD, 1 LEVEL WOOD FRAME

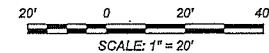
4312-4318 GEARY BLVD, 3 LEVEL STUCCO

4308-4310 GEARY BLVD, 3 LEVEL STUCCO

4300, 4305, & 4316 GEARY BLVD, 3 LEVEL STUCCO

GEARY BLVD. 125' WIDE AND VARIES

DETAIL



BASIS OF SURVEY: BLOCK LINES OF BLOCK 1439 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE IDENTIFIED AS BASIS OF SURVEY LINE.

8TH AVENUE 70' WIDE

7TH AVENUE 70' WIDE

8TH AVENUE 70' WIDE

7TH AVENUE 70' WIDE

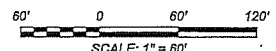
CLEMENT STREET 80.13' WIDE

ASSESSOR'S BLOCK 1439



GEARY BLVD. 125' WIDE AND VARIES

MONUMENT LINE AND BOUNDARY CONTROL



FINAL MAP NO. 9612 A 7 UNIT MIXED USE CONDOMINIUM PROJECT

- LEGEND: SET RIVET & 3/4" BRASS TAG L.S. 6216 IN CURB, FOUND NAIL & TAG PER REFERENCE, SEARCHED FOR NOT FOUND, PER REFERENCE (S.F.N.F.)

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON FEBRUARY 11, 2014, DOCUMENT NUMBER 2014-JB36579-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF OUTSIDE LAND BLOCK NO. 188

CITY AND COUNTY OF SAN FRANCISCO SCALE AS NOTED

CALIFORNIA OCTOBER, 2019



Frederick T. Seher & Associates, Inc. PROFESSIONAL LAND SURVEYORS 841 LOMBARD STREET, SAN FRANCISCO, CA 94133 PHONE (415) 921-7690 FAX (415) 921-7655

SHEET THREE OF THREE SHEETS

APN: 1439-021 4334 GEARY BOULEVARD

BOUNDARY NOTES: 1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED; MONUMENT LINES ARE AS SHOWN. 2. ALL DISTANCES SHOWN HEREON ARE MEASURED UNLESS SHOWN OTHERWISE. 3. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF. 4. DETAILS NEAR FOUND CUTS, TAGS AND PROPERTY LINE ARE NOT TO SCALE AND ARE EXAGGERATED FOR CLARITY. JOB # 2031-17

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. 7 CONDOMINIUM UNITS = APN 1439-072 THRU 078

MAP AND DEED REFERENCES:

- 1 GRANT DEED RECORDED FEBRUARY 11, 2014, DOCUMENT NUMBER 2014-JB36579-00, SAN FRANCISCO COUNTY RECORDS.
2 MONUMENT MAP NO. 66, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
3 PARCEL MAP RECORDED JANUARY 10, 1984, IN BOOK 27 OF PARCEL MAPS, PAGE 53, SAN FRANCISCO COUNTY RECORDS.
4 PARCEL MAP RECORDED SEPTEMBER 22, 1989, IN BOOK 37 OF PARCEL MAPS, PAGES 144-146, SAN FRANCISCO COUNTY RECORDS.
5 PARCEL MAP RECORDED APRIL 11, 1996, IN BOOK 49 OF CONDOMINIUM MAPS, PAGES 71-73, SAN FRANCISCO COUNTY RECORDS.
6 PARCEL MAP NO. 7504, RECORDED NOVEMBER 8, 2013, IN BOOK 122 OF CONDOMINIUM MAPS, PAGES 87-88, SAN FRANCISCO COUNTY RECORDS.
7 PARCEL MAP RECORDED MARCH 3, 1983, IN BOOK 26 OF PARCEL MAPS, PAGES 22-24, SAN FRANCISCO COUNTY RECORDS.
8 CITY FIELD NOTES DATED 9-3-2010 FOR MON RP WORK AT CLEMENT STREET AND 8TH AVENUE, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
9 CITY FIELD NOTES DATED 4-12-1822 BY HOLLIDGE FOR GEORGE TOURNAY, ORDER NO. 380-LOT, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
10 PARCEL MAP NO. 4356, RECORDED OCTOBER 26, 2007, IN BOOK 103 OF CONDOMINIUM MAPS, PAGES 1-2, SAN FRANCISCO COUNTY RECORDS.
11 CORNER RECORD, DOCUMENT NUMBER '1541-42', ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.