

File No. 140186

Committee Item No. _____
Board Item No. 24

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____
Board of Supervisors Meeting

Date _____
Date March 11, 2014

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 checked="" type="checkbox"/>	Department/Agency Cover Letter and/or Report
<input type="checkbox"/>	<input type="checkbox"/>	MOU
<input type="checkbox"/>	<input type="checkbox"/>	Grant Information Form
<input type="checkbox"/>	<input type="checkbox"/>	Grant Budget
<input type="checkbox"/>	<input type="checkbox"/>	Subcontract Budget
<input type="checkbox"/>	<input type="checkbox"/>	Contract/Agreement
<input type="checkbox"/>	<input type="checkbox"/>	Form 126 – Ethics Commission
<input type="checkbox"/>	<input type="checkbox"/>	Award Letter
<input type="checkbox"/>	<input type="checkbox"/>	Application
<input type="checkbox"/>	<input type="checkbox"/>	Public Correspondence

OTHER (Use back side if additional space is needed)

<input type="checkbox"/>	<input checked="" type="checkbox"/>	DPW Order No. 182288
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Planning Ltr March 7, 2013
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tax Certifications
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mylar Maps
<input type="checkbox"/>	<input type="checkbox"/>	_____

Completed by: John Carroll Date March 6, 2014
Completed by: _____ Date _____

US

[Final Map 7300 - 230-234A Hermann Street]

Motion approving Final Map 7300, a Five Residential Unit Condominium Project, located at 230-234A Hermann Street, being a subdivision of Assessor's Block No. 0868, Lot Nos. 009 and 009A, and adopting findings pursuant to the General Plan, and City Planning Code, Section 101.1.

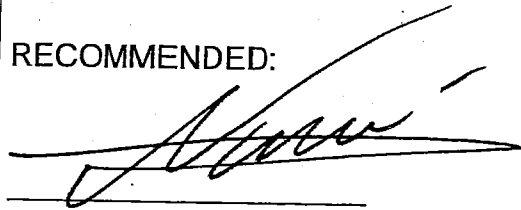
MOVED, That the certain map entitled "FINAL MAP 7300", comprising 3 sheets, approved February 26, 2014, by Department of Public Works Order No. 182288 is hereby approved and said map is adopted as an Official Final Map 7300; and, be it

FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own and incorporates by reference herein as though fully set forth the findings made by the City Planning Department, by its letter dated March 7, 2013, that the proposed subdivision is consistent with the objectives and policies of the General Plan and the eight priority policies of Planning Code, Section 101.1; and, be it

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

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

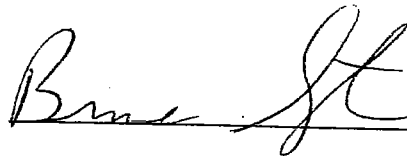
1 RECOMMENDED:

2 

3
4 Mohammed Nuru

5 Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS

City and County Surveyor



Edwin M. Lee, Mayor
 Mohammed Nuru, Director
 Fuad S. Sweiss, PE, PLS,
 City Engineer & Deputy Director of Engineering

RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO

2014 FEB 28 PM 4:19

AK



Phone: (415) 554-5827

Fax: (415) 554-5324

www.sfdpw.org

Subdivision.Mapping@sfdpw.org

Department of Public Works
 Bureau of Street-Use & Mapping
 1155 Market Street, 3rd Floor
 San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

FINAL MAP ROUTING SHEET

Everyone involved in the processing of this Final Map is requested to complete this form so that the department has a written record of the steps taken. Please notify BSM Surveys at 554-5827 or the sender (see below) of any delays or questions.

MAP

Final Map No. 7300	Date Sent: Thursday, February 27, 2014	Date Due at BOS Before 12PM, Monday, March 3, 2014
Block/Lot 0868 / 009, 009A	Map Address 230 – 234A Hermann Street	

SENDER

Name: Cheryl Chan	Telephone: 415-554-4885
Address: 1155 Market Street, 3 rd Floor	Email: Cheryl.Chan@sfdpw.org

ROUTE

Date Received	To	Date Forwarded or Signed
2/27/14	Frank W. Lee Executive Assist. To Director City Hall, Room 348	2/27/14
	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: John.Malamut@sfdpw.org Tel: (415) 554-4622	2/28/14
2/28/14	Mohammed Nuru Director of Public Works City Hall, Room 348	2/28/14 MNCN
	Clerk of Board of Supervisors (BOS) City Hall, Room 244 (Submit a copy of this sheet with map.)	
	When map is submitted to BOS, please return this original routing sheet to sender.	





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



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 182288

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

APPROVING FINAL MAP 7300, 230 – 234A HERMANN STREET, A FIVE RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS BLOCK NO. 0868, LOT NOS. 009 AND 009A.

A FIVE RESIDENTIAL UNIT CONDOMINIUM PROJECT

The City Planning Department in its letter dated March 7, 2013, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

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

Transmitted herewith are the following:

1. Four (4) paper copies of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 7300", each comprising 3 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated March 7, 2013, from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

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



RECOMMENDED:

Bruce R. Storrs, PLS
City and County Surveyor, DPW

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

APPROVED:

Mohammed Nuru
Director of Public Works

APPROVED: February 26, 2014

MOHAMMED NURU, DIRECTOR

2/26/2014

2/26/2014

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X Mohammed Nuru

Nuru, Mohammed
Director, DPW



Department of Public Works
Office of the City and County SurveyorEdwin M. Lee, Mayor
Mohammed Nuru, DirectorFuad S. Sweiss, PE, PLS,
City Engineer & Deputy Director of Engineering875 Stevenson Street, Room 410
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

Date: July 23, 2012

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

Attention: Mr. Scott F. Sanchez

Project ID: 7300			
Project Type: 5 Units Condo Conversion			
Address#	StreetName	Block	Lot
230 - 234	HERMANN ST	0868	009A
230	HERMANN ST	0868	009
Tentative Map Referral			

Pursuant to Section 1325 of the City and County of San Francisco Subdivision Code and Section 4.105 of the 1996 City Charter, a print of the above referenced Map is submitted for your review, CEQA and General Plan conformity determination. Under the provisions of the Subdivision Map Act and the City and County of San Francisco Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the receipt of the application or CEQA Determination per SMA 664521(c). Under these same state and local codes, DPW is required to approve, conditionally approve, or disapprove the above referenced map within 50 days of the receipt of the application or CEQA Determination per SMA 664521(c). Failure to do so constitutes automatic approval. Thank you for your timely review of this Map.

Enclosures:

- ☒ Print of Parcel Map
- ☒ List "B"
- ☒ Proposition "M" Findings
- ☒ Photos

Sincerely,

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

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from environmental review per Class 1 California Environmental Quality Act Guidelines.

☒ The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address): **SEE ATTACHED NOTICE OF SPECIAL RESTRICTIONS.**

☐ The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code. Due to the following reasons (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

PLANNING DEPARTMENT

DATE 03-07-13

Mr. Scott F. Sanchez, Zoning Administrator

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)
David Gellman, Esq.)

And When Recorded Mail To:)
Goldstein, Gellman, et al.,)
Name:)

Address: 1388 Sutter St.)
Ste. #1000)

City: San Francisco)

State: California 94109)

CONTROLLED COPY of document recorded
03/05/2013, 2013J614636
This document is a copy of the original
as shown in the original document

Space Above this Line For Recorder's Use

Dirk C. Tacke, Trustee of the Dirk C. Tacke 2010 Revocable Trust; Stefan M. Eder, an unmarried man;
Idel J. Dorleans, a married woman, as her sole and separate property and Leonard A. Marsh and
Karen J. Hamme, husband and wife

I (We) _____, 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:

(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)

BEING ASSESSOR'S BLOCK: 0868; LOT: 009,

COMMONLY KNOWN AS: 230 HERMANN 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 approval of Condominium Conversion
Application No. 2012.1057q by the Planning Department as a referral from the Department of Public
Works, Bureau of Street-Use and Mapping, Project ID: 7300.

The tentative map filed with the present application indicates that the subject building at 230 Hermann
Street is a two-unit building located in a RTO (Residential Transit Oriented) Zoning District. Within the
RTO Zoning District, a maximum of one dwelling units can be considered legal and conforming to the
Planning Code. The remaining one unit must be considered a legal, nonconforming dwelling unit.

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

1. That one of the dwelling units shall be designated as nonconforming dwelling units if and
when any future expansion occurs. Section 181 of the Planning Code provides that a
nonconforming use, and any structure occupied by such a use shall not be enlarged,
intensified, extended or moved to another location, unless the result will be the elimination

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

of the non-conforming use with exceptions outlined under Section 181(b) of the Code.

2. That the remaining one dwelling unit shall remain legal and conforming, subject to all of the restrictions of the Code, and any other applicable City Codes. In case of conflict, the more restrictive City Code shall apply.
3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The property owner(s) shall record a copy of these conditions with the Office of the Recorder of the City and County of San Francisco as part of the property records for the block and lot identified above.

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: _____ at San Francisco, California.

Steven A. Marsh 2/26/13
(Owner's Signature)

Karen J. Hamme 2/26/13
(Owner's Signature)

Stan EW 2/28/13
(Owner's Signature)

Ed Dorkins 3/2/13
(Owner's Signature)

Mr. C. T. Case 3/2/13
(Owner's Signature)

(Agent's Signature)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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

EXHIBIT "A"

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

PARCEL A:

BEGINNING at a point on the Northerly line of Hermann Street, distant thereon 118 feet, 9 inches Westerly from the Westerly line of Webster Street; running thence Westerly, along said line of Hermann Street, 13 feet; thence at a right angle Northerly 49 feet, 6 inches; thence at a right angle Easterly 6 feet; thence at a right angle Northerly 13 feet, 6 inches; thence at a right angle Easterly 7 feet; thence at a right angle Southerly 63 feet to the point of beginning.

BEING a portion of Western Addition Block No. 294

Assessor's Parcel No: Lot 9, Block 868

PARCEL B:

BEGINNING at a point on the Northerly line of Hermann Street, distant thereon 131 feet, 9 inches Westerly from the Westerly line of Webster Street; running thence Westerly, along said line of Hermann Street, 24 feet, 6 inches; thence at a right angle Northerly 71 feet; thence at a right angle Easterly 24 feet, 6 inches; thence at a right angle Northerly 9 feet; thence at a right angle Easterly 2 feet; thence at a right angle Northerly 40 feet to the Southerly line of Germania Street; thence Easterly, along said line of Germania Street 11 feet; thence at a right angle Southerly 57 feet; thence at a right angle Westerly 7 feet; thence at a right angle Southerly 13 feet, 6 inches; thence at a right angle Westerly 6 feet; thence at a right angle Southerly 49 feet, 6 inches to the point of beginning.

BEING a portion of Western Addition Block No. 294

Assessor's Parcel No: Lot 9-A, Block 868

APN: Lots 9 and 9A, Block 868

ACKNOWLEDGMENT

State of California

County of San Mateo

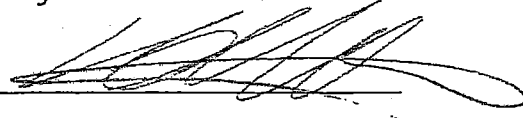
On FEB. 20, 2013 before me,
Va Hoang, Notary Public, personally appeared

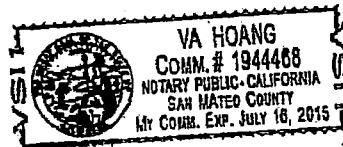
Leonard A. Whish and Karen J. Hanne

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 



(Seal)

ACKNOWLEDGMENT

State of California
County of San Francisco

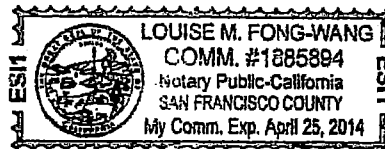
On Feb. 28, 2013 before me, Louise M. Fong-Wang, Notary Public
(insert name and title of the officer)

personally appeared Stefan Eder,
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 Louise M. Fong-Wang (Seal)





**I, José Cisneros, Tax Collector of the City and County
San Francisco, State of California, do hereby certify
that according to the records of my office, there are
no liens against the subdivision designated on the
map entitled:**

Block No. 0868 Lot No. 009

Address: 230 Hermann St.

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

A handwritten signature in dark ink, appearing to read "José Cisneros", is written over a horizontal line.

José Cisneros

Tax Collector

Dated this 23rd day of January 2014



José Cisneros, Treasurer

**I, José Cisneros, Tax Collector of the City and County
San Francisco, State of California, do hereby certify
that according to the records of my office, there are
no liens against the subdivision designated on the
map entitled:**

Block No. 0868 Lot No. 009A

Address: 234 Hermann St.

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

José Cisneros

Tax Collector

Dated this 23rd day of January 2014

OWNER'S STATEMENT:

THE UNDERSIGNED OWNERS ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST IN THE PROPERTY DESCRIBED HEREIN. WE HEREBY AGREE TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNERS:

DIRK C. TACKLE, TRUSTEE OF THE DIRK C. TACKLE 2010 REVOCABLE TRUST, IDEL J. DORLEANS, STEVEN M. EDER, LEONARD A. MARSH AND KAREN J. HAMME

Dirk C. Tackle
DIRK C. TACKLE, TRUSTEE

Idel J. Dorleans
IDEL J. DORLEANS

Steven M. Eder
STEVEN M. EDER

Karen J. Hamme
KAREN J. HAMME

OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA, COUNTY OF SAN FRANCISCO, J SS
ON Dec. 5, 2013, before me, Louise M. Fong-Wang, a Notary Public, State of California, personally appeared Dirk C. Tackle, Idel J. Dorleans, Steven M. Eder & Leonard A. Marsh

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS, WHOSE NAMES WERE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY WERE FULLY EXECUTED THE SAME IN ACCORDANCE WITH THE AUTHORIZED CAPACITY(IES) AND THAT THEY WERE FULLY OF MIND AND CAPACITY TO DO SO, AND THAT THEY WERE FULLY OF MIND AND CAPACITY TO DO SO, AND THAT THEY WERE FULLY OF MIND AND CAPACITY TO DO SO.

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
NOTARY PUBLIC, STATE OF CALIFORNIA
SIGNATURE Louise M. Fong-Wang
MY COMMISSION EXPIRES: Apr. 25, 2014
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco, CA



OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA, COUNTY OF San Mateo, J SS
ON December 5, 2013, before me, V.A. Hovav, Attorney at Law, personally appeared Idel J. Dorleans

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) WERE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY WERE FULLY OF MIND AND CAPACITY TO DO SO, AND THAT THEY WERE FULLY OF MIND AND CAPACITY TO DO SO, AND THAT THEY WERE FULLY OF MIND AND CAPACITY TO DO SO.

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
NOTARY PUBLIC, STATE OF CALIFORNIA
SIGNATURE V.A. Hovav
MY COMMISSION EXPIRES: 07/16/2015
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN MATEO



GENERAL NOTES:

4) THIS MAP IS THE SURVEY PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTION 41.1.3. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF FIVE (5) DWELLING UNITS.

5) ALL INDEMNITIES, EGRESSSES, PATHS OF TRAVEL, FIRE/EMERGENCY EGRESS, AND EXISTING USE, CONSENTS, EGRESS, PATHWAYS, STAIRWAYS, CORRIDORS, ELEVATORS, AND COMMON USE ARE SHOWN ON THE MAP. THE MAP IS SUBJECT TO THE CITY AND COUNTY OF SAN FRANCISCO'S PLANNING CODE, WHICH MAY BE AMENDED FROM TIME TO TIME.

6) UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM PROJECT, THE GOVERNING DOCUMENTS SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:

(a) ALL GENERAL USE COMMON AREA IMPROVEMENTS, AND

(b) ALL GENERAL USE COMMON AREA IMPROVEMENTS, AND

(c) ALL GENERAL USE COMMON AREA IMPROVEMENTS, AND

(d) ALL GENERAL USE COMMON AREA IMPROVEMENTS, AND

(e) ALL GENERAL USE COMMON AREA IMPROVEMENTS, AND

(f) ALL GENERAL USE COMMON AREA IMPROVEMENTS, AND

(g) ALL GENERAL USE COMMON AREA IMPROVEMENTS, AND

(h) ALL GENERAL USE COMMON AREA IMPROVEMENTS, AND

(i) ALL GENERAL USE COMMON AREA IMPROVEMENTS, AND

(j) ALL GENERAL USE COMMON AREA IMPROVEMENTS, AND

(k) ALL GENERAL USE COMMON AREA IMPROVEMENTS, AND

(l) ALL GENERAL USE COMMON AREA IMPROVEMENTS, AND

(m) ALL GENERAL USE COMMON AREA IMPROVEMENTS, AND

(n) ALL GENERAL USE COMMON AREA IMPROVEMENTS, AND

(o) ALL GENERAL USE COMMON AREA IMPROVEMENTS, AND

(p) ALL GENERAL USE COMMON AREA IMPROVEMENTS, AND

(q) ALL GENERAL USE COMMON AREA IMPROVEMENTS, AND

(r) ALL GENERAL USE COMMON AREA IMPROVEMENTS, AND

(s) ALL GENERAL USE COMMON AREA IMPROVEMENTS, AND

(t) ALL GENERAL USE COMMON AREA IMPROVEMENTS, AND

(u) ALL GENERAL USE COMMON AREA IMPROVEMENTS, AND

(v) ALL GENERAL USE COMMON AREA IMPROVEMENTS, AND

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 THE CALIFORNIA PROFESSIONAL LAND SURVEYING ACT. I HAVE BEEN A LICENSED PROFESSIONAL LAND SURVEYOR SINCE 1984 AND MY LICENSE EXPIRES 12/31/14.

BY: K. Anderson DATE: 12/5/13
KATHARINE S. ANDERSON, PLS
LICENSE NO. 123114
LICENSE EXPIRES 12/31/14



CITY AND COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND ANY MAPS APPROVED AT THE TIME OF THE TENTATIVE MAP, IF ANY, HAVE BEEN CORRECTED TO BE TECHNICALLY CORRECT.

BY: Bruce R. Storrs DATE: 24, 2014
BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO



FINAL MAP NO. 7300

A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT

A MERGER AND RESUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON JUNE 04, 2003, ON REEL 1401, AT IMAGE 0081.

CITY AND COUNTY OF SAN FRANCISCO
KATHARINE S. ANDERSON, PLS
DECEMBER, 2013

VARA LAND SURVEYING
912 COLE STREET #123
SAN FRANCISCO, CA 94117

ASSESSOR'S BLOCK 0808 LOTS 9 & 14, 230-234A HERMANN STREET
SHEET 1 OF 3

BENEFICIARY:

JPMORGAN CHASE BANK, JM SUCCESSION IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT OF INSURANCE CORPORATION, AS RECEIVER OF WASHINGTON MUTUAL BANK, FORMERLY KNOWN AS WASHINGTON MUTUAL BANK, JM

Am Knight Vice President
SIGNATURE
PRINT NAME/TITLE

BENEFICIARY'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF ALACHUA
ON February 6, 2014 BEFORE ME APPEARED Am Knight

TO ME PERSONALLY KNOWN, WHO DID SAY THAT SHE/HEY IS (ARE) THE VICE PRESIDENT OF JPMORGAN CHASE BANK, JM SUCCESSION IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT OF INSURANCE CORPORATION, AS RECEIVER OF WASHINGTON MUTUAL BANK, FORMERLY KNOWN AS WASHINGTON MUTUAL BANK, JM AND THAT THE INSTRUMENT HAS SIGNED ON BEHALF OF THE CORPORATION AND THAT SHE/HEY ACKNOWLEDGES THE FREE ACT AND DEED OF THE CORPORATION (OR ASSOCIATION).

Vice Knight
LEFTHAND COMMISSION NOTARY PUBLIC



TAX STATEMENT:

I, ANGELA C. VILLALBA, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SIGNER HAS BEEN ADVISED OF THE OBLIGATION TO FILE A STATEMENT OF TAXES AND TAX COLLECTOR OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND THAT THE SIGNER HAS BEEN ADVISED THAT THERE ARE NO ASSESSMENTS THAT ACCORDING TO THE RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, OR SPECIAL ASSESSMENTS COLLECTED IN THE CITY AND COUNTY, MUNICIPAL, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED IN THE CITY AND COUNTY.

DATED: _____ DAY OF _____, 2014.

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

CLERK'S STATEMENT:

I, ANGELA C. VILLALBA, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT THE SIGNER HAS BEEN ADVISED OF THE OBLIGATION TO FILE A STATEMENT OF TAXES AND TAX COLLECTOR OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND THAT THE SIGNER HAS BEEN ADVISED THAT THERE ARE NO ASSESSMENTS THAT ACCORDING TO THE RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, OR SPECIAL ASSESSMENTS COLLECTED IN THE CITY AND COUNTY.

APPROVALS:

THIS MAP IS APPROVED THIS 26th DAY OF FEBRUARY 2014.

BY ORDER NO. 182280 DATE _____

BY: _____
MOHAMMED NIJULU
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM:

BY: _____
DENNIS J. HERRERA, CITY ATTORNEY

BY: _____
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

BOARD OF SUPERVISORS APPROVAL:

ON _____, 2014, 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. _____.

FINAL MAP NO. 7300

A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT
A MERGER AND RESUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON JUNE 04, 2003, ON REEL 1401, AT PAGE 0081.
CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA
DECEMBER, 2013

VARA LAND SURVEYING
912 COLE STREET #123
SAN FRANCISCO, CA 94117
SHEET 2 OF 4
ASSESSOR'S BLOCK 0988 LOTS 8 & 9; 200-234A HERMANN STREET

