

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

Date: December 18, 2020
To: Carmen Chu, Assessor-Recorder
From: *ACE* Angela Calvillo, Clerk of the Board
Subject: Final Map No. 10127 - 2 Russia Avenue

On December 15, 2020, the Board of Supervisors approved Map 10127; the certification is below. Additionally, I have attached the Tax Statement, stating 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.

FINAL MAP No. 10127

AN EIGHT RESIDENTIAL UNIT AND ONE COMMERCIAL UNIT
MIXED-USE CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED
IN THAT CERTAIN DEED RECORDED ON SEPTEMBER 30, 2016
AS DOC 2016-K336471-00, OFFICIAL RECORDS
BEING A PORTION OF EXCELSIOR HOMESTEAD ASSOCIATION

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. M20-203 ADOPTED December 15,
20 20

APPROVED THIS MAP ENTITLED, "FINAL MAP No. 10127".

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

A. Calvillo DATE: 12/18/2020
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 18 DAY OF December, 20 20

A. Calvillo
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA
BOARD OF SUPERVISOR'S APPROVAL

ON December 15, 20 20, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION No. M20-203, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE No. 201350

Final Map No. 10127 - 2 Russia Avenue
December 18, 2020
Page 2

c: Douglas Legg, Office of the Assessor-Recorder
Holly Lung, Office of the Assessor-Recorder
Copy to the File

1 [Final Map No. 10127 - 2 Russia Avenue]

2

3 **Motion approving Final Map No. 10127, an eight residential unit and one commercial**
4 **unit, mixed-use condominium project, located at 2 Russia Avenue, being a subdivision**
5 **of Assessor’s Parcel Block No. 6272, Lot No. 027; and adopting findings pursuant to**
6 **the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

7

8 MOVED, That the certain map entitled “FINAL MAP No. 10127”, an eight residential
9 unit and one commercial unit, mixed-use condominium project, located at 2 Russia Avenue,
10 being a subdivision of Assessor’s Parcel Block No. 6272, Lot No. 027, comprising three
11 sheets, approved November 19, 2020, by Department of Public Works Order No. 203842 is
12 hereby approved and said map is adopted as an Official Final Map No. 10127; 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
15 Planning Department, by its letter dated May 19, 2020, that the proposed subdivision is
16 consistent with the General Plan, and the eight priority policies of Planning Code, Section
17 101.1; 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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DESCRIPTION APPROVED:



James M. Ryan, PLS
Acting City and County Surveyor

RECOMMENDED:



Alaric Degraffried
Acting Director of Public Works



City and County of San Francisco

Tails

Motion: M20-203

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 201350

Date Passed: December 15, 2020

Motion approving Final Map No. 10127, an eight residential unit and one commercial unit, mixed-use condominium project, located at 2 Russia Avenue, being a subdivision of Assessor's Parcel Block No. 6272, Lot No. 027; and adopting findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

December 15, 2020 Board of Supervisors - APPROVED

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

File No. 201350

I hereby certify that the foregoing Motion was APPROVED on 12/15/2020 by the Board of Supervisors of the City and County of San Francisco.

A handwritten signature in blue ink, appearing to read "Angela Calvillo".

Angela Calvillo
Clerk of the Board

OWNER'S STATEMENT

THE UNDERSIGNED OWNER(S) IS/ARE THE ONLY PARTY(IES) HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP COMPRISING THREE (3) SHEETS, BY MY/OUR SIGNATURE(S) HERETO I/WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER: MCINERNEY FAMILY OFFICE, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: ANASAZI PROPERTIES INC., A CALIFORNIA CORPORATION, ITS MANAGER

BY: John E. McInerney III
JOHN E. MCINERNEY III, ITS PRESIDENT

OWNERS: THE 2013 MCMAHON MCQUINN REVOCABLE TRUST DATED DECEMBER 9, 2013

BY: Denis McMahon
DENIS MCMAHON, AUTHORIZED CO-TRUSTEE

BENEFICIARY: BANK OF THE WEST, A CALIFORNIA BANKING CORPORATION

BY: Donna Ellegood BY: ~~_____~~
PRINT NAME: Donna Ellegood PRINT NAME: ~~_____~~
PRINT CAPACITY: _____ PRINT CAPACITY: ~~_____~~

OWNER'S ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO

ON 9.29.20 20 BEFORE ME, JAZMIN JACOBS

A NOTARY PUBLIC, PERSONALLY APPEARED DENIS MCMAHON

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 [Signature]

(Note: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No: 2310976

MY COMMISSION EXPIRES: 10.29.2023

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

OWNER'S ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO

ON 9.29.20 20 BEFORE ME, JAZMIN JACOBS

A NOTARY PUBLIC, PERSONALLY APPEARED JOHN E. MCINERNEY III

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 [Signature]

(Note: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No: 2310976

MY COMMISSION EXPIRES: 10.29.20

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

BENEFICIARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF Solano

ON October 2nd 2020 BEFORE ME, Kirsten O'Rourke

A NOTARY PUBLIC, PERSONALLY APPEARED Donna Ellegood

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 [Signature]

(Note: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No: _____

MY COMMISSION EXPIRES: _____

COUNTY OF PRINCIPAL PLACE OF BUSINESS: _____



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 JOHN MCINERNEY ON AUGUST 2, 2016. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE NOVEMBER 30, 2020, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

(SIGNED) [Signature]

(DATE SIGNED) 10.08.20

(SEAL)



BARRY A. PIERCE L.S. 6975
MY LICENSE EXPIRES SEPTEMBER 30, 2021

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____ M.

IN BOOK _____ OF FINAL MAPS, AT PAGES _____, AT THE

REQUEST OF BARRY PIERCE

SIGNED _____

COUNTY RECORDER

FINAL MAP No. 10127

AN EIGHT RESIDENTIAL UNIT AND ONE COMMERCIAL UNIT
MIXED-USE CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED
IN THAT CERTAIN DEED RECORDED ON SEPTEMBER 30, 2016
AS DOC 2016-K336471-00, OFFICIAL RECORDS
BEING A PORTION OF EXCELSIOR HOMESTEAD ASSOCIATION

CITY & COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA
OCTOBER 2020

BARRY A. PIERCE
TRANSAMERICAN ENGINEERS & ASSOCIATES

SHEET 1 OF 3

JOB NO: 6542

APN: 6272-027, ADDRESS: 2 RUSSIA AVENUE

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. M20-203 ADOPTED December 15, 20 20

APPROVED THIS MAP ENTITLED, "FINAL MAP No. 10127".

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

BY: Signed in counterpart DATE: December 18, 2020

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 18 DAY OF December, 20 20

Signed in counterpart

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

APPROVALS

THIS MAP IS APPROVED THIS 19th DAY OF November, 20 20

BY ORDER No. 203842

BY: [Signature] DATE: December 1, 2020

~~ALARIC DEGRAFINRIED~~ DEGRAFINRIED
ACTING DIRECTOR OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY

BY: [Signature]

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL

ON December 15, 20 20, THE BOARD OF

SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

APPROVED AND PASSED MOTION No. M20-203, A COPY OF WHICH IS ON

FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE No. 201350

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 ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF 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

BY: [Signature] DATE: NOVEMBER 5 2020

BRUCE R. STORRS L.S. 6914



FINAL MAP No. 10127

AN EIGHT RESIDENTIAL UNIT AND ONE COMMERCIAL UNIT
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IN THAT CERTAIN DEED RECORDED ON SEPTEMBER 30, 2016
AS DOC 2016-K336471-00, OFFICIAL RECORDS
BEING A PORTION OF EXCELSIOR HOMESTEAD ASSOCIATION

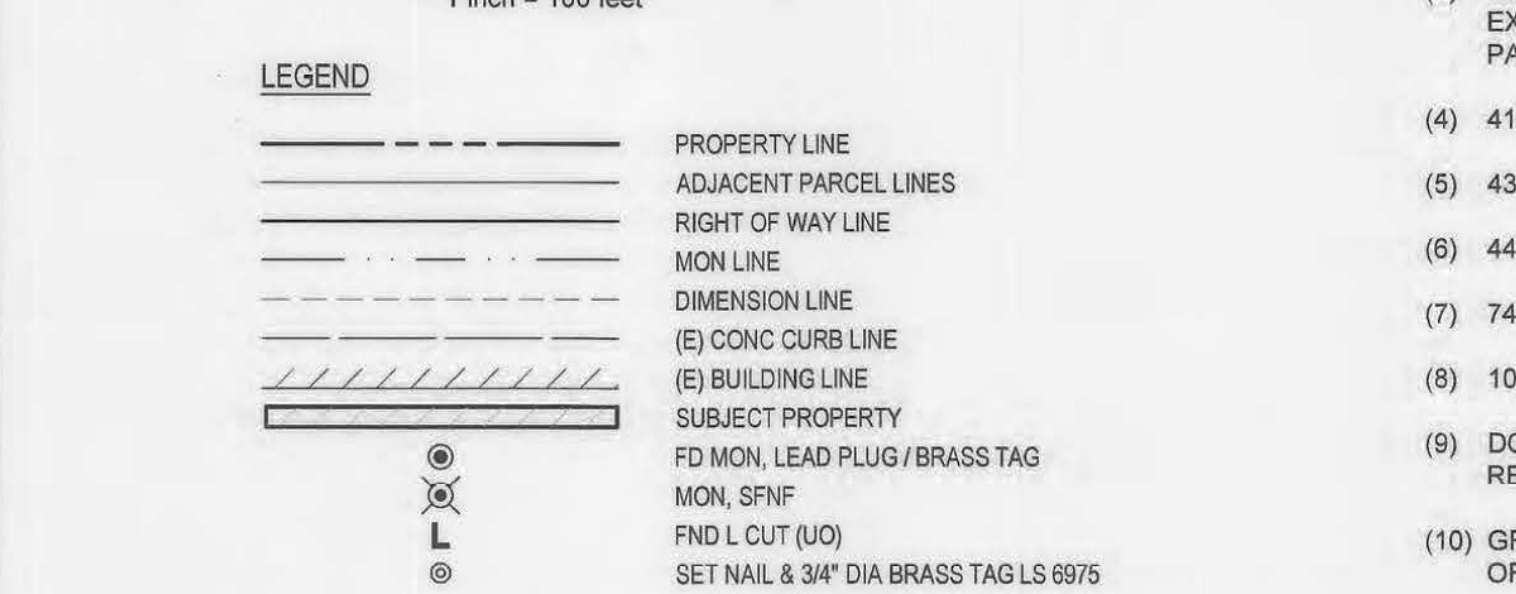
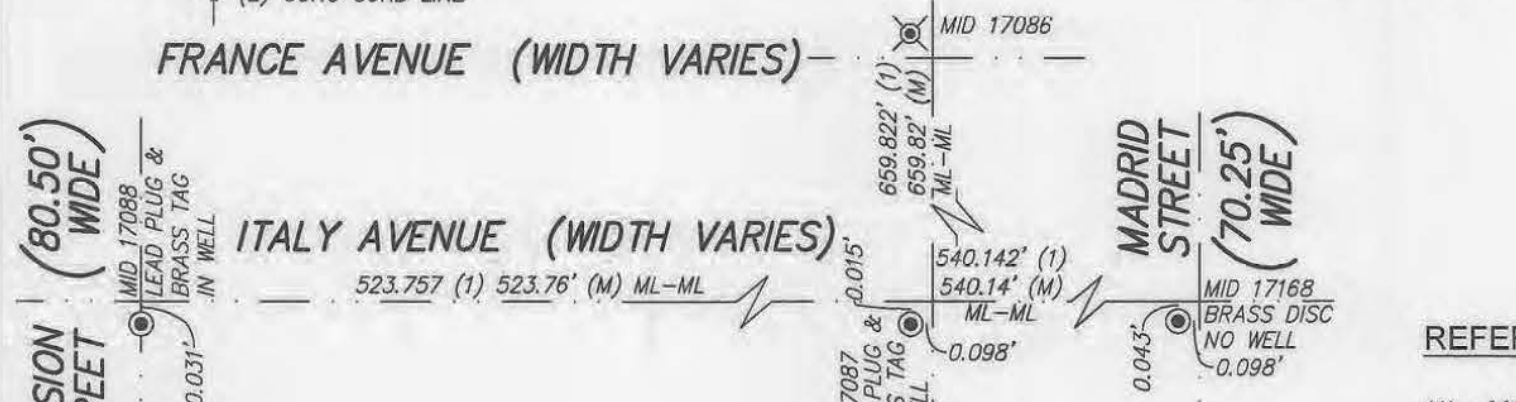
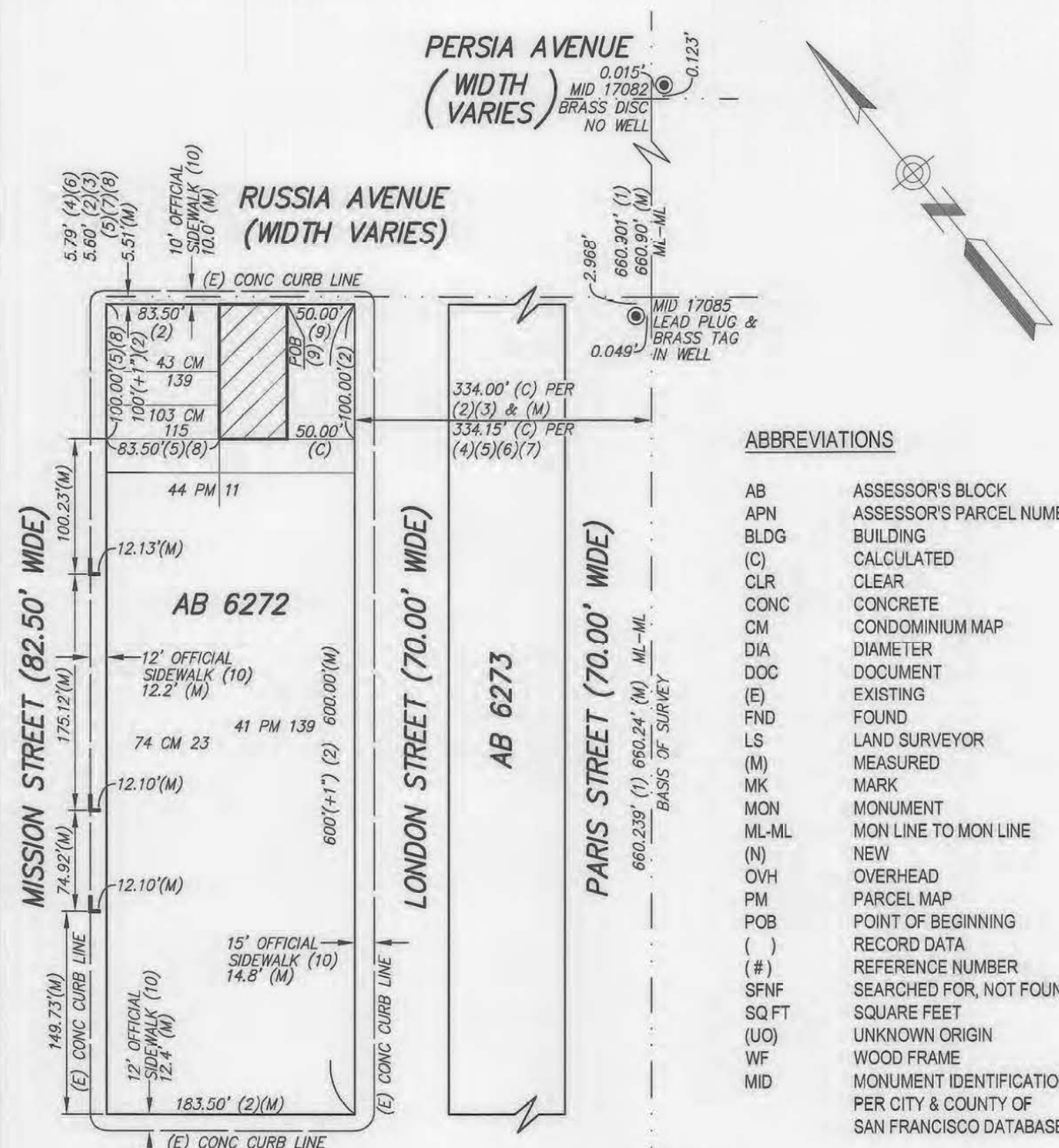
CITY & COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA
OCTOBER 2020

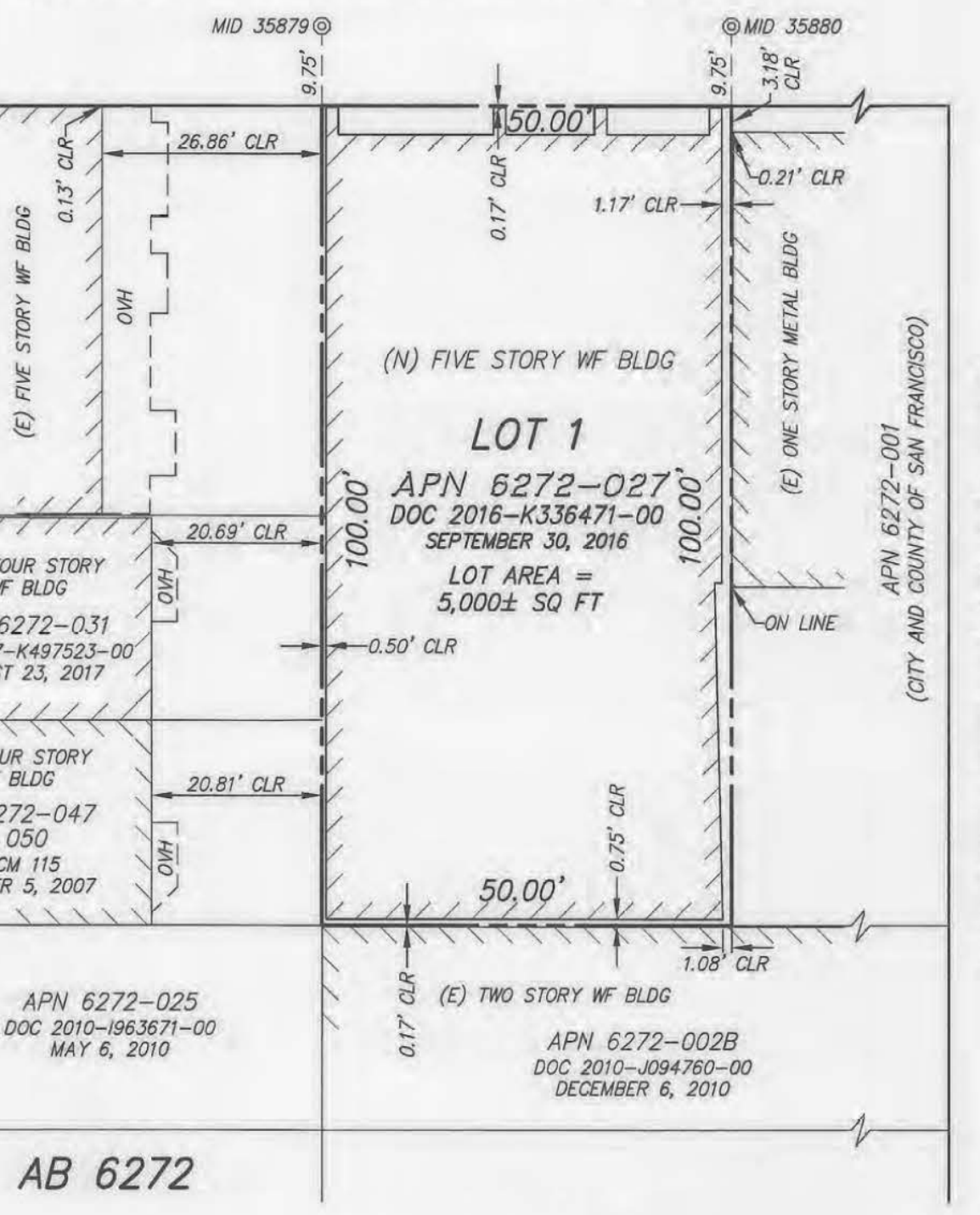
BARRY A. PIERCE
TRANSAMERICAN ENGINEERS & ASSOCIATES

JOB NO: 6542

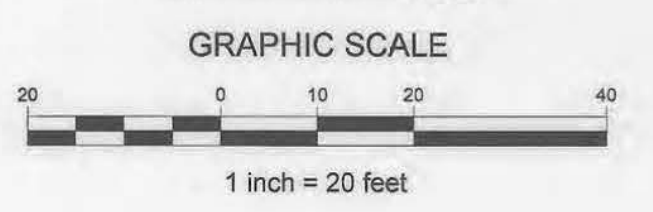
SHEET 2 OF 3
APN: 6272-027, ADDRESS: 2 RUSSIA AVENUE



RUSSIA AVENUE (WIDTH VARIES)



SITE DETAIL



ABBREVIATIONS

- AB ASSESSOR'S BLOCK
- APN ASSESSOR'S PARCEL NUMBER
- BLDG BUILDING
- (C) CALCULATED
- CLR CLEAR
- CONC CONCRETE
- CM CONDOMINIUM MAP
- DIA DIAMETER
- DOC DOCUMENT
- (E) EXISTING
- FND FOUND
- LS LAND SURVEYOR
- (M) MEASURED
- MK MARK
- MON MONUMENT
- ML-ML MON LINE TO MON LINE
- (N) NEW
- OVH OVERHEAD
- PM PARCEL MAP
- POB POINT OF BEGINNING
- () RECORD DATA
- (#) REFERENCE NUMBER
- SFNF SEARCHED FOR, NOT FOUND
- SQ FT SQUARE FEET
- (UO) UNKNOWN ORIGIN
- WF WOOD FRAME
- MID MONUMENT IDENTIFICATION PER CITY & COUNTY OF SAN FRANCISCO DATABASE

REFERENCES

- (1) MONUMENT MAP 224 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
- (2) HISTORICAL BLOCK DIAGRAM: AB 6272A EXCELSIOR H'D BLOCK NO. 5, BOOK NO. 54, PAGE NO. 54, DATED MAY 18, 1911
- (3) HISTORICAL BLOCK DIAGRAM: AB 6273B EXCELSIOR BLOCK NO. 10, BOOK NO. 54, PAGE NO. 56, DATED MAY 18, 1911
- (4) 41 PM 139, MAP FILED JULY 8, 1993
- (5) 43 PM 139, MAP FILED JANUARY 16, 1998
- (6) 44 PM 11, MAP FILED MAY 31, 1999
- (7) 74 CM 23, MAP FILED MAY 10, 2002
- (8) 103 CM 115, MAP FILED DECEMBER 5, 2007
- (9) DOC 2016-K336471-00 RECORDED SEPTEMBER 30, 2016
- (10) GRADE MAP 224 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR

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'S PARCEL NUMBER (APN)
101 COMMERCIAL	6272 - 051
201	6272 - 052
202	6272 - 053
203	6272 - 054
301	6272 - 055
401	6272 - 056
402	6272 - 057
403	6272 - 058
501	6272 - 059

GENERAL NOTES

1. 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 ONE (1) COMMERCIAL AND EIGHT (8) DWELLING UNITS.
2. 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.
3. 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:
 - a) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
 - b) 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.
4. IN THE EVENT THE AREAS IDENTIFIED IN (3)(b) 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.
5. 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.
6. BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER RUSSIA 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 OWNER(S).
7. SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DEPICTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

SPECIAL NOTES

1. CITY MONUMENT LINES PER MONUMENT MAP NO. 224 DATED 4/83 FILED IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR. NO OTHER VERSION OF SUCH MONUMENT MAP SHALL BE USED TO RETRACE THIS SURVEY.
2. THE SURVEY OF APN 6272-027 HEREON WAS ESTABLISHED BY A FIELD SURVEY. SUCH SURVEY WAS BASED UPON THAT CERTAIN DEED RECORDED SEPTEMBER 30, 2016 AS DOC 2016-K336471-00, OFFICIAL RECORDS.
3. ALL DIMENSIONS FROM THE BOUNDARIES OF THE PROPERTY IN QUESTION TO MONUMENT LINES OF THE MONUMENT MAP REFERRED TO HEREON ARE GIVEN FOR THE SOLE PURPOSE OF ITS RETRACEMENT. SUCH INFORMATION SHALL NOT BE USED FOR ANY OTHER PURPOSES.
4. ALL DEFLECTION ANGLES HEREON ARE 90 OR 45 DEGREES UNLESS EXPRESSLY OTHERWISE INDICATED.
5. ALL MEASURED DISTANCES ARE SHOWN HEREON IN FEET AND DECIMALS THEREOF. ALL OTHERS ARE SHOWN AS PER RECORDS AND NOTED AS SUCH.
6. BASIS OF SURVEY IS THE MONUMENT LINE ON PARIS STREET FROM THE INTERSECTIONS OF ITALY AVENUE AND RUSSIA AVENUE AS SHOWN ON MONUMENT MAP NO. 224, FILED IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
7. THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON MAY 29, 2020. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.
8. POINT OF MEASUREMENT FOR BUILDING OFFSETS IS 5.00 FEET UP FROM GROUND LEVEL.
9. ALL MAP AND DOCUMENT REFERENCES ARE ON FILE IN THE OFFICE OF THE COUNTY RECORDER UNLESS OTHERWISE NOTED.
10. MONUMENTATION OF REFERENCED RECORD MAPS ON THE SUBJECT BLOCK NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND.
11. THE EXISTING CURB LINE WAS DETERMINED BY LOCATING THE END OF CURB RETURNS OF THE SUBJECT BLOCK.

FINAL MAP No. 10127

AN EIGHT RESIDENTIAL UNIT AND ONE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT
 A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON SEPTEMBER 30, 2016 AS DOC 2016-K336471-00, OFFICIAL RECORDS BEING A PORTION OF EXCELSIOR HOMESTEAD ASSOCIATION

CITY & COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA
 OCTOBER 2020

BARRY A. PIERCE
 TRANSAMERICAN ENGINEERS & ASSOCIATES