

File No. 140505

Committee Item No. _____

Board Item No. 40

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date _____

Board of Supervisors Meeting

Date May 20, 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 and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <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"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Routing Sheet</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 182534</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Letter June 6, 2013</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Collector Certification March 25, 2014</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Maps</u> |

Completed by: John Carroll Date May 15, 2014

Completed by: _____ Date _____

1 [Final Map 7511 - 8 Octavia Street]
2

3 **Motion approving Final Map 7511, a 47 residential unit and three commercial unit,**
4 **mixed-use Condominium Project, located at 8 Octavia Street being a subdivision of**
5 **Assessor's Block No. 0855, Lot No. 052, and adopting findings pursuant to the General**
6 **Plan, and the eight priority policies of Planning Code, Section 101.1.**
7

8 MOVED, That the certain map entitled "FINAL MAP 7511", a 47 residential unit and
9 three commercial unit, mixed-use Condominium Project, located at 8 Octavia Street being a
10 subdivision of Assessor's Block No. 0855, Lot No. 052, comprising three sheets, approved
11 May 5, 2014, by Department of Public Works Order No. 182534 is hereby approved and said
12 map is adopted as an Official Final Map 7511; and, be it

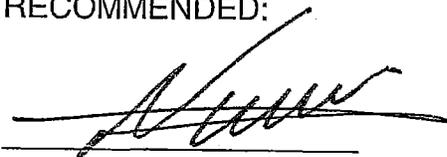
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the City
15 Planning Department, by its letter dated June 6, 2013, that the proposed subdivision is
16 consistent with the objectives and policies of the General Plan, and the eight priority policies
17 of 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

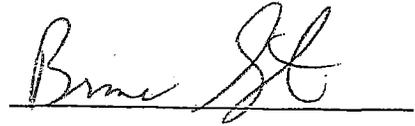
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RECOMMENDED:



Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



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

RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO

MAY -9 PM 4:02

AK



Phone: (415) 554-5827
 Fax: (415) 554-5324
www.sfdpw.org
Subdivision.Mapping@sfdpw.org

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

Bruce R. Storrs, City and County Surveyor

FINAL MAP ROUTING SHEET

Everyone involved in the processing of this Final Map is requested to complete this form so that the department has a written record of the steps taken. Please notify BSM Surveys at 554-5827 or the sender (see below) of any delays or questions.

MAP

Final Map No. 7511	Date Sent: May 6, 2014	Date Due at BOS May 9, 2014
Block/Lot 0855 / 052	Map Address 8 Octavia Street	

SENDER

Name: Sherry Tan	Telephone: 554-5804
Address: 1155 Market Street, 3 rd Floor	Email: Sherry.tan@sfdpw.org

ROUTE

Date Received	To	Date Forwarded or Signed
5/6/14	Frank W. Lee Executive Assist. To Director City Hall, Room 348	
	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: John.Malamut@sfdpw.org Tel: (415) 554-4622	5/8/14
5/9/14	Mohammed Nuru Director of Public Works City Hall, Room 348	5/9/14 MCA
	Clerk of Board of Supervisors (BOS) City Hall, Room 244 (Submit a copy of this sheet with map.)	
	When map is submitted to BOS, please return this original routing sheet to sender.	





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



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 182534

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

APPROVING FINAL MAP 7511, 8 OCTAVIA STREET, A 47 RESIDENTIAL AND 3 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 052 IN ASSESSORS BLOCK NO. 0855.

A 47 RESIDENTIAL AND 3 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated June 6, 2013, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

The Director of Public Works; the Advisory Agency, acting in concurrence with other City agencies, has determined that said Final Map complies with all subdivision requirements related thereto. Pursuant to the California Subdivision Map Act and the San Francisco Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Map.

Transmitted herewith are the following:

1. Four (4) paper copies of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 7511", each comprising 3 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated June 6, 2013, from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

It is recommended that the Board of Supervisors adopt this legislation.



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

RECOMMENDED:

Bruce R. Storrs, PLS
City and County Surveyor, DPW

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

APPROVED: May 5, 2014

APPROVED:

Mohammed Nuru
Director of Public Works

MOHAMMED NURU, DIRECTOR

5/5/2014

5/5/2014

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X Mohammed Nuru

Nuru, Mohammed
Director, DPW



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



RECEIVED

13 JUN 11 PM 1:48

Department of Public Works
Office of the City and County Surveyor

Edwin M. Lee, Mayor
Mohammed Nuru, Director

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

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

Bruce R. Storrs, City and County Surveyor

Date: April 10, 2013

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

Project ID: 7511			
Project Type: 50 Units Multi Use New Construction			
Address#	StreetName	Block	Lot
8	OCTAVIA ST	0855	052
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

Pursuant to Section 1325 of the City and County of San Francisco Subdivision Code and Section 4.105 of the 1996 City Charter, a print of the above referenced Map is submitted for your review, CEQA and General Plan conformity determination. Under the provisions of the Subdivision Map Act and the City and County of San Francisco Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the receipt of the application or CEQA Determination per SMA 664521(c). Under these same state and local codes, DPW is required to approve, conditionally approve, or disapprove the above referenced map within 50 days of the receipt of the application or CEQA Determination per SMA 664521(c). Failure to do so constitutes automatic approval. Thank you for your timely review of this Map.

Enclosures:

- Print of Parcel Map
- List "B"
- Proposition "M" Findings
- Photos

Sincerely,

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

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from environmental review per Class 1 California Environmental Quality Act Guidelines.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code. Due to the following reasons (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

PLANNING DEPARTMENT

DATE 6/6/13

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. 0855 Lot No. 052

Address: 8 Octavia Blvd.

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


José Cisneros

Tax Collector

Dated this 25th day of March 2014

TAX STATEMENT:

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

DATED _____ DAY OF _____, 20__.

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

CLERK'S STATEMENT:

I, ANGELA CALVALLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY MOTION, FILE NO. _____, ADOPTED, APPROVED THIS MAP ENTITLED "FINAL MAP 7511" COMPRISING 3 SHEETS.

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

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

BOARD OF SUPERVISOR'S APPROVAL:

ON _____, 20__ THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. _____, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. _____.

APPROVALS:

THIS MAP IS APPROVED THIS 5th DAY OF MAY, 2014
BY ORDER NO. 1828

BY: _____ DATE: _____

MOHAMMED NJURI
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: _____

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

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 ORDINANCE APPLICABLE AT THE TIME 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: Bruce R. Storrs DATE: APR 6, 2014

BRUCE R. STORRS L.S. 6914



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 OCTAVIA GATEWAY HOLDINGS LLC ON DECEMBER 13, 2013. 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: Benjamin B. Ron DATE: 4-25-14
BENJAMIN B. RON
P.L.S. No. 5015



RECORDER'S STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____, 20__ AT _____ MINUTES PAST _____ OF CONDOMINIUM MAPS, AT PAGES _____ INCLUDING _____ OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF MARTIN M. RON ASSOCIATES.

BY: _____ DATE: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 7511

A 47 RESIDENTIAL AND 3 COMMERCIAL UNIT
MIXED USE CONDOMINIUM PROJECT
OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN QUILT-LAWN DEED
RECORDED JANUARY 29, 2013 IN REEL K823, IMAGE 459

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

APRIL 2014

SHEET 1 OF 3

ASSESSOR'S BLOCK 855, LOT 52

8 OCTAVIA STREET

2177

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF RECORD TITLE INTEREST IN THE REAL PROPERTY SUBMITTED AND SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

IN WITNESS THEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNER: OCTAVA GATEWAY HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: DOG CALIFORNIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ITS: MANAGER [Signature]

NAME: Joseph A. McMillan, Jr.

ITS: AUTHORIZED SIGNATORY

BY: DM DEVELOPMENT PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

ITS: MANAGER [Signature]

NAME: Danielle Dignan

ITS: AUTHORIZED SIGNATORY

BENEFICIARY: FIRST REPUBLIC BANK
[Signature] TITLE: [Signature]
Richard A. Israel TITLE: [Signature]

OWNER'S ACKNOWLEDGEMENT:

STATE OF New York

COUNTY OF New York

ON April 10, 2014 BEFORE ME, Denise L. Crawford

NOTARY PUBLIC, PERSONALLY APPEARED Joseph A. McMillan, Jr.

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 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]

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE Denise L. Crawford

PRINCIPAL COUNTY OF BUSINESS: New York

COMMISSION EXPIRES: 12/12/2015

COMMISSION # OF NOTARY: 0026252618

NOTARY PUBLIC STATE OF NEW YORK No. 0138000418 Qualified in New York County My Commission Expires December 12, 2015

OWNER'S ACKNOWLEDGEMENT:

STATE OF California

COUNTY OF San Francisco

ON 04/23/2014 BEFORE ME, S. Sappasaset, notary public

NOTARY PUBLIC, PERSONALLY APPEARED Danielle Dignan

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 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]

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE S. Sappasaset

PRINCIPAL COUNTY OF BUSINESS: San Francisco

COMMISSION EXPIRES: 12/23/2017

COMMISSION # OF NOTARY: 2053120



BENEFICIARY'S ACKNOWLEDGEMENT:

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

ON APRIL 16, 2014 BEFORE ME, COLLEEN CALLANAN

NOTARY PUBLIC, PERSONALLY APPEARED RICHARD A. ISRAEL

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 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:

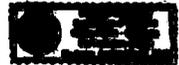
SIGNATURE [Signature]

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE COLLEEN CALLANAN

PRINCIPAL COUNTY OF BUSINESS: SAN FRANCISCO

COMMISSION EXPIRES: MARCH 19, 2017

COMMISSION # OF NOTARY: 2012-810



FINAL MAP 7511

A 47 RESIDENTIAL AND 3 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN OUTCLAIM DEED RECORDED JANUARY 29, 2013 IN REEL R622, IMAGE 439

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

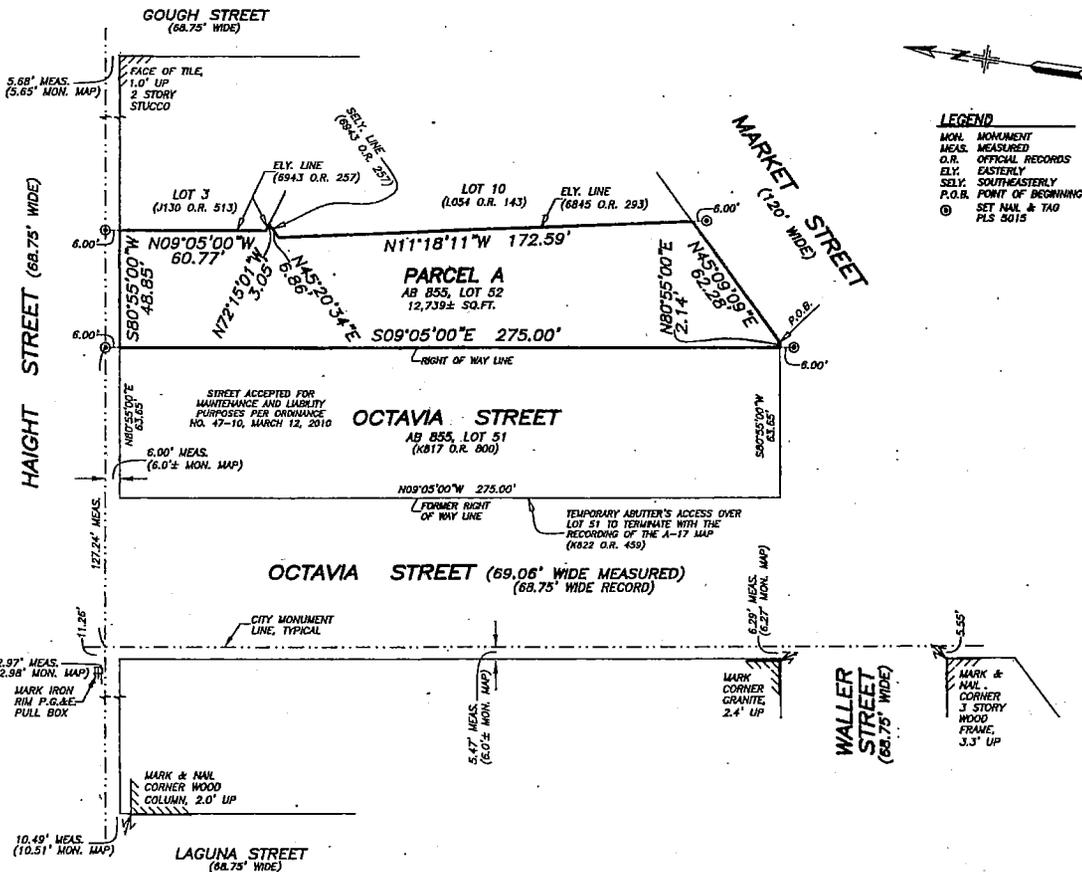
MARTIN M. RON ASSOCIATES, INC. Land Surveyors 859 Harrison Street, Suite 200 San Francisco California

APRIL 2014

SHEET 2 OF 3

ASSESSOR'S BLOCK 655, LOT 52

8 OCTAVA STREET



CONDOMINIUM NOTES:

PARCEL A, LOT 52 MAY BE SUBDIVIDED INTO A MAXIMUM OF 47 RESIDENTIAL CONDOMINIUM UNITS AND 3 COMMERCIAL CONDOMINIUM UNITS.

1) THIS MAP IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN OF SAID PARCEL A AS DEFINED IN SECTION 4130 AND 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, AND THE SUBMISSION DESCRIBED HEREIN IS SUBJECT TO THE PROVISIONS OF THE SAID-STRING COMMON INTEREST DEVELOPMENT ACT, PART 2 OF SAID CIVIL CODE.

2) ALL HOMES(ES), EXHIBITS, PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXISTING 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 AS SPECIFIED IN THE COVERING DOCUMENTS FOR THE PROPERTY.

3) UNLESS SPECIFIED OTHERWISE IN THE COVERING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS AND RESTRICTIONS, THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE, IN PRIVATELY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:

- (1) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
- (2) 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 (2) (1) 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 HOMEOWNERS' PROPERTY.

5) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURES OR ANY 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 ABIDE ANY OUTSTANDING MUNICIPAL CODE RELATIONS. 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 HAIGHT, OCTAVIA, MARKET OR WALLER STREETS, 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).

7) 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.

ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS

CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
1-50	LOTS 53-102

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

BELOW MARKET RATE UNITS

UNIT 305, LOT 81; UNIT 405, LOT 67; UNIT 407, LOT 89; UNIT 408, LOT 70; UNIT 503, LOT 75; UNIT 507, LOT 77; AND UNIT 607, LOT 86 ARE BELOW MARKET RATE UNITS (K782 O.R. 405).

FINAL MAP 7511

A 47 RESIDENTIAL AND 3 COMMERCIAL MIXED USE CONDOMINIUM PROJECT OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED JANUARY 29, 2013 IN REEL K822, IMAGE 459

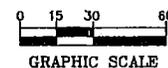
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
850 Harrison Street, Suite 200
San Francisco California

APRIL 2014 SCALE: 1"=30' SHEET 3 OF 3

ASSESSOR'S BLOCK 855, LOT 52 8 OCTAVIA STREET

- LEGEND**
- MON. MONUMENT MEAS. MEASURED
 - O.R. OFFICIAL RECORDS
 - E.L.Y. EASTERLY
 - S.E.L.Y. SOUTHEASTERLY
 - P.O.B. POINT OF BEGINNING
 - ⊙ SET NAIL & TAG
 - ⊙ PLS 5015



NOTES

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. MEASURED DISTANCES BETWEEN MONUMENT LINES AND RIGHT-OF-WAY LINES ARE BASED ON FIELD LOCATIONS OF SURVEY POINTS SET BY PREVIOUS SURVEYS AND BY BUILDING POSSESSION LINES.
3. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED NOVEMBER 29, 2012 IN REEL K782, IMAGE 403, OFFICIAL RECORDS.
4. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED NOVEMBER 29, 2012 IN REEL K782, IMAGE 405, OFFICIAL RECORDS.
5. "DECLARATION OF ECONOMIC JUSTICE AND COMMUNITY DEVELOPMENT COVENANTS" RECORDED JANUARY 29, 2013, IN REEL K822 IMAGE 456, OFFICIAL RECORDS.

6. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "QUITCLAIM DEED" RECORDED JANUARY 29, 2013, IN REEL K822, IMAGE 459, OFFICIAL RECORDS.
7. "DECLARATION OF PROJECT COVENANTS AND RESTRICTIONS" RECORDED JANUARY 29, 2013, IN REEL K822, IMAGE 480, OFFICIAL RECORDS.
8. UNRECORDED "BUYERS ACCESS AGREEMENT" DATED JANUARY 26, 2013 BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO AND THE OWNER.
9. "GRANT OF EASEMENT" FOR A BROADBAND COMMUNICATION SYSTEM IN FAVOR OF COMCAST, RECORDED OCTOBER 26, 2013 IN REEL L013, IMAGE 368, OFFICIAL RECORDS.

BASIS OF SURVEY

CITY OF SAN FRANCISCO MONUMENT MAP NO. 28 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

BASIS OF BEARINGS

THE EASTERLY LINE OF OCTAVIA STREET IS TAKEN TO BE HORIZONTAL AS SHOWN ON RECORD OF SURVEY NO. 5957 RECORDED JANUARY 12, 2011 IN BOOK 00 OF SURVEY MAPS, PAGES 100-110, OFFICIAL RECORDS.

