

File No. 140186

Committee Item No. \_\_\_\_\_  
Board Item No. 24

# COMMITTEE/BOARD OF SUPERVISORS

## AGENDA PACKET CONTENTS LIST

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

## **Cmte Board**

<input checked="" type="checkbox"/>	<b>Motion</b>
<input type="checkbox"/>	<b>Resolution</b>
<input type="checkbox"/>	<b>Ordinance</b>
<input type="checkbox"/>	<b>Legislative Digest</b>
<input type="checkbox"/>	<b>Budget and Legislative Analyst Report</b>
<input type="checkbox"/>	<b>Youth Commission Report</b>
<input type="checkbox"/>	<b>Introduction Form</b>
<input checked="" type="checkbox"/>	<b>Department/Agency Cover Letter and/or Report</b>
<input type="checkbox"/>	<b>MOU</b>
<input type="checkbox"/>	<b>Grant Information Form</b>
<input type="checkbox"/>	<b>Grant Budget</b>
<input type="checkbox"/>	<b>Subcontract Budget</b>
<input type="checkbox"/>	<b>Contract/Agreement</b>
<input type="checkbox"/>	<b>Form 126 – Ethics Commission</b>
<input type="checkbox"/>	<b>Award Letter</b>
<input type="checkbox"/>	<b>Application</b>
<input type="checkbox"/>	<b>Public Correspondence</b>

**OTHER** (Use back side if additional space is needed)

- DPW Order No. 182288
- Planning Ltr March 7, 2013
- Tax Certifications
- Mylar Maps

**Completed by:** John Carroll **Date** March 6, 2014  
**Completed by:** \_\_\_\_\_ **Date** \_\_\_\_\_

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

2

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

7

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

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

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

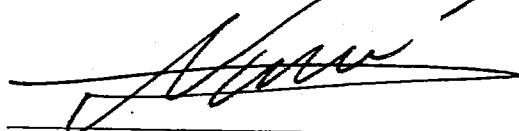
20 FURTHER MOVED, That approval of this map is also conditioned upon compliance by  
21 the subdivider with all applicable provisions of the San Francisco Subdivision Code and  
22 amendments thereto.

23

24

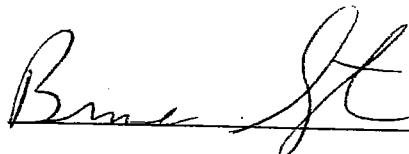
25

1 RECOMMENDED:

2 

3  
4 Mohammed Nuru  
5 Director of Public Works

6 DESCRIPTION APPROVED:

7 

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9  
10 Bruce R. Storrs, PLS  
11 City and County Surveyor

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RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO



Phone: (415) 554-5827

Fax: (415) 554-5324

[www.sfdpw.org](http://www.sfdpw.org)[Subdivision.Mapping@sfdpw.org](mailto:Subdivision.Mapping@sfdpw.org)

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

Bruce R. Storrs, City and County Surveyor

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

AK

2014 FEB 28 PM 4:19

## 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 <sup>rd</sup> Floor	Email: <a href="mailto:Cheryl.Chan@sfdpw.org">Cheryl.Chan@sfdpw.org</a>

### ROUTE

Date Received	To	Date Forwarded or Signed
2/27/14	Frank W. Lee Executive Assit. To Director City Hall, Room 348	2/27/14
	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: <a href="mailto:John.Malamut@sfdpw.org">John.Malamut@sfdpw.org</a> Tel: (415) 554-4622	2/28/14
2/28/14	Mohammed Nuru Director of Public Works City Hall, Room 348	2/28/14 MNU
	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.	



**City and County of San Francisco**



**Edwin M. Lee, Mayor  
Mohammed Nuru, Director**

**San Francisco Department of Public Works**

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



**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.



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

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



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

City and County of San Francisco



Phone: (415) 554-5827  
Fax: (415) 554-5324

<http://www.sfdpw.com>  
[subdivision.mapping@sfdpw.org](mailto:subdivision.mapping@sfdpw.org)

Department of Public Works  
Office of the City and County Surveyor

Edwin M. Lee, Mayor  
Mohammed Nuru, Director

Fuad S. Swiss, PE, PLS,  
City Engineer & Deputy Director of Engineering

875 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

*C. Lamorena*  
FOR

DATE 03-07-13

Mr. Scott F. Sanchez, Zoning Administrator

"IMPROVING THE QUALITY OF LIFE IN SAN FRANCISCO" We are dedicated individuals committed to teamwork, customer service and continuous improvement in partnership with the community.

# 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 ) **Space Above this Line For Recorder's Use**

03/05/2013, 2013J614636

Dirk C. Tacke, Trustee of the Dirk C. Tacke 2010 Revocable Trust; Stefan M. Eder, an unmarried man; Idele J. Dörleans, 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.

Leonard A. Nash 2/26/13

(Owner's Signature)

Karen J. Hanner 2/26/13

(Owner's Signature)

Sharon EM 2/28/13

(Owner's Signature)

Edie Dorkin 3/2/13

(Owner's Signature)

In CTee 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

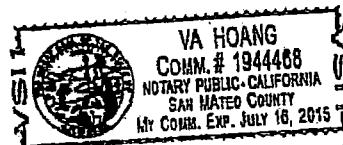
On FEB. 24, 2013 before me,  
Va Hoang, Notary Public, personally appeared  
Leonard A. Marsh and Karen J. Hanne

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 VA HOANG



(Seal)

## ACKNOWLEDGMENT

State of California  
County of San Francisco

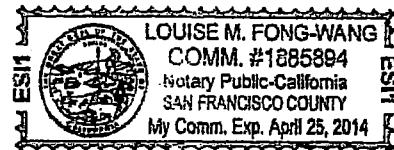
On Feb. 28. 2013 before me, Louise M. Fong-Wang, Notary Public  
(insert name and title of the officer)

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)





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. 009**

**Address: 230 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**

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



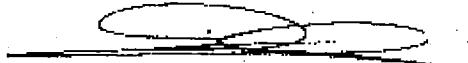
José Cisneros, Treasurer

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, NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP, COMPRISING OF THREE (3) SHEETS, BY OUR SIGNATURES HERETO, WE DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

**OWNERS:**

DIRK C. TACK, TRUSTEE OF THE DIRK C. TACK 2010 REVOCABLE TRUST, IDEL J. DORLEANS, STEPHANIA M. EDER, LEONARD A. MARSH AND KAREN L. HAMM

*Dirk C. Tack* *Stephania M. Eder* *Leonard A. Marsh*  
DIRK C. TACK, TRUSTEE STEPHANIA M. EDER, LEONARD A. MARSH  
COUNTY OF SAN FRANCISCO, SS. ON DATE, 5.20.13, 2013, BEFORE ME, *Leanne M. Tong, Notary Public*

PERSONALLY APPEARED DIRK C. TACK, IDEL J. DORLEANS, STEPHANIA M. EDER, LEONARD A. MARSH

*Leanne M. Tong*  
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 1885814  
MY COMMISSION EXPIRES: APR. 25, 2014

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO, CA

**OWNER'S ACKNOWLEDGMENT:**

ON DATE, 5.20.13, 2013, BEFORE ME, *Leanne M. Tong, Notary Public*  
WHO PROVED TO ME THAT THE PERSON(S) APPLICANT(S) EXECUTED THE SAME IN MY PRESENCE, AND THAT THE SIGNATURES ARE THOSE OF THE INSTRUMENT'S PARTIES, OR THE ENTITY UPON PENALTY OF PERJURY, I RECITED 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: *Leanne M. Tong*  
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 1885814  
MY COMMISSION EXPIRES: APR. 25, 2014

STATE OF CALIFORNIA, SS  
COUNTY OF SAN FRANCISCO, SS  
ON DATE, 5.20.13, 2013, BEFORE ME, *Leanne M. Tong, Notary Public*

PERSONALLY APPEARED *Leanne M. Tong*  
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 1885814  
MY COMMISSION EXPIRES: APR. 25, 2014

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO, CA

**OWNER'S ACKNOWLEDGMENT:**

ON DATE, 5.20.13, 2013, BEFORE ME, *Leanne M. Tong, Notary Public*  
PERSONALLY APPEARED *Leanne M. Tong*  
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 1885814  
MY COMMISSION EXPIRES: APR. 25, 2014

STATE OF CALIFORNIA, SS  
COUNTY OF SAN FRANCISCO, SS  
ON DATE, 5.20.13, 2013, BEFORE ME, *Leanne M. Tong, Notary Public*

PERSONALLY APPEARED *Leanne M. Tong*  
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 1885814  
MY COMMISSION EXPIRES: APR. 25, 2014

STATE OF CALIFORNIA, SS  
COUNTY OF SAN FRANCISCO, SS  
ON DATE, 5.20.13, 2013, BEFORE ME, *Leanne M. Tong, Notary Public*

PERSONALLY APPEARED *Leanne M. Tong*  
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 1885814  
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STATE OF CALIFORNIA, SS  
COUNTY OF SAN FRANCISCO, SS  
ON DATE, 5.20.13, 2013, BEFORE ME, *Leanne M. Tong, Notary Public*

PERSONALLY APPEARED *Leanne M. Tong*  
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 1885814  
MY COMMISSION EXPIRES: APR. 25, 2014

**GENERAL NOTES:**

a) THIS MAP IS THE SURVEY PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTION 1185. THE CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF FIVE (5) DWELLING UNITS.

b) ALL INGRESS(S), EGREGES(S), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXIT(S), COMPONENTS, EXIT PATHWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATORS, AND COMMON USE ACCESSIBLE FEATURES, SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE IN COMPLIANCE WITH THE APPLICABLE MUNICIPAL CODES.

c) UNLESS SPECIFIED OTHERWISE, IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM, THE HOMEOWNERS ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS AND RESTRICTIONS, MAINTENANCE, REPAIR, AND REPLACEMENT OF:

(i) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND  
(ii) ALL PRIVATE IMPROVEMENTS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCLAVES, PLANTINGS, BENCHES, AND OTHER FEATURES FRONTING THE PROPERTY, AND ANY OTHER OWNED OR HELD IN TRUST FOR THE HOMEOWNERS ASSOCIATION OR A MEMBER OF THE HOMEOWNERS ASSOCIATION, OR A MEMBER OF THE HOMEOWNERS ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO POSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.

d) IN THE EVENT THE AREAS IDENTIFIED IN (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 REPAIR, MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN AND MAINTAINABLE, REPAIR, AND MAINTAIN, AND MAINTAINABLE, REPAIR, AND MAINTAINABLE, AND AGAINST THE HOMEOWNERS ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO POSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.

e) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE EASEMENT, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANGLIAN AREA(S) OF THE PROPERTY ASSOCIATED WITH STRUCTURES, ETC. FOR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY THE CITY AND COUNTY SURVEYOR, AND NO WAIVER OF THE SURVEYOR'S OBLIGATION TO APPROVE THE EASEMENT, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANGLIAN AREA(S) OF THE PROPERTY ASSOCIATED WITH 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 RELEASER PERMITS.

f) ANY ENCROACHMENT BY EASEMENT AND OTHER ENCROACHMENT (IF ANY SHOWN HEREON, IN GERMANY STATE, AND NOT IN THE CITY AND COUNTY SURVEYOR'S RECORDS) AND ANY USE OF THE EASEMENT, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANGLIAN AREA(S) OF THE PROPERTY ASSOCIATED WITH 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 RELEASER PERMITS.

g) ENCROACHMENT FROM/TO ADJACENT PROPERTIES THAT MAY EXIST OR MAY BE ASSOCIATED WITH THE PROPERTY, AND OTHER ENCROACHMENT (IF ANY SHOWN HEREON, IN GERMANY STATE, AND NOT IN THE CITY AND COUNTY SURVEYOR'S RECORDS) AND ANY USE OF THE EASEMENT, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANGLIAN AREA(S) OF THE PROPERTY ASSOCIATED WITH 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 RELEASER PERMITS.

h) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND PROVISIONS IN THE FOLLOWING RECORDS IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.

NOTICE OF SPECIAL RESTRICTION UNDER THE CITY PLANNING CODE\*, RECORDED MARCH 4, 2013, INSTRUMENT NO. 2013040404, BOOK K44, PAGE 344, OFFICIAL RECORDS.

**RECORDER'S STATEMENT:**

FILED THIS DAY OF MAY, 2013, AT  
CONDOMINIUM MAP OF PLAT OF  
THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF  
KATHARINE S. ANDERSON, PROFESSIONAL LAND SURVEYOR.

BY: *Leanne M. Tong* DATE: *5.20.13*

COUNTY RECORDER  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

WITNESS MY HAND AND OFFICIAL SEAL  
*Leanne M. Tong*

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 1885814  
MY COMMISSION EXPIRES: APR. 25, 2014  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO, CA

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBSCRIBED TO THE INSTRUMENT AND (ACKNOWLEDGED TO ME THAT HE/SHE/ THEY EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON WHOM THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UPON 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  
*Leanne M. Tong*

SIGNATURE: *Leanne M. Tong*

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 1885814  
MY COMMISSION EXPIRES: APR. 25, 2014  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO, CA

**SURVEYOR'S STATEMENT:**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY CONDUCTED ON THE DATE INDICATED ON THIS MAP. THE SURVEY WAS CONDUCTED IN A LOCATE CHECK AND AT THE TIME OF THE SURVEY, I CONFIRMED THAT THE MONUMENTS CONFERRED ON THE SURVEYED PROPERTY ARE THE APPROVED OR CONDOMINIALLY APPROVED TENTATIVE MAP, IF ANY. FURTHER STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

*Katharine S. Anderson, PLS* DATE: *5/13*

BY: *Katharine S. Anderson, PLS*

LICENSE NUMBER: 8494

LICENSE EXPIRES: 12/31/14

**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 401, AT PAGE  
0081.

CITY AND COUNTY OF SAN FRANCISCO  
CALIFORNIA  
DECEMBER, 2013

VARA LAND SURVEYING  
912 COLE STREET #129  
SAN FRANCISCO, CA 94117

ASSESSOR'S BLOCK 0BBB LOTS 9 & 9A; 200-204 HERMANN STREET  
SHEET 1 OF 9

**BENEFICIARY:**

PROGRESSIVE BANK, INC. SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL  
DEPARTMENT OF INSURANCE, A SUBSIDIARY OF WASHINGTON MUTUAL BANK  
FORMERLY KNOWN AS WASHINGTON MUTUAL BANK, FA

*Signature*

*John Kist, Vice President*

**BENEFICIARY'S ACKNOWLEDGMENT:**

STATE OF LOUISIANA

PARISH OF LOUISIANA

*Signature*

*John Kist, Vice President*

PRINT NAME/TITLE

**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 SUBSCRIBER 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  
THE SUBSCRIBER HAS NOT MADE THIS STATEMENT OR ANY PART THEREOF PAYMENT OF THE  
CITY AND COUNTY OF SAN FRANCISCO, OR ANY PART THEREOF, FOR UNPAID STATE,  
COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENT COLLECTED AS TAXES.

DATE.....

DAY OF..... 2014

**APPROVALS:**

THE MAP IS APPROVED THIS 26TH DAY OF FEBRUARY  
2014  
BY ORDER NO. 182280

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

MOHAMED ARIJ, DEPUTY CITY WORKS AND ADVISORY AGENCY  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY

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

DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

APPROVED AS TO FORM:

DEBORA J. HERRERA, CLERK OF THE BOARD OF SUPERVISORS

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

CLERK OF THE BOARD OF SUPERVISORS

CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

APPROVED AS TO FORM:

ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF  
SAN FRANCISCO, STATE OF CALIFORNIA, HEREINAFTER CALLED "THE BOARD".

APPROVED THIS 26TH DAY OF FEBRUARY, 2014  
BY THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, HEREINAFTER  
CALLED "THE BOARD".

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

CLERK OF THE BOARD OF SUPERVISORS

CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

# 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 101, AT IMAGE  
0081.

CITY AND COUNTY OF SAN FRANCISCO

DECEMBER, 2013

VARA LAND SURVEYING  
912 COLE STREET #23  
SAN FRANCISCO, CA 94117

ASSESSOR'S BLOCK (0868) LOTS 9 & 10, 200-334A HERMANN STREET

