

File No. 140913

Committee Item No. _____
Board Item No. 29

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date September 9, 2014

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget Analyst Report
- Legislative Analyst Report
- Introduction Form (for hearings)
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Budget and Budget Justification
- Subcontract Budget
- Contract/Agreement
- Agreement/Award Letter
- Application
- Public Correspondence

OTHER (Use back side if additional space is needed)

- Routing Sheet - 08/21/2014
- DPW Order No. 182873
- Planning Memo - 04/14/2014
- Tax Certification - 06/12/2014
- Final Maps

Completed by: Joy Lamug
Completed by: _____

Date September 4, 2014
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 7820 - 124 5th Avenue]
2

3 **Motion approving Final Map 7820, a six residential unit condominium project, located at**
4 **124 5th Avenue, being a subdivision of Assessor's Block No. 1364, Lot No. 034, and**
5 **adopting findings pursuant to the General Plan, and the eight priority policies of City**
6 **Planning Code, Section 101.1.**
7

8 MOVED, That the certain map entitled "FINAL MAP 7820", a six residential unit
9 condominium project, located at 124 5th Avenue, being a subdivision of Assessor's Block No.
10 1364, Lot No. 034, comprising 4 sheets, approved August 20, 2014, by Department of Public
11 Works Order No. 182873 is hereby approved and said map is adopted as an Official Final
12 Map 7820; and, be it

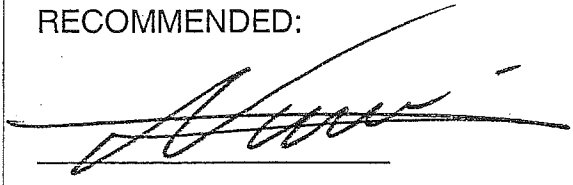
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the City
15 Planning Department, by its letter dated April 14, 2014, that the proposed subdivision is
16 consistent with the objectives 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.
25

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RECOMMENDED:



Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor

BOARD OF SUPERVISORS
SAN FRANCISCO

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



2014 AUG 26 AM 8:11



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 182873

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

APPROVING FINAL MAP 7820, 124 5TH AVENUE, A SIX RESIDENTIAL UNIT CONDOMINIUM PROJECT,
BEING A SUBDIVISION OF ASSESSORS BLOCK NO. 1364, LOT NO. 034.

A SIX RESIDENTIAL UNIT CONDOMINIUM PROJECT

The City Planning Department in its letter dated April 14, 2014, 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 7820", each comprising 4 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated April 14, 2014, 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
City and County Surveyor, DPW

Mohammed Nuru
Director of Public Works



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

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

APPROVED: August 20, 2014

MOHAMMED NURU, DIRECTOR

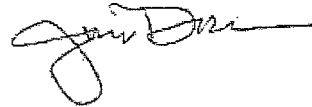
8/20/2014

8/20/2014

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X



Nuru, Mohammed
Director, DPW



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



RECEIVED
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<http://www.sfdpw.com>
subdivision.mapping@sfdpw.org

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

2013.1348Q RW

Date: September 16, 2013

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

Project ID: 7820			
Project Type: 6 Unit Condominium Conversion			
Address#	StreetName	Block	Lot
124	05TH AVE	1364	034
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.

YB

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):
N-19037 NSR 2014 B62059
recorded 4/9/14

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, P.L.S.
City and County Surveyor

DATE 4/14/14

PLANNING DEPARTMENT

Mr. Scott F. Sanchez, Zoning Administrator

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)
Unit #1)
And When Recorded Mail To:)
Name:)
Ryan Jones)
Address:)
124 5th Ave #4)
City:)
San Francisco 94118)
State: California)

CONFORMED COPY of document recorded
04/09/2014, 2014J852059
on _____ with document no. _____
This document has not been compared with the original
SAN FRANCISCO ASSESSOR-RECORDER

Space Above this Line For Recorder's Use

Scott Yarmark, David Lau, Ryan Jones, Robert T. Laporte
Laura V. Best, Kevin Laporte, William Jeffrey Roff,

I (We) JUAN YING WONG & TUNG SHUEN WANG the owner(s) of that
certain real property situated in the City and County of San Fran. co, State of California more
particularly described as follows:

(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)

BEING ASSESSOR'S BLOCK: 1364; LOT: 034,
COMMONLY KNOWN AS: 124 5th AVENUE.

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. 2013.1348Q by the Planning Department as a referral from the Department of
Public Works, Bureau of Street-Use and Mapping, Project ID: 7820.

The tentative map filed with the present application indicates that the subject building at 124 5th
Avenue is a six-unit building located in a RH-2 (Residential-House, Two-Family) Zoning District.
Within the RH-2 Zoning District, a maximum of two dwelling units can be considered legal and
conforming to the Planning Code. The remaining four units must be considered a legal,
nonconforming dwelling unit.

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

1. That four 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,

EXHIBIT A

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

Beginning at a point on the Easterly line of 5th Avenue, distant thereon 125 feet Southerly from the Southerly line of Lake Street; running thence Southerly and along said line of 5th Avenue 25 feet; thence at a right angle Easterly 120 feet; thence at a right angle Northerly 25 feet; thence at a right angle Westerly 120 feet to the Easterly line of 5th Avenue and the point of beginning.

Being a portion of Outside Land Block No. 75.

Assessor's Lot 034; Block 1364

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

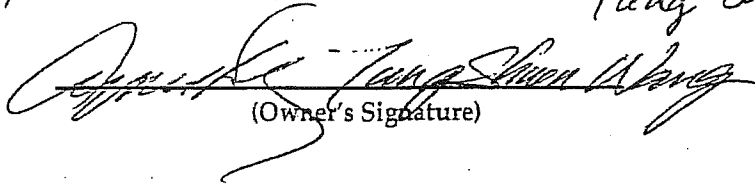
intensified, extended or moved to another location, unless the result will be the elimination of the non-conforming use with exceptions outlined under Section 181(b) of the Code.

2. That the remaining two 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: March 20, 2014 at San Francisco, California.

Tung Ying Wang
Tung Shuen Wang


(Owner's Signature)

(Agent's Signature)

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

ACKNOWLEDGMENT

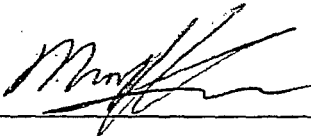
State of California
County of San Francisco

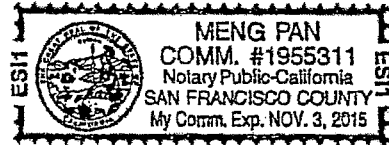
On March 20, 2014 before me, MENG PAN (Notary Public)
(insert name and title of the officer)

personally appeared Tung Ying Wang & Tung Shuen Wang
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 a uthorized 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)



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: 3/20/14 at San Francisco, California.

 Scott Yarmark
(Owner's Signature)

(Agent's Signature)

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

ACKNOWLEDGMENT

State of California
County of SAN FRANCISCO

On 03/20/2014 before me, EVAN ASHER, NOTARY PUBLIC
(insert name and title of the officer)

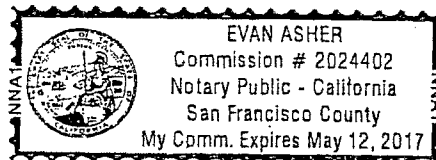
personally appeared Scott Varnaric
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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: 3/20/2014 at San Francisco, California.



(Owner's Signature) *David Lau*

(Agent's Signature)

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

ACKNOWLEDGMENT

State of California
County of San Francisco

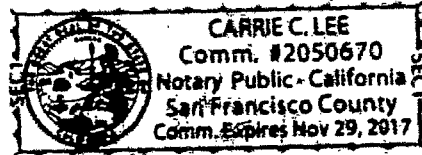
On March 20, 2014 before me, Carrie C. Lee, Notary Public
(insert name and title of the officer)

personally appeared — David Lau —
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 Carrie C. Lee (Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: 3/22/14 at San Francisco, California.

Ryan Jones Ryan Jones
(Owner's Signature)

(Agent's Signature)

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

ACKNOWLEDGMENT

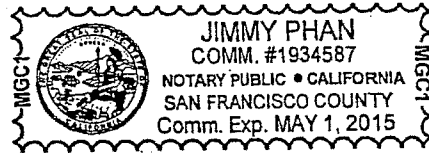
State of California
County of San Francisco

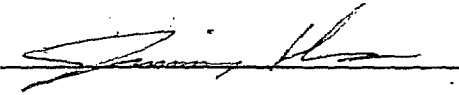
On March 22, 2014 before me, Jimmy Phan, Notary Public
(insert name and title of the officer)

personally appeared Ryan Jones
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)

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: March 24, 2014 at San Francisco, California.

Robert T. LaPort Robert T. LaPort

(Owner's Signature)

(Agent's Signature)

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

ACKNOWLEDGMENT

State of California
County of Santa Clara

On March 24, 2014 before me, Tara Kramer, Notary Public
(insert name and title of the officer)

personally appeared Robert T. LaPorte
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 Tara Kramer (Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: March 25, 2014 Santa Cruz County ^{SB}
at San Francisco, California.

Laura V. Best Laura V. Best
(Owner's Signature)

(Agent's Signature)

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

ACKNOWLEDGMENT

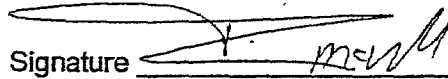
State of California
County of Santa Cruz

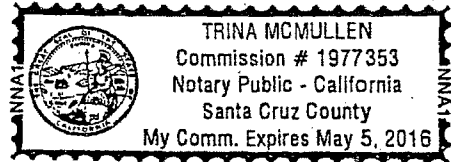
On March 25, 2014 before me, Trina McMullen, Notary Public
(insert name and title of the officer)

personally appeared Laura V. Best
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)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: March 24, 2014 at San Francisco, California.

Kevin LaPoorte Kevin LaPoorte

(Owner's Signature)

(Agent's Signature)

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

ACKNOWLEDGMENT

State of California
County of Santa Clara

On March 24, 2014 before me, Tara Kramer, Notary Public
(insert name and title of the officer)

personally appeared Kevin LaPoite
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 Tara Kramer (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: 3/19/2014 at San Francisco, California.

W. Jeffrey Ro William Jeffrey Ro
(Owner's Signature)

(Agent's Signature)

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

ACKNOWLEDGMENT

State of ~~California~~ Oregon
County of Multnomah

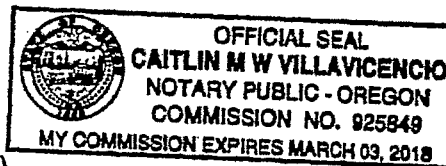
On March 19, 2014 before me, Caitlin MW Villavicencio, manager
(insert name and title of the officer)

personally appeared William J. Roff
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~~ Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Caitlin MW Villavicencio (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. 1364 Lot No. 034

Address: 124 5th Ave.

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


José Cisneros

Tax Collector

Dated this 12th day of June 2014

1904

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. _____.

TAX STATEMENT:

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUBDIVIDER HAS FILED A STATEMENT FROM THE CONTROLLER OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED _____ DAY OF _____, 20____.

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

CLERK'S STATEMENT:

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____ ADOPTED _____, 20____, APPROVED THIS MAP ENTITLED "FINAL MAP 7820." IN TESTIMONY WHEREOF, I HAVE HERETO 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

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY

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

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 RYAN JONES IN JULY OF 2013. 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 RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



DATE: JULY 11, 2014
Richard L. Langford
RICHARD L. LANGFORD, P.L.S. 6895
LICENSE EXPIRATION DATE: JUNE 30, 2015

APPROVALS:

THIS MAP IS APPROVED THIS 20TH DAY OF AUGUST, 2014
BY ORDER NO. 182873

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

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 7820." IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS:

[Signature]
TUNG YING WONG
TRUSTEE OF THE TUNG YING WONG LIVING TRUST, DATED APRIL 14, 1999
[Signature]
TUNG SHEUN WANG
TRUSTEE OF THE TUNG SHEUN WANG LIVING TRUST
[Signature]
SCOTT S. YAMAMAKI
RYAN L. JONES
[Signature]
LAURA V. BEST
[Signature]
WILLIAM HERBERT ROLF
[Signature]
DANIEL LAU
ROBERT T. LAPORTE
[Signature]
KEVIN A. LAPORTE
TRUSTEE/BENEFICIARY:
Umpqua Bank, formerly Circle Bank
Jay P. Mortenson Senior Vice President, Umpqua Bank
SIGNED PRINTED NAME TITLE & COMPANY

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. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO
DATE: AUGUST 20, 2014
Bruce R. Storrs
BRUCE R. STORRS, PLS. 6914

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20____, AT _____ IN BOOK _____ OF CONDOMINIUM MAPS, AT PAGES _____, AT THE REQUEST OF RICHARD L. LANGFORD, P.L.S.

SIGNED: _____
COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 7820

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED
RECORDED FEBRUARY 2, 2010 ON REEL K071 AT IMAGE 0094
IN THE OFFICIAL RECORDS OF THE
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

JUNE 2014

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (916) 530-5200
JOB#13-2224 DRAWING=2224AVES.DWG

SHEET
1 OF 4

ASSESSOR'S BLOCK 1364 LOT 34, 124 5TH AVENUE

OWNER'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Francisco
ON June 21, 2019
BEFORE ME, MENG PAN, NOTARY PUBLIC,
PERSONALLY APPEARED TUNG YING WONG
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/HEY 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 MENG PAN

PRINTED NAME MENG PAN

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL COUNTY OF BUSINESS San Francisco

COMMISSION EXPIRES Nov. 3, 2015

COMMISSION NUMBER 1955311 (SEAL OPTIONAL IF COMPLETED)



OWNER'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Francisco
ON June 21, 2019
BEFORE ME, MENG PAN, NOTARY PUBLIC,
PERSONALLY APPEARED TUNG SHEUN WANG
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/HEY 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 MENG PAN

PRINTED NAME MENG PAN

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL COUNTY OF BUSINESS San Francisco

COMMISSION EXPIRES Nov. 3, 2015

COMMISSION NUMBER 1955311 (SEAL OPTIONAL IF COMPLETED)



OWNER'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Francisco
ON June 21, 2019
BEFORE ME, Mary T. Wong-Lee, NOTARY PUBLIC,
PERSONALLY APPEARED SCOTT S. YARMARK
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/HEY 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 Mary Wong-Lee

PRINTED NAME Mary Wong-Lee

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL COUNTY OF BUSINESS San Francisco

COMMISSION EXPIRES 6/14/2017

COMMISSION NUMBER 2029273 (SEAL OPTIONAL IF COMPLETED)



OWNER'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Francisco
ON June 23, 2019
BEFORE ME, Mary T. Wong-Lee, NOTARY PUBLIC,
PERSONALLY APPEARED DAVID LAU
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/HEY 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 Mary Wong-Lee

PRINTED NAME Mary Wong-Lee

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL COUNTY OF BUSINESS San Francisco

COMMISSION EXPIRES 6/14/2017

COMMISSION NUMBER 2029273 (SEAL OPTIONAL IF COMPLETED)



OWNER'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Francisco
ON June 21, 2019
BEFORE ME, Mary T. Wong-Lee, NOTARY PUBLIC,
PERSONALLY APPEARED RYAN L. JONES
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/HEY 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 Mary Wong-Lee

PRINTED NAME Mary Wong-Lee

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL COUNTY OF BUSINESS San Francisco

COMMISSION EXPIRES 6/14/2017

COMMISSION NUMBER 2029273 (SEAL OPTIONAL IF COMPLETED)



OWNER'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF Santa Clara
ON June 20, 2019
BEFORE ME, Tara Kramer, NOTARY PUBLIC,
PERSONALLY APPEARED ROBERT T. LAPORTE
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/HEY 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 Tara Kramer

PRINTED NAME Tara Kramer

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL COUNTY OF BUSINESS Santa Clara

COMMISSION EXPIRES June 18, 2017

COMMISSION NUMBER 2029542 (SEAL OPTIONAL IF COMPLETED)



FINAL MAP 7820

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED
RECORDED FEBRUARY 2, 2010 ON REEL K071 AT IMAGE 0094
IN THE OFFICIAL RECORDS OF THE
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

JUNE 2014

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94561
PHONE (916) 530-5200
26713-2214 (SRANNO-2224)VED.DWG

SHEET
2 OF 4

ASSESSOR'S BLOCK 1384 LOT 34, 124 5TH AVENUE

1905

1906

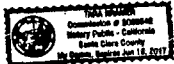
OWNER'S ACKNOWLEDGMENT:

STATE OF California
 COUNTY OF Santa Cruz
 ON June 26, 2014
 BEFORE ME, Trina McMullen, NOTARY PUBLIC,
 PERSONALLY APPEARED LAURA V. BEST
 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/HEY 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 [Signature]
 PRINTED NAME Trina McMullen
 NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
 PRINCIPAL COUNTY OF BUSINESS Santa Cruz
 COMMISSION EXPIRES 03/05/2016
 COMMISSION NUMBER 197733 (SEAL OPTIONAL IF COMPLETED)



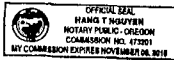
OWNER'S ACKNOWLEDGMENT:

STATE OF California
 COUNTY OF Santa Clara
 ON June 25, 2014
 BEFORE ME, Lara Kramer, NOTARY PUBLIC,
 PERSONALLY APPEARED KEVIN A. LAPORTE
 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/HEY 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 [Signature]
 PRINTED NAME Lara Kramer
 NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
 PRINCIPAL COUNTY OF BUSINESS Santa Clara
 COMMISSION EXPIRES June 18, 2017
 COMMISSION NUMBER 2028542 (SEAL OPTIONAL IF COMPLETED)



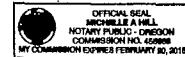
OWNER'S ACKNOWLEDGMENT:

STATE OF Oregon
 COUNTY OF Washington
 ON 6/18/14
 BEFORE ME, Trina McMullen, NOTARY PUBLIC,
 PERSONALLY APPEARED WILLIAM JEFFREY ROLF
 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/HEY 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 [Signature]
 PRINTED NAME Trina McMullen
 NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
 PRINCIPAL COUNTY OF BUSINESS
 COMMISSION EXPIRES Nov 5, 2016
 COMMISSION NUMBER 472201 (SEAL OPTIONAL IF COMPLETED)



TRUSTEE/BENEFICIARY'S ACKNOWLEDGMENT:

STATE OF Oregon
 COUNTY OF Washington
 ON 6/18/2014
 BEFORE ME, Michelle A Hill, NOTARY PUBLIC,
 PERSONALLY APPEARED Ray P. Hartensen
 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/HEY EXECUTED THE SAME IN
 HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEY/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 [Signature]
 PRINTED NAME Michelle A Hill
 NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
 PRINCIPAL COUNTY OF BUSINESS
 COMMISSION EXPIRES Feb 20, 2015
 COMMISSION NUMBER 455933 (SEAL OPTIONAL IF COMPLETED)



FINAL MAP 7820

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
 BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED
 RECORDED FEBRUARY 2, 2010 ON REEL K071 AT IMAGE 0084
 IN THE OFFICIAL RECORDS OF THE
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

JUNE 2014

LANGFORD LAND SURVEYING
 424 PRESTON COURT
 LIVERMORE, CA 94551
 PHONE (510) 550-5200
 OR #13-2224 DRAWING-2224-MES.DWG

SHEET 3 OF 4

ASSESSOR'S BLOCK 1364 LOT 34, 124 5TH AVENUE

LAKE STREET {80' WIDE}

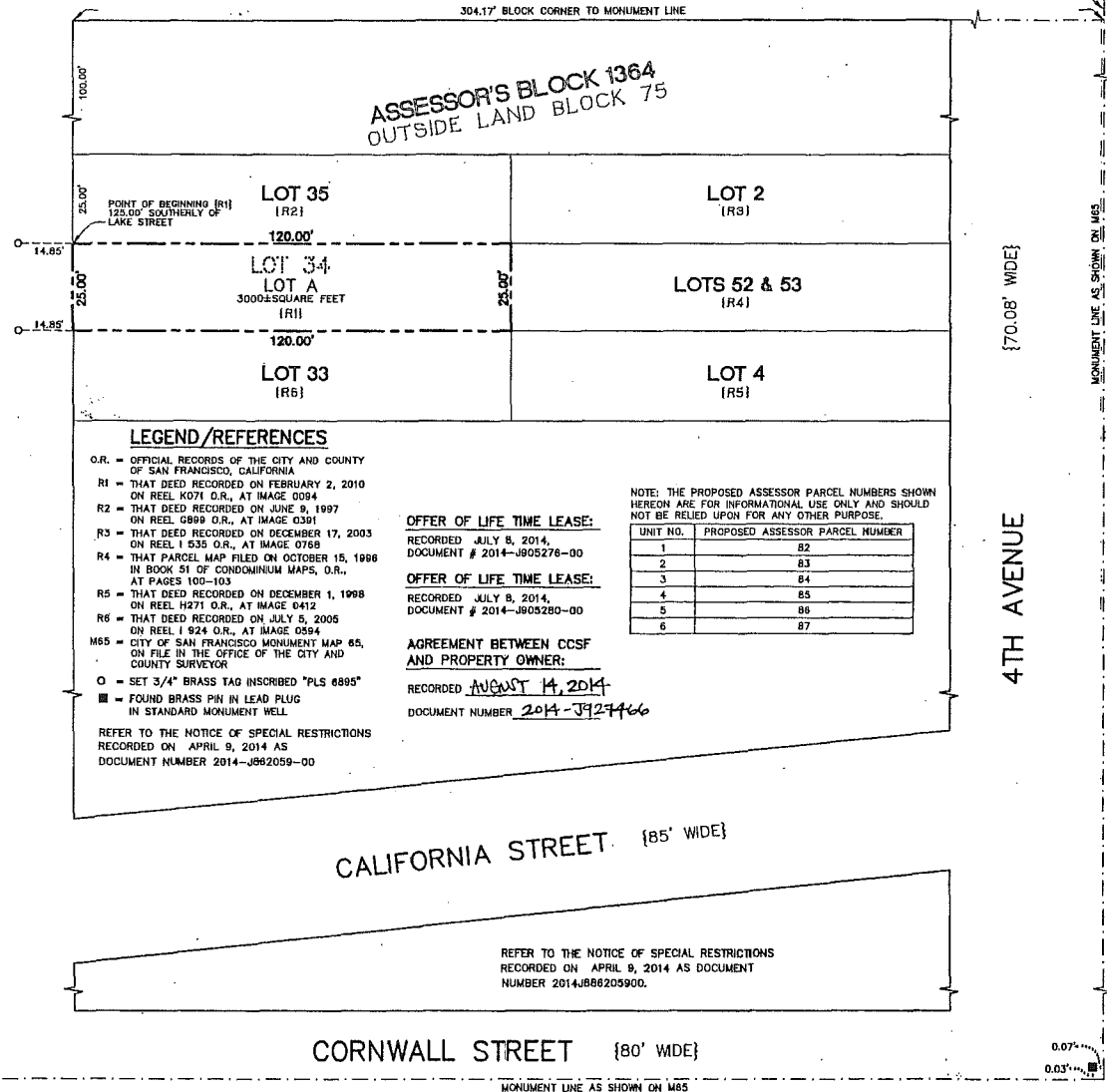
304.17' BLOCK CORNER TO MONUMENT LINE

ASSESSOR'S BLOCK 1364
OUTSIDE LAND BLOCK 75



{70.08' WIDE}

5TH AVENUE



LEGEND/REFERENCES

- O.R. - OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
 - R1 - THAT DEED RECORDED ON FEBRUARY 2, 2010 ON REEL K071 D.R., AT IMAGE 0084
 - R2 - THAT DEED RECORDED ON JUNE 9, 1997 ON REEL 0899 D.R., AT IMAGE 0391
 - R3 - THAT DEED RECORDED ON DECEMBER 17, 2003 ON REEL I 535 O.R., AT IMAGE 0768
 - R4 - THAT PARCEL MAP FILED ON OCTOBER 15, 1998 IN BOOK 51 OF CONDOMINIUM MAPS, D.R., AT PAGES 100-103
 - R5 - THAT DEED RECORDED ON DECEMBER 1, 1998 ON REEL H271 D.R., AT IMAGE 0412
 - R6 - THAT DEED RECORDED ON JULY 5, 2005 ON REEL I 924 O.R., AT IMAGE 0594
 - M65 - CITY OF SAN FRANCISCO MONUMENT MAP 55, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
 - O - SET 3/4" BRASS TAG INSCRIBED "PLS 6895"
 - - FOUND BRASS PIN IN LEAD PLUG IN STANDARD MONUMENT WELL
- REFER TO THE NOTICE OF SPECIAL RESTRICTIONS RECORDED ON APRIL 9, 2014 AS DOCUMENT NUMBER 2014-0862059-00

OFFER OF LIFE TIME LEASE:

RECORDED JULY 8, 2014,
DOCUMENT # 2014-0805276-00

OFFER OF LIFE TIME LEASE:

RECORDED JULY 8, 2014,
DOCUMENT # 2014-0805280-00

AGREEMENT BETWEEN CCSF AND PROPERTY OWNER:

RECORDED AUGUST 14, 2014

DOCUMENT NUMBER 2014-0927466

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	82
2	83
3	84
4	85
5	86
6	87

REFER TO THE NOTICE OF SPECIAL RESTRICTIONS RECORDED ON APRIL 9, 2014 AS DOCUMENT NUMBER 2014-086205900.

CORNWALL STREET {80' WIDE}

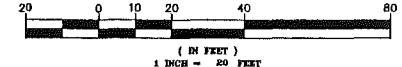
MONUMENT LINE AS SHOWN ON M65

0.07'
0.03'

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.

GRAPHIC SCALE



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) (ii) 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. NEAR 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 5TH AVENUE ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNERS(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 7820

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED RECORDED FEBRUARY 2, 2010 ON REEL K071 AT IMAGE 0084
IN THE OFFICIAL RECORDS OF THE
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

JUNE 2014

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (510) 530-5200
00013-2224 DRAWING-2124AVES.DWG

SHEET
4 OF 4

ASSESSOR'S BLOCK 1364 LOT 34, 124 5TH AVENUE

1907

