

File No. 190408

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

Board Item No. 36

**COMMITTEE/BOARD OF SUPERVISORS**  
AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_  
Board of Supervisors Meeting

Date: \_\_\_\_\_  
Date: April 23, 2019

**Cmte Board**

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

**OTHER**

- Public Works Order No. 200979
- Public Works Tentative Map Decision and Notice of Special Restrictions - 01/09/18
- Tax Certificates - 03/15/19
- Final Maps
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Prepared by: Lisa Lew  
Prepared by: \_\_\_\_\_

Date: April 19, 2019  
Date: \_\_\_\_\_

1 [Final Map 9452 - 5050 Mission Street]

2  
3 **Motion approving Final Map 9452, a 65 unit mixed-use condominium project, located at**  
4 **5050 Mission Street, being a subdivision of Assessor's Parcel Block No. 6969, Lot Nos.**  
5 **001 & 011; and adopting findings pursuant to the General Plan, and the priority policies**  
6 **of Planning Code, Section 101.1.**

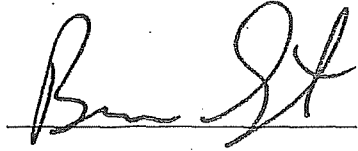
7  
8       MOVED, That the certain map entitled "Final Map 9452" a 65 unit mixed-use  
9 condominium project, located at 5050 Mission Street, being a subdivision of Assessor's Parcel  
10 Block No. 6969, Lot Nos. 001 & 011, comprising four sheets, approved April 3, 2019, by  
11 Department of Public Works Order No. 200979 is hereby approved and said map is adopted  
12 as an Official Final Map 9452; 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 January 9, 2018, that the proposed subdivision is  
16 consistent with the General Plan, and the priority policies of Planning Code, Section 101.1;  
17 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.

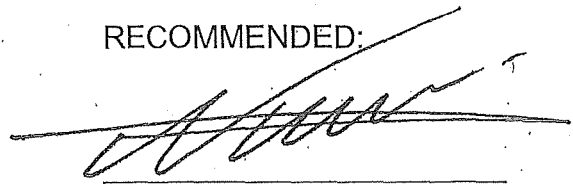
1 DESCRIPTION APPROVED:

2  
3 

4 Bruce R. Storrs, PLS

5 City and County Surveyor

RECOMMENDED:



Mohammed Nuru

Director of Public Works

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City and County of San Francisco

San Francisco Public Works



BOARD OF SUPERVISORS  
SAN FRANCISCO

GENERAL - DIRECTOR'S OFFICE

City Hall, Room 348

Dr. Carlton B. Goodlett Place, S.F., CA 94102  
(415) 554-6920 www.SFPublicWorks.org

2019 APR 12 AM 9:30

*[Signature]*



London N. Breed, Mayor  
Mohammed Nuru, Director

**Public Works Order No: 200979**

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

APPROVING FINAL MAP 9452, 5050 MISSION STREET, A 65 UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOTS 001 & 011 IN ASSESSORS BLOCK NO. 6969 (OR ASSESSORS PARCEL NUMBERS 6969-001 & 6969-011). [SEE MAP]

**A 65 UNIT MIXED-USE CONDOMINIUM PROJECT**

The City Planning Department in its letter dated JANUARY, 9, 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 9452", 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 January, 9, 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:



San Francisco Public Works  
Making San Francisco a beautiful, livable, vibrant, and sustainable city.

X

DocuSigned by:

*Bruce Storrs*

Storrs, Bruce  
County Surveyor

X

DocuSigned by:

*Mohammed Nuru*

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: October 6, 2017

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

Attention: Mr. Scott F. Sanchez

Project ID: 9452			
Project Type: A Merger and 61 Residential, 4 Commercial Unit Mixed Use New Construction Condominium Project			
Address#	StreetName	Block	Lot
5050	MISSION ST	6969	001
33	SENECA AVE	6969	011
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,

**ADRIAN VERHAGEN**  
Digitally signed by ADRIAN VERHAGEN  
 DN: cn=ADRIAN VERHAGEN, o, ou=DPW-BSM, email=adrian.verhagen@sfdpw.org, c=US  
 Date: 2017.10.05 15:33:56 -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 , CEQA Determination Date: , 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.  
 Not a project under CEQA. Subject to 2006.1213C conditions, required to provide 9 BMR units.  
 See Case No. 2006.1213E (EE clearance) for demo/new construction).

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=Nancy Tran, o=City Planning, ou=City Planning, email=Nancy.Tran@sfdpw.org, c=US  
 Date: 2017.09.29 10:42:01 -0700

Date: 1/9/18

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

**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

**RECORDING REQUESTED BY**

**And When Recorded Mail To:**

**Name:** ACH AVANT INC

**Address:** 100 BUSH ST STE 1450

**City:** SAN FRANCISCO

**State:** CA **ZIP:** 94104

CONFIRMED COPY of document recorded

09/15/2015, 2015K132351

on \_\_\_\_\_ with document no. \_\_\_\_\_  
This document has not been compared with the original  
SAN FRANCISCO ASSESSOR-RECORDERS

(Space Above This Line For Recorder's Use)

I (We) ~~THOMAS CHEWAB, Cheshill LLC~~ the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows: (or see attached sheet marked "Exhibit A" on which property is more fully described):

**BEING ASSESSOR'S BLOCK: 6969, LOTS: 001 and 011**

**COMMONLY KNOWN AS: 5050 MISSION STREET**

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

Said Restrictions consist of conditions attached to Conditional Use Authorization Application No. 2006.1243G authorized by the Planning Commission of the City and County of San Francisco on August 14, 2008, as set forth in Planning Commission Motion No. 17684, for a Planned Unit Development under Planning Code Section 304 to allow the construction of a mixed use building with 61 residential units and commercial on two lots at 5050 Mission Street.

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

**Affordable Units**

1. **Number of Required Units.** Pursuant to Planning Code Section 415.6, the Project is required to provide 15% of the proposed dwelling units as affordable to qualifying households. The Project contains 61 units; therefore, 9 affordable units are required. The Project Sponsor will fulfill this requirement by providing the 9 affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

2. **Unit Mix.** The Project contains 24 one-bedroom, 28 two-bedroom, and 9 three-bedroom units; therefore, the required affordable unit mix is 4 one-bedroom, 4 two-bedroom, and 1 three-bedroom units. The Project Sponsor will fulfill this requirement. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*
3. **Unit Location.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*
4. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than fifteen percent (15%) of the each phase's total number of dwelling units as on-site affordable units.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*
5. **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*
6. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or MOHCD websites, including on the internet at: <http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>. As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*
  - a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market



## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.

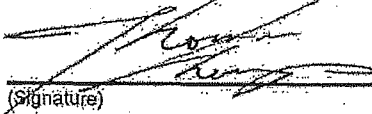
- b. If the units in the building are offered for sale, the affordable unit(s) shall be sold to first time home buyer households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average of ninety (90) percent of Area Median Income under the income table called "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco." The initial sales price of such units shall be calculated according to the Procedures Manual. Limitations on (i) reselling; (ii) renting; (iii) recouping capital improvements; (iv) refinancing; and (v) procedures for inheritance apply and are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- c. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- d. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
- e. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- f. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415* to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the Project.
- g. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.
- h. If the Project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit or may seek a fee deferral as permitted under Ordinances 0107-10 and 0108-10. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOHCD and pay interest on the Affordable Housing Fee and penalties, if applicable.

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code, this document would no longer be in effect and would be null and

**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

void.

X CHESTILL LLC

  
\_\_\_\_\_  
(Signature)

THOMAS CHESTILL  
\_\_\_\_\_  
(Printed Name)

Dated: Sept 11, 2015 at Palo Alto, California.  
(Month, Day) (City)

PLEASE SEE  
NOTARY CERTIFICATION

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

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

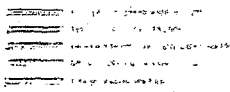




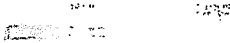




PARTITION LEGEND



SYMBOL LEGEND



KEY NOTES

KEY NOTES  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO BUILDING DEPARTMENT PERMITS AND REGULATIONS.  
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.  
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND ALL APPLICABLE ORDINANCES.  
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE (CEC) AND ALL APPLICABLE ORDINANCES.  
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16. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA WILLS AND TESTAMENTS ACT (CWT) AND ALL APPLICABLE ORDINANCES.  
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DESIGN

1011 Howard Street  
San Francisco, CA 94103  
415.297.9030  
415.587.7000



BMR  
UNIT 307  
2BR/2BA  
1,193 SF



BMR  
UNIT 305  
1BR/1BA  
822 SF



5050  
MISSION  
STREET  
SAN FRANCISCO, CA

1133

SHEET NOTES

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3RD FLOOR PLAN - PARTIAL

Architect	Shaw-Wasson
Client	1133
Date	11/15/2011
Scale	AS SHOWN
Sheet	307

3RD FLOOR  
PLAN - PARTIAL

A103.1

EXHIBIT A, 4 OF 7







PARTITION LEGEND

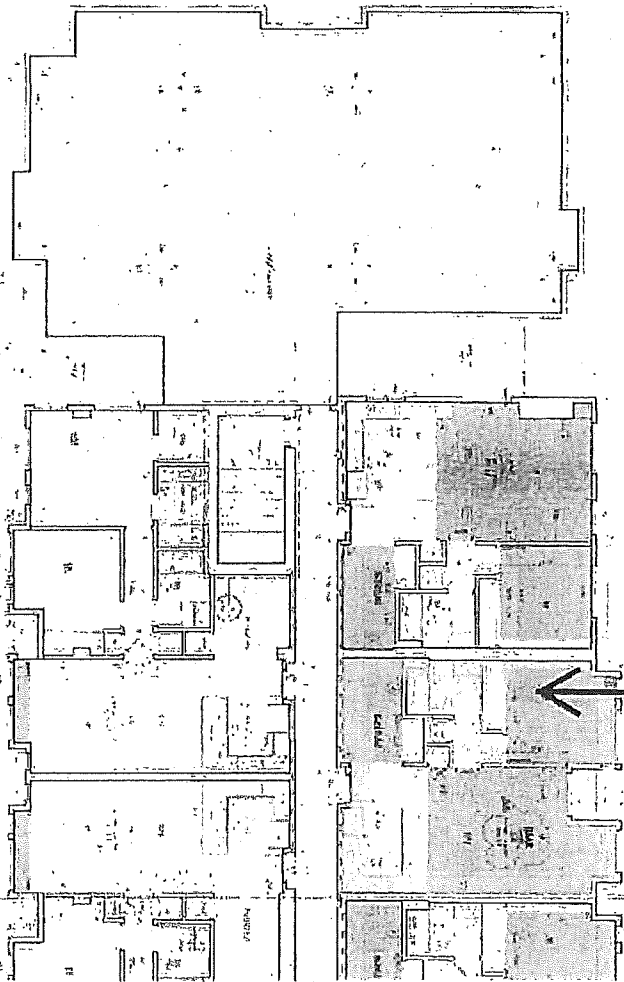
SYMBOL LEGEND

BMIR

UNIT 506

1 BR/1 BA

906 SF



KEY NOTES

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- 3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND THE APPLICABLE AGENCIES.
- 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
- 5. ALL UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED OR ALTERED UNLESS SPECIFICALLY NOTED OTHERWISE.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.
- 7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND TO THE SATISFACTION OF THE ARCHITECT.
- 8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
- 9. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY AND NOT TO BE A HAZARD TO THE PUBLIC OR ADJACENT PROPERTIES.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING SURFACES AND FINISHES.
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- 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING SURFACES AND FINISHES.

SHEET NOTES

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- 3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND THE APPLICABLE AGENCIES.
- 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
- 5. ALL UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED OR ALTERED UNLESS SPECIFICALLY NOTED OTHERWISE.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.
- 7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND TO THE SATISFACTION OF THE ARCHITECT.
- 8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
- 9. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY AND NOT TO BE A HAZARD TO THE PUBLIC OR ADJACENT PROPERTIES.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING SURFACES AND FINISHES.

DESIGN

DATE: 05/11/11  
BY: [Signature]



5050  
MISSION  
STREET  
SAN FRANCISCO, CA

1136

STN FLOOR  
PLAN - PARTIAL

A105.1

EXHIBIT A, 7 OF 7

T FIFTH FLOOR PLAN - PARTIAL

RECORDING REQUESTED BY )  
 )  
 And When Recorded Mail to )  
 )  
 Name: 5050 Mission Street LLC )  
 )  
 Address: c/o 128 Kensington Way )  
 )  
 City: San Francisco, Ca 94112 )  
 )  
 State: ~~NOT OUT AND~~ )

CONFORMED COPY of document recorded on,  
 11/07/2008, 20081676962  
 as No. \_\_\_\_\_ at \_\_\_\_\_  
 This document has not been compared with the original  
 SAN FRANCISCO ASSESSOR RECORDER

Space Above This Line For Recorder's Use

APN: Lot 011, Block 6969

**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

I, (We) 5050 Mission Street LLC, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California, more particularly described as follows: (LEGAL DESCRIPTION AS ON DEED).

BEING Assessor's **Block 6969, Lots 001 and 011**, commonly known as **5050 Mission Street**, hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code).

Said restrictions consist of conditions attached to the Conditional Use Application No. **2006.1213C** approved by the Planning Commission of the City and County of San Francisco on **August 14, 2008**, as set forth in Planning Commission Motion No. **17684**.

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

1. This authorization is for a Conditional Use Authorization under Planning Code Sections 304 and 712.21 to allow a Planned Unit Development with a commercial use exceeding 5,999 square feet in area within the NC-3 (Moderate Scale, Neighborhood Commercial) District and a 65-A and 40-X Height and Bulk District., in general conformance with plans filed with the Application dated March 10, 2008 and stamped "EXHIBIT B" included in the docket for **Case No. 2006.1213C**, reviewed and approved by the Commission on August 14, 2008.

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

2. Prior to the issuance of the Building Permit for the Project the Zoning Administrator shall approve and order the recordation of a notice in the Official Records of the Recorder of the City and County of San Francisco for the premises (Assessor's 5050, Lots 001 and 011), which notice shall state that construction has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.
3. The authorization of the Conditional Use is contingent upon the change in zoning classification of the parcel at Assessor's Block 5050, Lot 011 from RH-1 (Residential House, One Family) to NC-3 (Moderate Scale Neighborhood Commercial) and will not be effective until the effective date of the rezoning ordinance.
4. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines up to \$500 a day in accordance with Planning Code Section 176.
5. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Planning Code Section 351(e)(1).
6. The property owner shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean condition. Such maintenance shall include, at a minimum, daily litter pickup and disposal, and washing or steam cleaning of the main entrance and abutting sidewalks at least once each week.
7. Signs and exterior lighting for the business shall be reviewed and approved by the Planning Department before they are installed.
8. The Project Sponsor shall maintain an attractive storefront providing visibility of the commercial interiors through the storefront windows.
9. The Project shall appoint a Community Liaison Officer to address issues of concern to neighbors related to the operation of this Project. The Project Sponsor shall report the name and telephone number of this Officer to the Zoning Administrator and the neighborhood for reference. The Applicant will keep the above parties apprised should a different staff liaison be designated.
10. Trash and recycling receptacles shall be stored inside a fully enclosed building except they may be placed outside of such building for pick up and removal of the trash or recyclable materials.
11. The Project sponsor will continue to work with the Department on the building design.

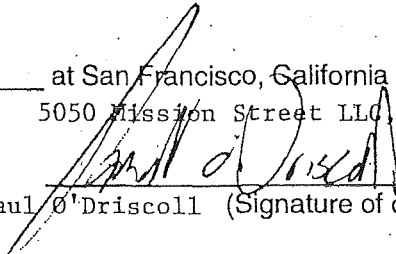
**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

12. All residential parking spaces shall be unbundled from sale or rental of the dwelling units in compliance with Planning Code Section 167. Renters or buyers of on-site inclusionary affordable units provided pursuant to Section 315 shall have an equal opportunity to rent or buy a parking space on the same terms and conditions as offered to renters or buyers of other dwelling units, and at a price determined by the Mayor's Office of Housing, subject to procedures adopted by the Planning Commission notwithstanding any other provision of Section 315 et seq.
13. The Project shall provide 9 on site affordable housing units in compliance with the requirements of Planning Code Section 315.
14. The Project shall provide a minimum of one parking space for exclusive use of car share vehicles in compliance with Planning Code Section 166.
15. Measures within the Commission's jurisdiction proposed as part of the Project, as outlined in Exhibit C – Mitigation Monitoring Report, and Exhibit D – Improvement Monitoring Report shall be conditions of approval and are accepted by the Project Sponsor or its successor in interest. If said measures are less restrictive than the other conditions herein, the more restrictive and protective control as determined by the Zoning Administrator, shall govern.
16. The Project Sponsor shall assure the execution and recordation of the specified conditions as a Notice of Special Restrictions at the Office of the County Recorder / County Clerk.
17. The Planning Commission may, in a public hearing, consider the revocation of this conditional use authorization if a site or building permit has not been issued within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued thenceforth diligently to completion. The Commission may also consider revoking this conditional use authorization if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved. This authorization may be extended at the discretion of the Zoning Administrator only if the failure to issue a permit by the Department of Building Inspection is delayed by a City, state or federal agency or by appeal of the issuance of such permit.

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco.

Dated: November 3, 2008 at San Francisco, California

5050 Mission Street LLC, a California limited liability company

  
Paul O'Driscoll (Signature of owner) Manager

**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

Patrick Coakley  
Patrick Coakley (Signature of owner) Manager

**This signature must be notarized prior to recordation; add Notary Public Certification and Official Notarial Seal below.**

U:\RCrawford\DOCUMENTS\SW Cases\NSRS\CONDITIONAL USES\5050 Mission Street=2006.1213C.doc

State of California )  
County of San Francisco )

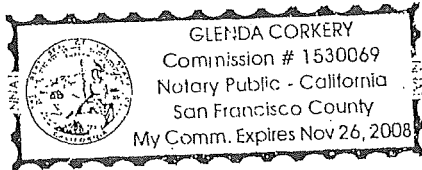
On November 3, 2008 before me,  
Glenda Corkery, Notary Public,  
personally appeared Paul O'Driscoll and Patrick Coakley,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s); or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature *Glenda Corkery* (Seal)



**LEGAL DESCRIPTION**

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Commencing at the point of intersection of the southwesterly line of Seneca Avenue and the northwesterly line of Mission Street; running thence northwesterly along said southwesterly line of Seneca Avenue, 230 feet, 6 inches, more or less, to a point distant thereon 172 feet southeasterly from the southeasterly line of Alemany Boulevard; thence at a right angle southwesterly 100 feet; thence at a right angle southeasterly 225 feet, more or less, to the northwesterly line of Mission Street; thence northeasterly along said line of Mission Street, 101 feet, 3 inches, more or less, to the point of commencement.

Being Lot 8 and a portion of Lot 1 in Block 5 of West End Map No. 1.

Lots 001 and 011, Block 6969





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**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.        6969        Lot No.    001

Address:        33 Seneca Av

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

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

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 15th day of March. This certificate is valid for the earlier of 60 days from this date or December 31, 2019. 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.            6969            Lot No. 001

Address:            33 Seneca Av

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

Map:                        \$24,760,286

Established or estimated tax rate:                        1.2000%

Estimated taxes liened but not yet due:                        \$297,124.00

Amount of Assessments not yet due:                        \$1,199.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

**Dated this 15th day of March. This certificate is valid for the earlier of 60 days from this date or December 31, 2019. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.**



---

**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.        6969        Lot No.    011

Address:        5050 Mission St

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

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

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 15th day of March. This certificate is valid for the earlier of 60 days from this date or December 31, 2019. 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.        6969        Lot No. 011

Address:        5050 Mission St

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

Map:                \$8,699,558

Established or estimated tax rate:                1.2000%

Estimated taxes liened but not yet due:                \$104,395.00

Amount of Assessments not yet due:                \$1,199.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 15th day of March. This certificate is valid for the earlier of 60 days from this date or December 31, 2019. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector 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 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 MEANING 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 5, 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:**

CHESHILL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

*[Signature]*  
THOMAS KWOK YIN CHEUNG, MANAGING MEMBER

**BENEFICIARY:**

EAST WEST BANK

BY: *[Signature]* First Vice President  
TITLE:

HAMILTON LEI  
PRINT NAME

**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 Feb 22, 2019 BEFORE ME, Frances Lui, NOTARY PUBLIC  
(INSERT NAME)

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

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

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: *[Signature]*

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

Frances Lui 2273582  
PRINTED NAME: COMMISSION # OF NOTARY:

Jan 23, 2023 San Francisco  
COMMISSION EXPIRES: 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

**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 Los Angeles )  
ON March 1, 2019 BEFORE ME, Jennifer Wing Lam Ho, NOTARY PUBLIC  
(INSERT NAME)

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

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

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: *[Signature]*

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

Jennifer Wing Lam Ho 2162752  
PRINTED NAME: COMMISSION # OF NOTARY:

Sept 14, 2020 Los Angeles  
COMMISSION EXPIRES: PRINCIPAL COUNTY OF BUSINESS:

**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 BRIAN BAKER ON JANUARY 14, 2013. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JANUARY 1, 2019, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



*[Signature]*  
FREDERICK T. SEHER, PLS  
LICENSE NO. 8216

DATE: 04-02-19

**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

BY: *[Signature]*  
BRUCE R. STORRS, L.S. 6914

DATE: APRIL 9 2019



**FINAL MAP NO. 9452**  
**A 65 UNIT MIXED-USE**  
**CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON NOVEMBER 26, 2013, DOCUMENT NUMBER 2013-J790144-00 OF OFFICIAL RECORDS; ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

BEING LOT B AND A PORTION OF LOT 1 IN BLOCK 6 OF WEST END MAP NO. 1  
CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA  
FEBRUARY, 2019



**Frederick T. Seher & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
841 LOMBARD STREET, SAN FRANCISCO, CA 94133  
PHONE (415) 821-7590 FAX (415) 821-7555

SHEET ONE OF FOUR SHEETS-

APN 6969-001 & APN 6969-011 5060 MISSION STREET

**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. 9452".

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: *[Signature]* DATE: 4/8/2019

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 SIXTY-ONE (61) DWELLING UNITS AND FOUR (4) COMMERCIAL 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) ON TO OR OVER MISSION STREET AND SENECA AVENUE ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT 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.

**FIELD SURVEY COMPLETION STATEMENT:**

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON SEPTEMBER 28, 2018. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

**NOTES:**

THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE TERMS AND PROVISIONS AS DESCRIBED IN THE FOLLOWING RECORDED DOCUMENTS:

**"NOTICE OF SPECIAL RESTRICTIONS UNDER PLANNING CODE"**  
RECORDED ON NOVEMBER 7, 2008,  
DOCUMENT NUMBER 2008-1875982-00

**"DECLARATION OF RESTRICTIVE COVENANTS"**  
RECORDED ON SEPTEMBER 2, 2018,  
DOCUMENT NUMBER 2018-K324337-00

**"GRANT OF EASEMENT"**  
RECORDED ON APRIL 26, 2017,  
DOCUMENT NUMBER 2017-K440042-00

**"NOTICE OF SPECIAL RESTRICTIONS UNDER PLANNING CODE"**  
RECORDED ON MARCH 16, 2018,  
DOCUMENT NUMBER 2018-K590832-00

**"AGREEMENT TO PROVIDE ON-SITE AFFORDABLE HOUSING UNITS BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO AND CHESHILL, LLC, RELATIVE TO THE DEVELOPMENT KNOWN AS 6050 MISSION STREET"**  
RECORDED ON APRIL 2, 2018,  
DOCUMENT NUMBER 2018-K590475-00

**"PERMANENT POST-CONSTRUCTION STORMWATER CONTROLS MAINTENANCE AGREEMENT"**  
RECORDED ON APRIL 27, 2018,  
DOCUMENT NUMBER 2018-K808209-00

**FINAL MAP NO. 9452**  
**A 65 UNIT MIXED-USE**  
**CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON NOVEMBER 25, 2013, DOCUMENT NUMBER 2013-1790144-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

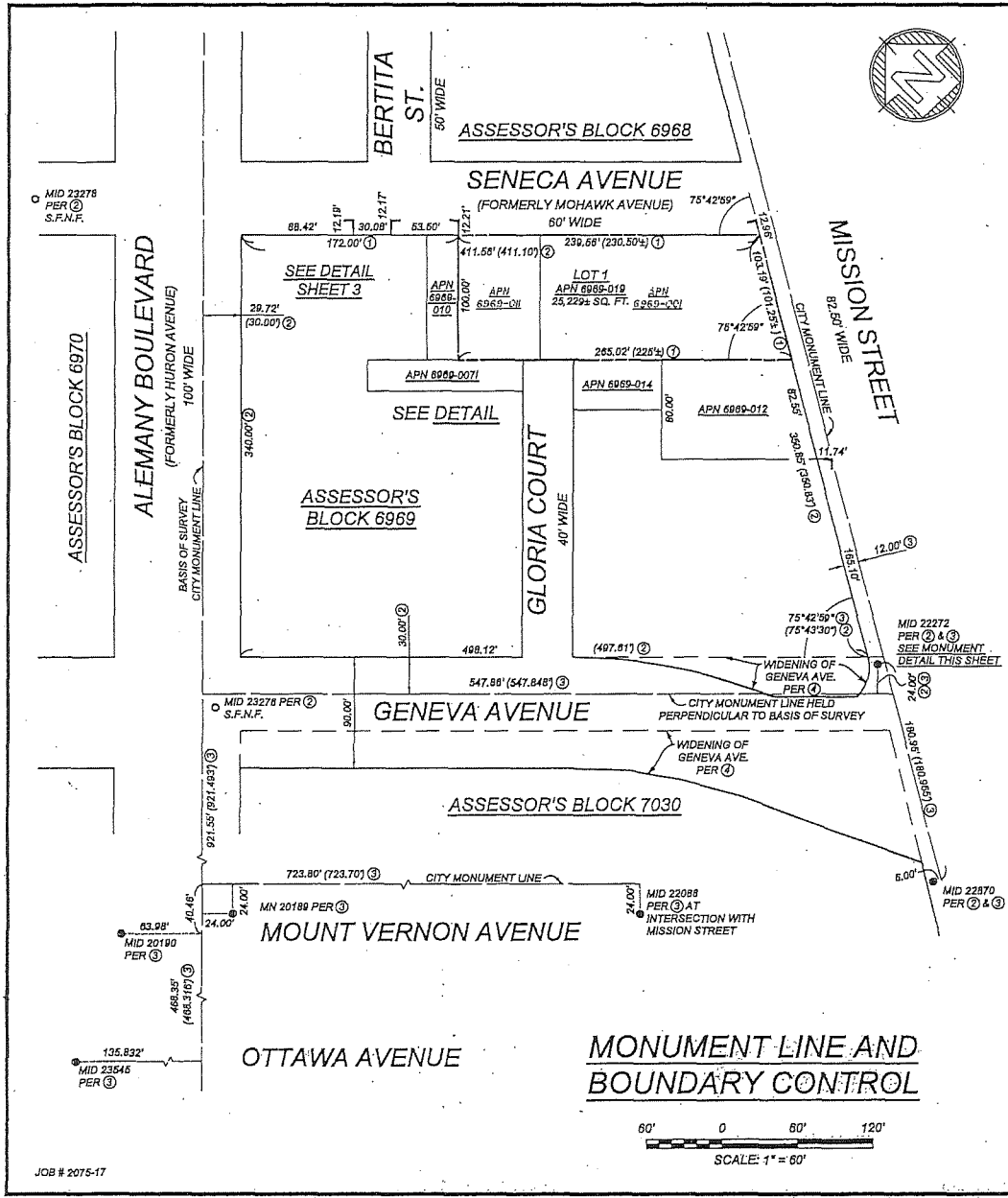
BEING LOT 6 AND A PORTION OF LOT 1 IN BLOCK 5 OF WEST END MAP NO. 1  
CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA  
FEBRUARY, 2019



**Frederick T. Seher & Associates, Inc.**  
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PHONE (415) 921-7550 FAX (415) 921-7555

SHEET TWO OF FOUR SHEETS

APN: 6969-001 & APN 6969-011 6050 MISSION STREET



**LEGEND:**

- ( ) INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
- INDICATES FOUND CITY MONUMENT, STONE OR CONCRETE MONUMENT WITH LEAD PLUG AND BRASS PIN IN HAND HOLE WELL
- CITY MONUMENT SEARCHED FOR, NOT FOUND (S.F.N.F.)
- L FOUND "L" CUT, UNKNOWN ORIGIN
- MID ##### MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE

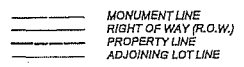
**MAP AND DEED REFERENCES:**

- ① GRANT DEED RECORDED NOVEMBER 25, 2013, DOCUMENT NUMBER 2013-J790144-00, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
- ② "WEST END MAP NO. 1 SHOWING MONUMENTS", DATED NOVEMBER, 1911, FILE T-8-108, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- ③ "MONUMENT MAP OF DISTRICT BOUNDED BY MISSION STREET, COUNTY LINE, ALEMANY BOULEVARD & GENEVA AVENUE", FILE W-9-2, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- ④ "MAP SHOWING THE WIDENING OF GENEVA AVE.", RECORDED JULY 13, 1950, IN BOOK "R" OF MAPS, PAGE 4, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
- ⑤ FIELD NOTES DATED MARCH 31, 1925 BY SURVEYOR SCHLATZHAUER, FILE NUMBER \*6970\_6039\_03-31-25" ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

**BOUNDARY NOTES:**

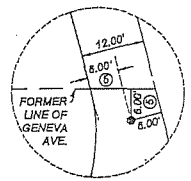
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED; MONUMENT LINES ARE AS SHOWN.
2. ALL DISTANCES SHOWN HEREON ARE MEASURED UNLESS SHOWN OTHERWISE.
3. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
4. DETAILS NEAR FOUND "L" CUTS AND PROPERTY LINE MAY NOT BE TO SCALE AND MAY BE EXAGGERATED FOR CLARITY.

**LINETYPES:**



**BASIS OF SURVEY:**

BLOCK LINES OF BLOCK 6969 ALONG ALEMANY BOULEVARD, GENEVA AVENUE AND SENECA AVENUE WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE IDENTIFIED AS BASIS OF SURVEY LINE.



**MONUMENT DETAIL NOT TO SCALE**

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BEING LOT 8 AND A PORTION OF LOT 1 IN BLOCK 5 OF WEST END MAP NO. 1

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA  
 SCALE AS NOTED FEBRUARY, 2019



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SHEET THREE OF FOUR SHEETS

APN 6969-001 & APN 6969-011 5050 MISSION STREET

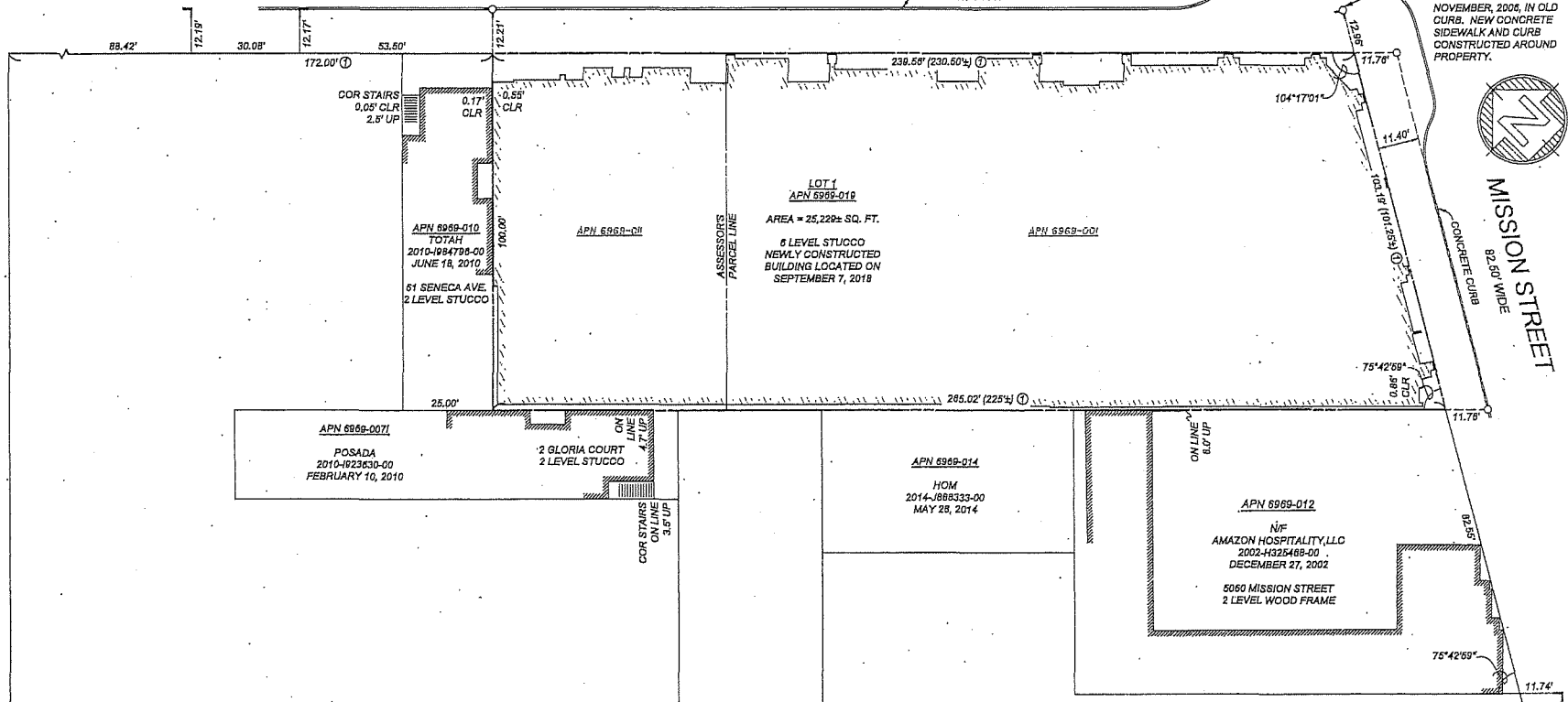
**ALEMANY BOULEVARD**  
(FORMERLY HURON AVENUE)  
100' WIDE

**SENECA AVENUE** (FORMERLY MOHAWK AVENUE)  
60' WIDE CONCRETE CURB

SET NAIL & TAG IN LOCATION OF DESTROYED 1" CUT LOCATED NOVEMBER, 2006, IN OLD CURB. NEW CONCRETE SIDEWALK AND CURB CONSTRUCTED AROUND PROPERTY.



**MISSION STREET**  
82.50' WIDE  
CONCRETE CURB



**NOTE:**

DISTANCES FROM BUILDING CORNERS TO PROPERTY LINE WERE MEASURED 6.0' UP FROM GROUND (OR AS NOTED). BUILDING TRIMS ARE EXCLUDED FROM THESE DISTANCES.

**LINETYPES:**

- MONUMENT LINE
- RIGHT OF WAY (R.O.W.)
- PROPERTY LINE
- ADJOINING LOT LINE

**ASSESSOR'S PARCEL NUMBER (APN) NOTE:**

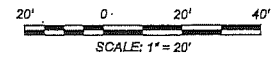
THE PROPOSED ASSESSOR PARCEL NUMBERS (APN) SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE

65 CONDOMINIUM UNITS = APN's 6969-020 THROUGH 6969-284

**MAP AND DEED REFERENCES:**

- ① GRANT DEED RECORDED NOVEMBER 25, 2013, DOCUMENT NUMBER 2013-J790144-00, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.

**DETAIL**



**LEGEND:**

- SET BRASS NAIL & TAG (3/4") L.S. 6216
- (.) INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
- L FOUND 1" CUT, UNKNOWN ORIGIN
- N/F NOW OR FORMERLY
- CLR CLEAR OF PROPERTY LINE

**FINAL MAP NO. 9452**

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BEING LOT 8 AND A PORTION OF LOT 1 IN BLOCK 5 OF WEST END MAP NO. 1

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA  
SCALE AS NOTED FEBRUARY, 2019



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SHEET FOUR OF FOUR SHEETS

APN 6969-001 & APN 6969-011 5050 MISSION STREET