

File No. 150011

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

Board Item No. 41

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee \_\_\_\_\_

Date \_\_\_\_\_

Board of Supervisors Meeting

Date January 13, 2015

#### 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 Analyst Report                        |
| <input type="checkbox"/> | <input type="checkbox"/>            | Legislative Analyst Report                   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Introduction Form (for hearings)             |
| <input type="checkbox"/> | <input type="checkbox"/>            | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Public Correspondence                        |

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

- |                          |                                     |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Routing Sheet – 01/02/2015</u>       |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PW Order No. 183219 – 12/23/2014</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Memo - 06/06/2014</u>       |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certification – 12/12/2014</u>   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u>                       |

Completed by: Joy Lamug

Date January 7, 2015

Completed by: \_\_\_\_\_

Date \_\_\_\_\_

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

1 [Final Map 7887 - 718 Church Street]

2  
3 **Motion approving Final Map 7887, a six residential unit Condominium Project, located**  
4 **at 718 Church Street, being a subdivision of Assessor's Block No. 3600, Lot No. 001C;**  
5 **and adopting findings pursuant to the General Plan, and the eight priority policies of**  
6 **City Planning Code, Section 101.1.**

7  
8       MOVED, That the certain map entitled "FINAL MAP 7887", a six residential unit  
9 Condominium Project, located at 718 Church Street, being a subdivision of Assessor's Block  
10 No. 3600, Lot No. 001C, comprising 3 sheets, approved December 23, 2014, by Department  
11 of Public Works Order No. 183219 is hereby approved and said map is adopted as an Official  
12 Final Map 7887; and, be it

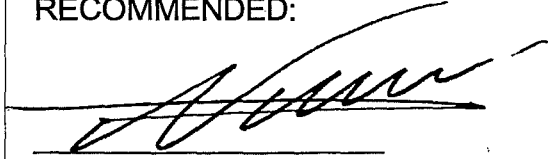
13       FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
14 and incorporates by reference herein as though fully set forth the findings made by the City  
15 Planning Department, by its letter dated October 16, 2013, that the proposed subdivision is  
16 consistent with the objectives and policies of the General Plan and the eight priority policies of  
17 Planning Code, Section 101.1; and, be it

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

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

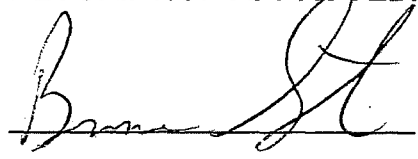
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RECOMMENDED:



Mohammed Nuru  
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

2015 JAN - 5 AM 11:34

AK

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

## 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. 7887	Date Sent: December 24, 2104	Date Due at BOS January 2, 2015
Block/Lot 3600/001C	Map Address 718 Church Street	

### SENDER

Name: Seema Adina	Telephone: 415-554-5818
Address: 1155 Market Street, 3 <sup>rd</sup> Floor	Email: Seema.Adina@sfdpw.org

### ROUTE

Date Received	To	Date Forwarded or Signed
12/24/14	Frank W. Lee Executive Assist. To Director City Hall, Room 348	
1/5/15	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	1/5/15
1/5/15	Mohammed Nuru Director of Public Works City Hall, Room 348	1/5/15
	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: 183219**

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

APPROVING FINAL MAP 7887, 718 CHURCH STREET, A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 001C IN ASSESSORS BLOCK NO. 3600.

**A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT**

The City Planning Department in its letter dated October 16, 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. 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 7887", 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 October 16, 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:

APPROVED:

Bruce R. Storrs, PLS

Mohammed Nuru



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

City and County Surveyor, DPW

Interim Director of Public Works

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

APPROVED: December 23, 2014

MOHAMMED NURU, DIRECTOR

12/23/2014

12/23/2014

**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.



RECEIVED  
12 JUN 18 AH 10:59

Department of Public Works  
Office of the City and County Surveyor

1155 Market Street, 3rd Floor  
San Francisco, CA 94103

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

Bruce R. Storrs, City and County Surveyor

### TENTATIVE MAP DECISION

SW

Date: October 16, 2013

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

Project ID: 7887			
Project Type: 6 Units Condo Conversion			
Address#	StreetName	Block	Lot
718	CHURCH ST	3600	001C
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

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):

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):

Enclosures:

- Application
- Print of Tentative Map

Sincerely,

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

DATE 6/16/14

PLANNING DEPARTMENT  
*Scott Sanchez*  
Mr. Scott F. Sanchez, Zoning Administrator

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

RECORDING REQUESTED BY: )  
 ) CONFORMED COPY of document recorded  
 And When Recorded Mail To: )  
 ) 05/30/2014, 2014J889475  
 ) on \_\_\_\_\_ with document no. \_\_\_\_\_  
 Name: Scott Sanchez ) This document has not been compared with the original  
 Zoning Administrator ) SAN FRANCISCO ASSESSOR-RECORDER  
 Address: 1650 Mission Street )  
 Suite 400 )  
 City: San Francisco )  
 )  
 State: California, 94103 ) Space Above this Line For Recorder's Use

GISELA MEYERS, ARIEND LYPHART, MARK HEATON, CALVIN JOHNSON  
 WILLIAM GERSTEN, JAMES MALDOVAN

I (We) Richard Scott Swanson, 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: 3600; LOT: 001C,  
 COMMONLY KNOWN AS: 718 Church 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. 2013.1585Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 7887.

The tentative map filed with the present application indicates that the subject building at 718 Church Street is a six-unit building located in a RM-1 (Residential, Mixed, Low Density) Zoning District. Within the RM-1 Zoning District, a maximum of one dwelling unit per 800 square feet of lot area can be considered legal and conforming to the Planning Code. The lot area allows for five units; 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 a nonconforming dwelling unit 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,



**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:

Beginning at a point on the westerly line of Church Street, distant thereon 97 feet, southerly from the southerly line of Nineteenth Street; running thence southerly along said line of Church Street 30 feet; thence at a right angle westerly 155 feet; thence at a right angle northerly 30 feet; and thence at a right angle easterly 155 feet to the point of beginning.

Being part of Mission Block No. 92.

APN: Lot 1-C, Block 3600

# NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

intensified, extended or moved to another location, unless the result will be the elimination of the non-conforming use with exceptions outlined under Section 181(b) of the Code.

2. That the remaining five dwelling units 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.

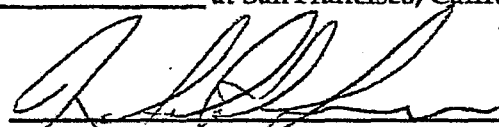
The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County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

Dated: May 23<sup>rd</sup> 2014 at San Francisco, California.

RICHARD

SCOTT SWANSON

SEE ATTACHED CERTIFICATE  
DATE 5/23/14 NOTARY INITIALS JS

  
\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Agent's Signature)

ACKNOWLEDGMENT

State of California  
County of San Francisco

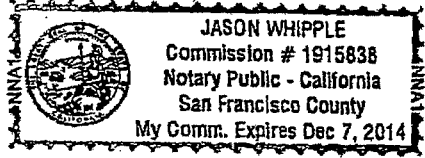
On May 23, 2014 before me, Jason Whipple, Notary Public  
(insert name and title of the officer)

personally appeared Richard Scott Swanson

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 [Handwritten Signature] (Seal)

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

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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: 5/21/2014 at San Francisco, California.

SEE ATTACHED CERTIFICATE  
DATE 5/21/14 NOTARY INITIALS PM

*GISELA MYERS* GISELA MYERS  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Agent's Signature)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of San Francisco

On May 21, 2014 before me, Paul C. Moffett, Notary Public  
Date here insert Name and Title of the Officer

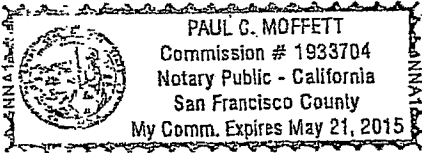
personally appeared Gisela Meyers  
Name(s) of Signer(s)

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 Paul C. Moffett  
Signature of Notary Public



Place Notary Seal Above

**OPTIONAL**

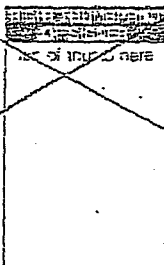
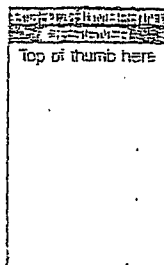
*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Notice of Special Restrictions Under the Planning Code  
 Document Date: 5/21/14 Number of Pages: 2

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: _____ <input type="checkbox"/> Individual <input type="checkbox"/> Corporate Officer — Title(s): _____ <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General <input type="checkbox"/> Attorney in Fact <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator <input type="checkbox"/> Other: _____ Signer Is Representing: _____ _____ _____	 Top of thumb here	Signer's Name: _____ <input type="checkbox"/> Individual <input type="checkbox"/> Corporate Officer — Title(s): _____ <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General <input type="checkbox"/> Attorney in Fact <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator <input type="checkbox"/> Other: _____ Signer Is Representing: _____ _____ _____	 Top of thumb here
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**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

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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: 5/21/2014 at San Francisco, California. **AREND**

*Arend Arendt Lijphart*  
(Owner's Signature)

SEE ATTACHED CERTIFICATE  
DATE 5/21/14 NOTARY INITIALS PM

\_\_\_\_\_  
(Owner's Signature)

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(Owner's Signature)

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(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

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(Owner's Signature)

\_\_\_\_\_  
(Agent's Signature)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

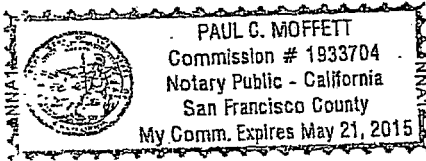
State of California

County of San Francisco

On May 21, 2014 before me, Paul C. Moffett, Notary Public  
date name Insert Name and Title of the Officer

personally appeared Arend Lijphart  
name(s) of Signer(s)

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 Paul C. Moffett  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Notice of Special Restrictions Under the Planning Code

Document Date: 5/21 Number of Pages: 2

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Individual  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Attorney in Fact  
 Trustee  
 Guardian or Conservator  
 Other: \_\_\_\_\_  
 Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Individual  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Attorney in Fact  
 Trustee  
 Guardian or Conservator  
 Other: \_\_\_\_\_  
 Signer Is Representing: \_\_\_\_\_

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

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- 2. That the remaining five dwelling units 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: May 19, 2014 at San Francisco, California.

MARK HEATON

[Signature]

(Owner's Signature)

Calvin Johnson

(Owner's Signature)

CALVIN JOHNSON

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Agent's Signature)

SEE ATTACHED CERTIFICATE  
DATE 5/19/14 NOTARY INITIALS [Signature]



**ACKNOWLEDGMENT**

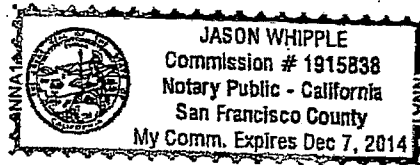
State of California  
County of San Francisco

On May 19, 2014 before me, Jason Whipple, Notary Public  
(insert name and title of the officer)

personally appeared Mark G. Heaton and Calvin L Johnson  
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 [Handwritten Signature] (Seal)

# NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: 5/23/17 at San Francisco, California.

WILLIAM GERSTEN



\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

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(Owner's Signature)

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(Owner's Signature)

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(Owner's Signature)

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(Owner's Signature)

\_\_\_\_\_  
(Agent's Signature)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

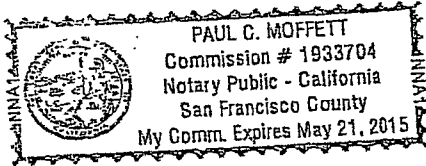
State of California

County of San Francisco

On May 22, 2014 before me, Paul C. Moffett, Notary Public

personally appeared William B. Gersten

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 Paul C. Moffett  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: Notice of Special Restrictions Under the Planning Code  
Document Date: 5/23/14 Number of Pages: 2

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Individual  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Attorney in Fact  
 Trustee  
 Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Individual  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Attorney in Fact  
 Trustee  
 Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

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

intensified, extended or moved to another location, unless the result will be the elimination of the non-conforming use with exceptions outlined under Section 181(b) of the Code.

2. That the remaining five dwelling units 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: May 19, 2014 at San Francisco, California.

SEE ATTACHED CERTIFICATE  
DATE 5/19/14 NOTARY INITIALS JK

James B. Moldovan <sup>JAMES</sup> MOLDOVAN  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Agent's Signature)

ACKNOWLEDGMENT

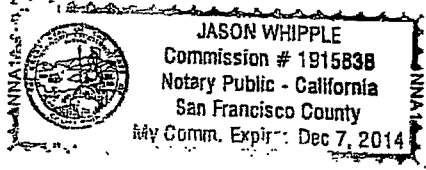
State of California  
County of San Francisco

On May 19, 2014 before me, Jason Whipple, Notary Public  
(insert name and title of the officer)

personally appeared James B. Moldovan  
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 [Handwritten Signature]

(Seal)



**I, David Augustine, 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. 3600 Lot No. 001c**

**Address: 718 Church St.**

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

**David Augustine**

**Tax Collector**

**Dated this 12<sup>th</sup> day of December 2014**

3421

**OWNERS' STATEMENT:**

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF THE REAL PROPERTY SUBDIVIDED AND SHOWN ON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED "FINAL MAP 7887". IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS

[Signature]  
MARK S. HEATON

[Signature]  
WILLIAM R. COBURN

[Signature]  
ARLIND LAPHAM AS TRUSTEE OF THE LAPHAM MEYERS TRUST DATED APRIL 21, 2014

[Signature]  
RICHARD SCOTT SWANSON AS TRUSTEE OF THE RICHARD SCOTT SWANSON TRUST DATED MAY 31, 2013

[Signature]  
DAVID L. JOHNSON

[Signature]  
JAMES A. WILCOX

[Signature]  
GISELA MEYERS AS TRUSTEE OF THE LAPHAM MEYERS TRUST DATED APRIL 21, 2014

TRUSTEE (S) (S) (S) (S)

[Signature]  
HARRIET KERRICK

[Signature]  
THOMAS S. WILCOX

SIGNED: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
TITLE & COMPANY: \_\_\_\_\_

**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. \_\_\_\_\_

**APPROVALS:**

THIS MAP IS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY ORDER NO. \_\_\_\_\_

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

MUHAMMAD HUNU  
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**APPROVED AS TO FORM:**

DOMINIC J. HERRERA, CITY ATTORNEY

BY: \_\_\_\_\_

DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**CLERK'S STATEMENT:**

I, ANGELA CALVALLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. \_\_\_\_\_ ADOPTED \_\_\_\_\_ 20\_\_\_\_ APPROVED THIS MAP ENTITLED "FINAL MAP 7887" 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

**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 SCOTT SWANSON IN ASSIST OF DAVID L. JOHNSON. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



DATE: December 17, 2014

[Signature]  
RICHARD L. LANGFORD, P.L.S. 8888  
LICENSE EXPIRATION DATE: JUNE 30, 2018

**TAX STATEMENT:**

I, ANGELA CALVALLO, 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

**CITY AND COUNTY SURVEYOR'S STATEMENT:**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATION THEREOF, THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL 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. STORKER, CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO

DATE: December 24, 2014

[Signature]  
BRUCE R. STORKER PLS 8814

**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, AT \_\_\_\_\_, M. R. ROOM \_\_\_\_\_ OF \_\_\_\_\_ AT THE REQUEST OF RICHARD L. LANGFORD, P.L.S.

SIGNED: \_\_\_\_\_

COUNTY RECORDER  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**FINAL MAP 7887**

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT  
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED RECORDED JUNE 27, 2013 AS DOCUMENT 2013-097028-00 IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

DECEMBER 2014

LANGFORD LAND SURVEYING  
424 PRINCESTON COURT  
LIVERMORE, CA 94551  
PHONE 925.850.8500  
WWW.LANDSURVEYING.COM

SHEET  
1 OF 3

ASSESSOR'S BLOCK 3800 LOT 0010, 718 CHURCH STREET

3422

**OWNER'S ACKNOWLEDGMENT:**

STATE OF California  
COUNTY OF San Francisco  
ON Dec 14 2014  
BEFORE ME, Paul C. Moffett, NOTARY PUBLIC,  
PERSONALLY APPEARED MARK G. HEATON  
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  
SIGNATURE Paul C. Moffett  
PRINTED NAME Paul C. Moffett  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS S.F.  
COMMISSION EXPIRES 5/11/2015  
COMMISSION NUMBER 1933704 (SEAL OPTIONAL IF COMPLETED)

**OWNER'S ACKNOWLEDGMENT:**

STATE OF California  
COUNTY OF San Francisco  
ON Dec 15 2014  
BEFORE ME, Paul C. Moffett, NOTARY PUBLIC,  
PERSONALLY APPEARED CALVIN L. JOHNSON  
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  
SIGNATURE Paul C. Moffett  
PRINTED NAME Paul C. Moffett  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS S.F.  
COMMISSION EXPIRES 5/11/2015  
COMMISSION NUMBER 1933704 (SEAL OPTIONAL IF COMPLETED)

**OWNER'S ACKNOWLEDGMENT:**

STATE OF California  
COUNTY OF San Francisco  
ON Dec 15 2014  
BEFORE ME, Paul C. Moffett, NOTARY PUBLIC,  
PERSONALLY APPEARED WILLIAM B. ORSHEN  
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  
SIGNATURE Paul C. Moffett  
PRINTED NAME Paul C. Moffett  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS S.F.  
COMMISSION EXPIRES 5/11/2015  
COMMISSION NUMBER 1933704 (SEAL OPTIONAL IF COMPLETED)

**OWNER'S ACKNOWLEDGMENT:**

STATE OF California  
COUNTY OF San Francisco  
ON Dec 14 2014  
BEFORE ME, Paul C. Moffett, NOTARY PUBLIC,  
PERSONALLY APPEARED JAMES B. MCGOVAN  
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  
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I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE  
OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
WITNESS MY HAND  
SIGNATURE Paul C. Moffett  
PRINTED NAME Paul C. Moffett  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS S.F.  
COMMISSION EXPIRES 5/11/2015  
COMMISSION NUMBER 1933704 (SEAL OPTIONAL IF COMPLETED)

**OWNER'S ACKNOWLEDGMENT:**

STATE OF California  
COUNTY OF San Francisco  
ON Dec 15 2014  
BEFORE ME, Paul C. Moffett, NOTARY PUBLIC,  
PERSONALLY APPEARED RICHARD SCOTT SWANSON  
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  
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BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.  
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE  
OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
WITNESS MY HAND  
SIGNATURE Paul C. Moffett  
PRINTED NAME Paul C. Moffett  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS S.F.  
COMMISSION EXPIRES 5/11/2015  
COMMISSION NUMBER 1933704 (SEAL OPTIONAL IF COMPLETED)

**OWNER'S ACKNOWLEDGMENT:**

STATE OF California  
COUNTY OF San Francisco  
ON Dec 14 2014  
BEFORE ME, Paul C. Moffett, NOTARY PUBLIC,  
PERSONALLY APPEARED ARNO LIPHART  
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  
SIGNATURE Paul C. Moffett  
PRINTED NAME Paul C. Moffett  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS S.F.  
COMMISSION EXPIRES 5/11/2015  
COMMISSION NUMBER 1933704 (SEAL OPTIONAL IF COMPLETED)

**OWNER'S ACKNOWLEDGMENT:**

STATE OF California  
COUNTY OF San Francisco  
ON Dec 12 2014  
BEFORE ME, Paul C. Moffett, NOTARY PUBLIC,  
PERSONALLY APPEARED ISELA MEYERS  
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  
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BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.  
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE  
OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
WITNESS MY HAND  
SIGNATURE Paul C. Moffett  
PRINTED NAME Paul C. Moffett  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS S.F.  
COMMISSION EXPIRES 5/11/2015  
COMMISSION NUMBER 1933704 (SEAL OPTIONAL IF COMPLETED)

**TRUSTEE/BENEFICIARY'S ACKNOWLEDGMENT:**

STATE OF California  
COUNTY OF San Francisco  
ON Dec 15 2014  
BEFORE ME, Jeremy Schwartz, NOTARY PUBLIC,  
PERSONALLY APPEARED Douglas S. Wagganer  
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  
SIGNATURE Jeremy Schwartz  
PRINTED NAME Jeremy Schwartz  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS San Francisco  
COMMISSION EXPIRES 7/24/2017  
COMMISSION NUMBER 2034676 (SEAL OPTIONAL IF COMPLETED)

**FINAL MAP 7887**

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT  
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED  
RECORDED JUNE 27, 2013 AS DOCUMENT 2013-0697028-00  
IN THE OFFICIAL RECORDS OF THE  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

DECEMBER 2014

LANGFORD LAND SURVEYING  
424 PRESTON COURT  
LIVERMORE, CA 94551  
PHONE (925) 830-5200  
JULY 13-1999 DRAWING-1868CHUR.DWG

SHEET  
2 OF 3

ASSESSOR'S BLOCK 3600 LOT 001G, 718 CHURCH STREET

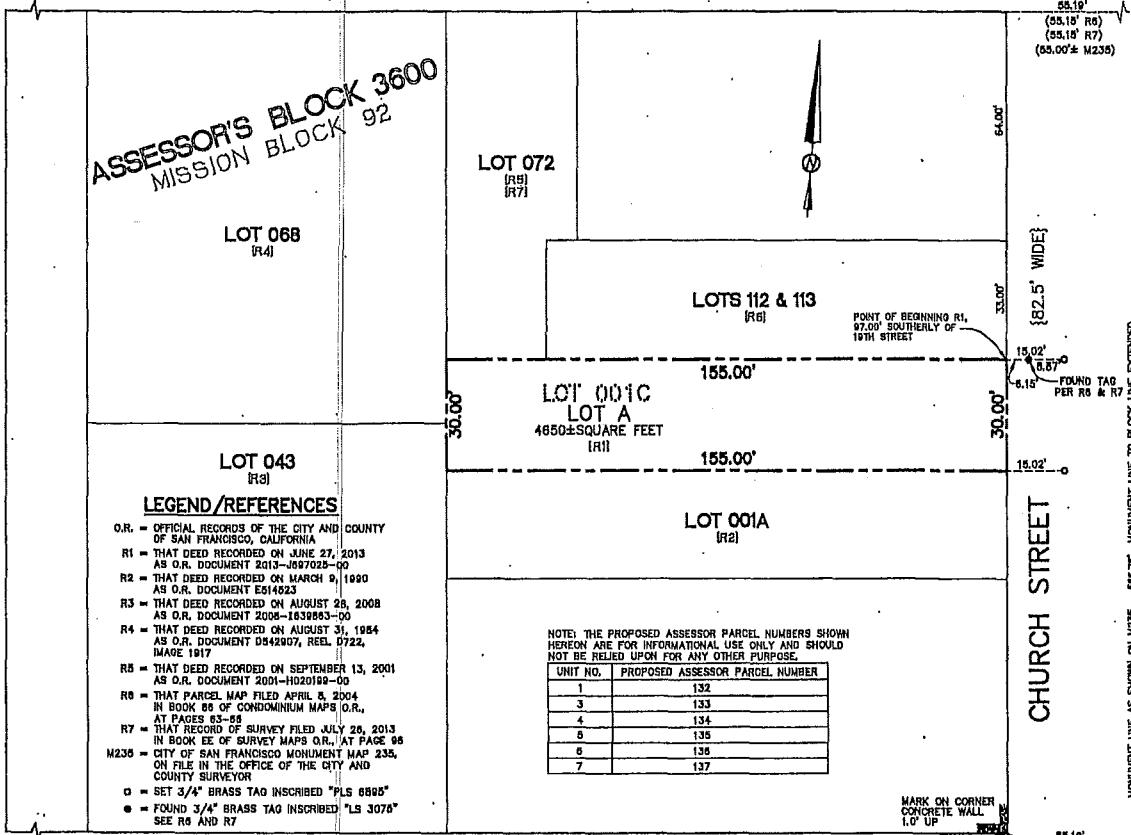


3423

SANCHEZ STREET {82.5' WIDE}

19<sup>TH</sup> STREET {64' WIDE}

ASSESSOR'S BLOCK 3600  
MISSION BLOCK 92

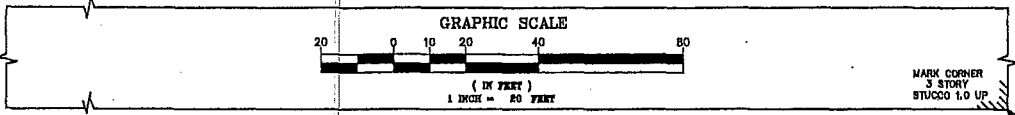


- LEGEND/REFERENCES**
- O.R. - OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
  - R1 - THAT DEED RECORDED ON JUNE 27, 2013 AS O.R. DOCUMENT 2013-0897028-00
  - R2 - THAT DEED RECORDED ON MARCH 9, 1990 AS O.R. DOCUMENT E614823
  - R3 - THAT DEED RECORDED ON AUGUST 26, 2008 AS O.R. DOCUMENT 2008-1639863-00
  - R4 - THAT DEED RECORDED ON AUGUST 31, 1984 AS O.R. DOCUMENT D842007, REEL D722, IMAGE 1917
  - R5 - THAT DEED RECORDED ON SEPTEMBER 13, 2001 AS O.R. DOCUMENT 2001-H020199-00
  - R6 - THAT PARCEL MAP FILED APRIL 8, 2004 IN BOOK 86 OF CONDOMINIUM MAPS O.R., AT PAGES 63-68
  - R7 - THAT RECORD OF SURVEY FILED JULY 26, 2013 IN BOOK 86 OF SURVEY MAPS O.R., AT PAGE 88
  - M235 - CITY OF SAN FRANCISCO MONUMENT MAP 235, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
  - = SET 3/4" BRASS TAG INSCRIBED "PLS 0885"
  - = FOUND 3/4" BRASS TAG INSCRIBED "LS 3078" SEE R6 AND R7

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

UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
1	132
3	133
4	134
5	135
6	136
7	137

CUMBERLAND STREET {64' WIDE}



20<sup>TH</sup> STREET {64' WIDE}

CHURCH STREET {82.5' WIDE}

**NOTES:**

1. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
  2. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
  3. THE DISTANCES SHOWN FROM MONUMENT LINES TO RIGHT-OF-WAY LINES REPRESENT A BOUNDARY SOLUTION BASED ON THE ANALYSIS OF BOUNDARY EVIDENCE, INCLUDING A REVIEW OF DOCUMENTS AND FIELD MEASUREMENTS TO MONUMENTS AND IMPROVEMENTS.
  - ( ) = RECORD/FILED INFORMATION FOUND TO BE IN DISCREPANCY WITH MEASURED VALUES. ALL OTHER ANGLES AND DISTANCES SHOWN HEREON HAVE BEEN VERIFIED BY MEASUREMENTS IN THE FIELD AND ARE NOT FOUND TO BE IN DISCREPANCY WITH RELEVANT RECORD INFORMATION.
  - [ ] = RECORD/FILED INFORMATION, SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION SHOWN FOR REFERENCE.
- REFER TO THE NOTICE OF SPECIAL RESTRICTIONS RECORDED ON MAY 30, 2014 AS AS O.R. DOCUMENT 2014-0889475-00

**GENERAL NOTES:**

- A. THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF SIX DWELLING UNITS.
- B. ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S), AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
- C. UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS AND RESTRICTIONS, THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
  - (i) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
  - (ii) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.
- D. IN THE EVENT THE AREAS IDENTIFIED IN (C) (i) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO, IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.
- E. APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES, NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.
- F. BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER CHURCH STREET ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).
- G. ENCROACHMENT FROM/ONTO ADJOINING PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE THEREFROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

**FINAL MAP 7887**

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED RECORDED JUNE 27, 2013 AS DOCUMENT 2013-0897028-00 IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

DECEMBER 2014

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LIVERMORE, CA 94551  
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JOB#13-1618 DRAW#0-1028310-00

SHEET 3 OF 3

ASSESSOR'S BLOCK 3600 LOT 001C, 718 CHURCH STREET

