

File No. 141178

Committee Item No. _____

Board Item No. 57

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date November 25, 2014

Cmte Board

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget 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>PW Order No. 183059</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Memo - 06/23/2014</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certification - 09/02/2014</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u> |

Completed by: Joy Lamug

Date November 20, 2014

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 8202 - 2194-2198 15th Street and 179-183 Noe Street]

2
3 **Motion approving Final Map 8202, a five residential unit and one commercial unit,**
4 **mixed-use condominium project, located at 2194-2198 15th Street and 179-183 Noe**
5 **Street, being a subdivision of Assessor's Block No. 3541, Lot No. 027, and adopting**
6 **findings pursuant to the General Plan, and the eight priority policies of City Planning**
7 **Code, Section 101.1.**

8
9 MOVED, That the certain map entitled "FINAL MAP 8202", a five residential unit and
10 one commercial unit, mixed-use Condominium Project, located at 2194-2198 15th Street and
11 179-183 Noe St, being a subdivision of Assessor's Block No. 3541, Lot No. 027, comprising 4
12 sheets, October 31, 2014, by Department of Public Works Order No. 183059 is hereby
13 approved and said map is adopted as an Official Final Map 8202; and, be it

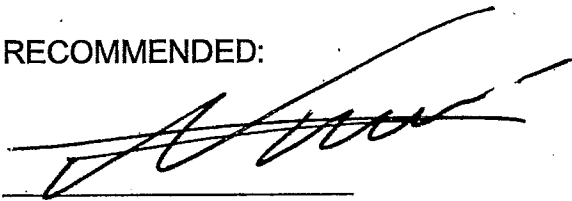
14 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
15 and incorporates by reference herein as though fully set forth the findings made by the City
16 Planning Department, by its letter dated June 23, 2014, that the proposed subdivision is
17 consistent with the objectives and policies of the General Plan and the eight priority policies of
18 Planning Code, Section 101.1; and, be it

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

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

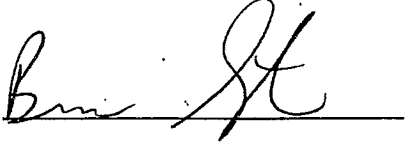
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RECOMMENDED:



Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



2014 NOV 12 AM 8:12

Office of the City and County Surveyor
1155 Market St, 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: 183059

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

APPROVING FINAL MAP 8202, 2194-2198 15th STREET, and 179-183 NOE STREET, A SIX UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 027 IN ASSESSORS BLOCK NO. 3541.

A SIX UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated June 23, 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. 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 8202", 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 June 23, 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:

**Bruce R. Storrs, PLS
City and County Surveyor, DPW
Public Works**

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

**APPROVED: OCTOBER 29, 2014
DIRECTOR**

10/31/2014

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

APPROVED:

**Mohammed Nuru
Interim Director of**

MOHAMMED NURU,

10/31/2014

X Mohammed Nuru

Nuru, Mohammed
Director, DPW





RECEIVED
17 JUN 25 AM 10:30

Department of Public Works
Office of the City and County Surveyor

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

Bruce R. Storrs, City and County Surveyor

Edwin M. Lee, Mayor
Mohammed Nuru, Director

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

SW

TENTATIVE MAP DECISION

Date: April 22, 2014

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

Attention: Mr. Scott F. Sanchez

Project ID: 8202			
Project Type: 5 Residential and 1 Commercial Units Mixed Use Condominium Conversion			
Address#	StreetName	Block	Lot
2194 - 2198	15TH ST	3541	027
179 - 183	NOE ST	3541	027
Tentative Map Referral			

✓ 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, P.L.S.
City and County Surveyor

PLANNING DEPARTMENT

DATE 6.23.14

Mr. Scott F. Sanchez, Zoning Administrator



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. 3541 Lot No. 027
Address: 2194 – 2198 15th St.

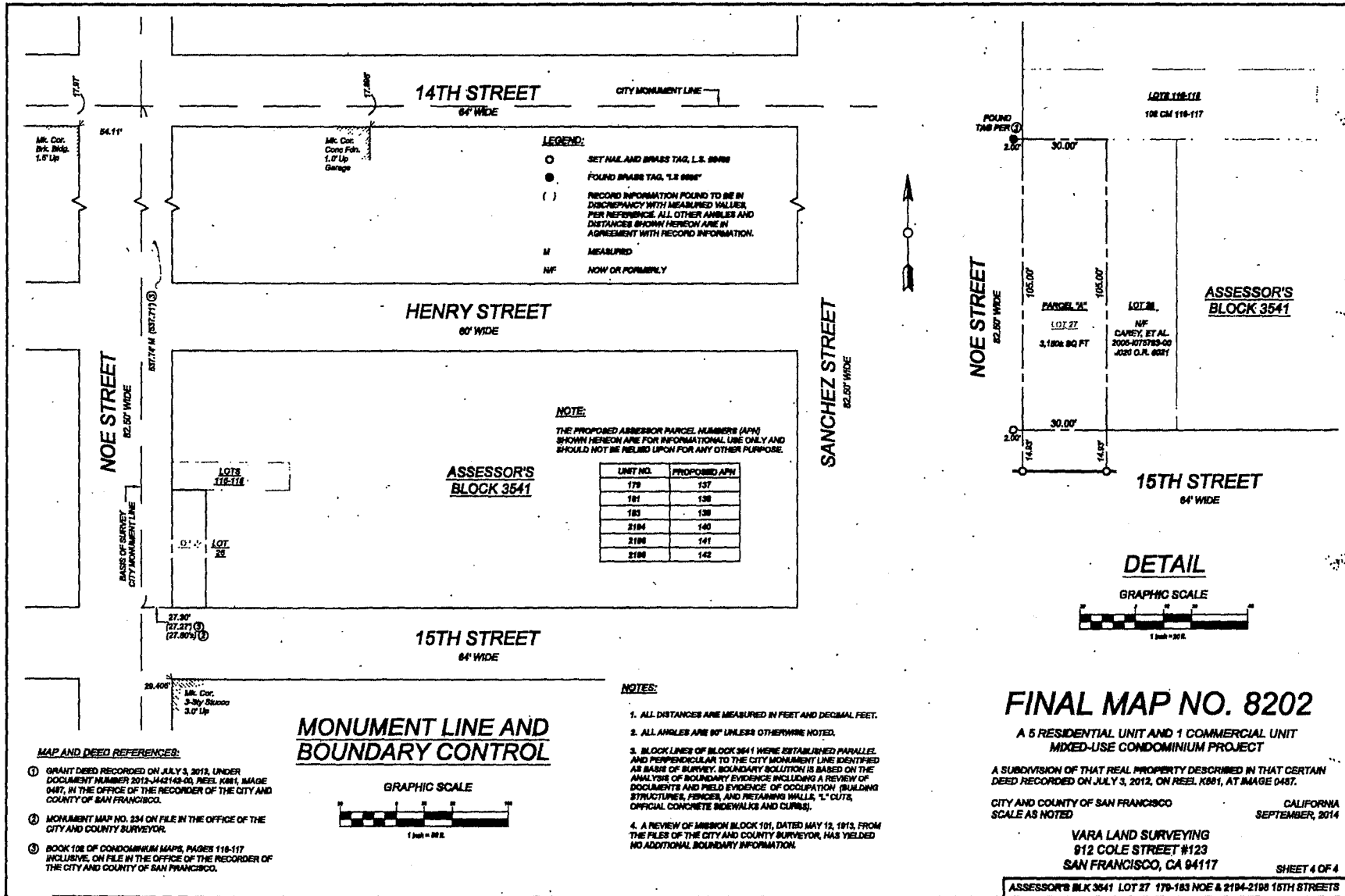
for unpaid City & County property taxes or special assessments collected as taxes.

José Cisneros

Tax Collector

Dated this 2nd day of September 2014

3098



LEGEND:

- SET NAIL AND BRASS TAG, L.S. 8098
- FOUND BRASS TAG, "L.S. 8098"
- () RECORD INFORMATION FOUND TO BE IN DISCREPANCY WITH MEASURED WALLS, PER RECORD. ALL OTHER ANGLES AND DISTANCES SHOWN HEREON ARE IN AGREEMENT WITH RECORD INFORMATION.
- M MEASURED
- NF NOW OR FORMERLY

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

UNIT NO.	PROPOSED APN
179	137
181	138
183	139
2184	140
2188	141
2190	142

- NOTES:**
1. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
 2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 3. BLOCK LINES OF BLOCK 3541 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE IDENTIFIED AS BASIS OF SURVEY. BOUNDARY SOLUTION IS BASED ON THE ANALYSIS OF BOUNDARY EVIDENCE INCLUDING A REVIEW OF DOCUMENTS AND FIELD EVIDENCE OF OCCUPATION (BUILDING STRUCTURES, FENCES, AND RETAINING WALLS, "L" CUTS, OFFICIAL CONCRETE SIDEWALKS AND CURBS).
 4. A REVIEW OF MERRION BLOCK 101, DATED MAY 12, 1913, FROM THE FILES OF THE CITY AND COUNTY SURVEYOR, HAS YIELDED NO ADDITIONAL BOUNDARY INFORMATION.

MONUMENT LINE AND BOUNDARY CONTROL



- MAP AND DEED REFERENCES:**
- ① GRANT DEED RECORDED ON JULY 3, 2012, UNDER DOCUMENT NUMBER 2012-042143-00, REEL K861, IMAGE 0487, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
 - ② MONUMENT MAP NO. 234 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - ③ BOOK 108 OF CONDOMINIUM MAPS, PAGES 116-117 INCLUSIVE, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.

FINAL MAP NO. 8202

A 5 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON JULY 3, 2012, ON REEL K861, AT IMAGE 0487.

CITY AND COUNTY OF SAN FRANCISCO
SCALE AS NOTED

CALIFORNIA
SEPTEMBER, 2014

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

SHEET 4 OF 4

ASSESSOR'S BLK 3541 LOT 27 179-183 NOE & 2194-2198 15TH STREETS

GENERAL NOTES:

a) THIS MAP IS THE SURVEY PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4130 AND 4126. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF FIVE (5) RESIDENTIAL UNITS AND ONE (1) COMMERCIAL UNIT.

b) ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(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 STRUCTURES OR AUXILIARY 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 10TH STREET AND/OR HOE 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.

THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND PROVISIONS IN THE FOLLOWING DOCUMENT RECORDED IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO:

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" - RECORDED OCTOBER 13, 2009, INSTRUMENT NO. 2009-1270963, BOOK 2545, PAGE 6471, OFFICIAL RECORDS.

FINAL MAP NO. 8202

A 5 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT
MIXED-USE CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN
DEED RECORDED ON JULY 3, 2012, ON REEL K881, AT PAGE 0487.

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
SEPTEMBER, 2014

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

SHEET 3 OF 4

ASSESSOR'S BLK 3641 LOT 27 179-183 NOE & 2194-2196 15TH STREETS

3100

BENEFICIARY:

DEED OF TRUST RECORDED NOVEMBER 20, 2009 IN REEL K024 OF OFFICIAL RECORDS, IMAGE 0300 UNDER RECORDER'S SERIAL NUMBER 2009-1870324.

DEED OF TRUST RECORDED NOVEMBER 24, 2009 IN REEL K027 OF OFFICIAL RECORDS, IMAGE 0580 UNDER RECORDER'S SERIAL NUMBER 2009-1878860.

DEED OF TRUST RECORDED MAY 24, 2011 IN REEL K004 OF OFFICIAL RECORDS, IMAGE 0289 UNDER RECORDER'S SERIAL NUMBER 2011-118000.

DEED OF TRUST RECORDED JULY 3, 2012 IN REEL K081 OF OFFICIAL RECORDS, IMAGE 0488 UNDER RECORDER'S SERIAL NUMBER 2012-1442143.

DEED OF TRUST RECORDED JULY 8, 2012 IN REEL K083 OF OFFICIAL RECORDS, IMAGE 0147 UNDER RECORDER'S SERIAL NUMBER 2012-1442533.

STERLING BANK & TRUST, F.S.B., A FEDERAL SAVINGS BANK

[Signature]
SIGNATURE
Stephen M. Adams / Senior VP.
PRINT NAME / TITLE

BENEFICIARY'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO) SS

ON Sept. 24, 2014 at 2:15 PM BEFORE ME, Nick Demopoulos
PERSONALLY APPEARED Stephen Adams

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/IT/WE EXECUTED THE SAME IN HIS/HER/ITS/OUR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ITS/OUR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), ON THE ENTIRETY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE [Signature]

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2047194

MY COMMISSION EXPIRES: OCT 27, 2017

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

CLERK'S STATEMENT:

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____ ADOPTED _____ 201____ APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 8202", IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THIS OFFICE TO BE AFFIXED.

BY _____ DATE: _____

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

TAX STATEMENT:

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

DATED _____ DAY OF _____ 201____

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

APPROVALS:

THIS MAP IS APPROVED THIS 31st DAY OF OCTOBER

BY ORDER NO. 183059

BY: _____ DATE: _____

MOHAMMED NURU
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY

BY: _____ DATE: _____

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

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. _____

FINAL MAP NO. 8202

A 5 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT
MIXED-USE CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON JULY 3, 2012, ON REEL K081, AT IMAGE 0487.

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
SEPTEMBER, 2014

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

SHEET 2 OF 4

ASSESSOR'S BLK 3641 LOT 27 178-183 NCE & 2194-2196 15TH STREETS

OWNER'S STATEMENT:

THE UNDERIGNED OWNERS ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP, COMPRISING OF THREE (3) SHEETS, BY OUR SIGNATURES HERETO, WE DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNERS:

LESLIE LEER, MATT SULLIVAN, ESTHER ROLDAN, ROBERT P. KIM, MISUNG WON, LAURA KINGSTON, JOHN LEE, LAITH K. SALMA, LINDSEY S. BRUEL, AND RYAD R. SALMA.

LESLIE LEER [Signature] MATT SULLIVAN [Signature]
ESTHER ROLDAN [Signature] ROBERT P. KIM [Signature]
MISUNG WON [Signature] LAURA KINGSTON [Signature]
JOHN LEE [Signature] LAITH K. SALMA [Signature]
LINDSEY S. BRUEL [Signature] RYAD R. SALMA [Signature]

OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO) SS

ON September 12, 2014, before me, Jason Whipple, Notary Public,
PERSONALLY APPEARED Misung Won, John Lee,
Robert P. Kim, and Laura Kingston

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

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

WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE [Signature]
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 1915838
MY COMMISSION EXPIRES: 12/31/2014
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO) SS

ON September 14, 2017, before me, Ruth L. Moffatt, Notary Public,
PERSONALLY APPEARED Leslie Leer, Esther Roldan &
Matt Sullivan

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

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

WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE [Signature]
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2042282
MY COMMISSION EXPIRES: 10/18/2017
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF SAN MATEO) SS

ON September 18, 2014, before me, Kelly A. Bilbas, Notary Public,
PERSONALLY APPEARED LAITH K. SALMA, LINDSEY S. BRAUEL &
RYAD R. SALMA

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

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

WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE [Signature]
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2049727
MY COMMISSION EXPIRES: 10/10/2017
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN MATEO

RECORDER'S STATEMENT:

FILED THIS ... DAY OF ... 20... AT ... OF ... IN BOOK ... INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF KATHARINE S. ANDERSON, PROFESSIONAL LAND SURVEYOR.

BY: ... DATE: ...
COUNTY RECORDER
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 ROBERT KIM ON FEBRUARY 4, 2014. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; I FURTHER STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: K. Anderson DATE: 10/20/14
KATHARINE S. ANDERSON, PLS
LICENSURE NUMBER 8400
LICENSURE EXPIRES 12/31/14



CITY AND COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERNATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO
BY: [Signature] DATE: OCTOBER 27, 2014
BRUCE R. STORRS, L.S. 6914



FINAL MAP NO. 8202

A 5 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON JULY 3, 2012, ON REEL K081, AT IMAGE 0487.

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
SEPTEMBER, 2014

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

SHEET 1 OF 4

ASSESSOR'S BLK 3541 LOT 27 170-183 NOE & 2104-2106 16TH STREETS

