

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: *ACP* Angela Calvillo, Clerk of the Board
Subject: Final Map No. 9902 - 343 and 345 Eighth Street, 56, 58 and 60 Rodgers Street

On December 15, 2020, the Board of Supervisors approved Map 9902; 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 9902

A MERGER AND SUBDIVISION,
A 38 RESIDENTIAL AND 1 COMMERCIAL UNITS
MIXED-USE NEW CONDOMINIUM PROJECT,
BEING A MERGER AND SUBDIVISION
OF THE CERTAIN REAL PROPERTY DESCRIBED IN
THOSE CERTAIN GRANT DEEDS RECORDED JUNE 2, 2015,
DOCUMENT NUMBERS 2015-K070109, 2015-K070110 AND
2015-K070111 AND PARCEL ONE DESCRIBED IN
THAT CERTAIN JUDGMENT RECORDED
DECEMBER 3, 2019, DOCUMENT NUMBER 2019-K866149,
OFFICIAL RECORDS
BEING A PORTION OF 100 VARA BLOCK 409

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. M20-212, ADOPTED December 15, 2020, APPROVED THIS MAP ENTITLED "FINAL MAP 9902".

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

ACP
BY: Angela 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, 2020.

ACP
BY: Angela Calvillo
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

BOARD OF SUPERVISOR'S APPROVAL:

ON December 15, 2020, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M20-212, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. 201360.

Final Map No. 9902 - 343 and 345 Eighth Street, 56, 58 and 60 Rodgers Street
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. 9902 - 343 and 345 Eighth Street, 56, 58, and 60 Rodgers Street]

2

3 **Motion approving Final Map No. 9902, a 38 residential unit and one commercial unit,**
4 **mixed-use condominium project, located at 343 and 345 Eighth Street, 56, 58, and 60**
5 **Rodgers Street, being a merger and subdivision of Assessor’s Parcel Block No. 3755,**
6 **Lot Nos. 054, 065, and 066; and adopting findings pursuant to the General Plan, and the**
7 **eight priority policies of Planning Code, Section 101.1.**

8

9 MOVED, That the certain map entitled “FINAL MAP No. 9902”, a 38 residential unit and
10 one commercial unit, mixed-use condominium project, located at 343 and 345 Eighth Street,
11 56, 58, and 60 Rodgers Street, being a merger and subdivision of Assessor’s Parcel Block
12 No. 3755, Lot Nos. 054, 065, and 066, comprising three sheets, approved December 3, 2020,
13 by Department of Public Works Order No. 203829 is hereby approved and said map is
14 adopted as an Official Final Map No. 9902; and, be it

15 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
16 and incorporates by reference herein as though fully set forth the findings made by the
17 Planning Department, by its letter dated August 21, 2019, that the proposed subdivision is
18 consistent with the General Plan, and the eight priority policies of Planning Code, Section
19 101.1; and, be it

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


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

DESCRIPTION APPROVED:

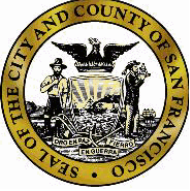


James M. Ryan, PLS
Acting City and County Surveyor

RECOMMENDED:



Alaric Degraffintied
Acting Director of Public Works



City and County of San Francisco

Tails

Motion: M20-212

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

File Number: 201360

Date Passed: December 15, 2020

Motion approving Final Map No. 9902, a 38 residential unit and one commercial unit, mixed-use condominium project, located at 343 and 345 Eighth Street, 56, 58 and 60 Rodgers Street, being a merger and subdivision of Assessor's Parcel Block No. 3755, Lot Nos. 054, 065, and 066; 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. 201360

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:

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF RECORD TITLE INTEREST IN THE REAL PROPERTY SUBDIVIDED 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: RODGERS STREET, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: K. Sanandaji

NAME: K. CYRUS SANANDAJI

TITLE: AUTHORIZED REPRESENTATIVE

BENEFICIARY: FIRST REPUBLIC BANK

BY: A. Levin

NAME: Anna Levin

TITLE: Vice President

OWNER'S ACKNOWLEDGMENT:

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 OCTOBER 13th 2020 BEFORE ME, OID SAPPASERT O'BRIEN, NOTARY PUBLIC

PERSONALLY APPEARED K. CYRUS SANANDAJI

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]



NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2223474

MY COMMISSION EXPIRES: 12/23/2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

BENEFICIARY'S ACKNOWLEDGMENT:

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 October 19 2020 BEFORE ME, Anastasia Muehleau

PERSONALLY APPEARED Anna Levin

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]

NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2328953

MY COMMISSION EXPIRES: May 23, 2024

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

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, 2020

Signed in counterpart
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, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. M20-212, ADOPTED December 15, 2020, APPROVED THIS MAP ENTITLED "FINAL MAP 9902".

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

APPROVALS:

THIS MAP IS APPROVED THIS 3rd DAY OF December, 2020
BY ORDER NO. 203829

BY: [Signature] DATE: December 4, 2020

ALARIC 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, 2020, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M20-212, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. 201360.

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: OCTOBER 29 2020

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 RODGERS STREET, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ON AUGUST 30, 2019. 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 JUNE 30, 2021 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.

BY: Benjamin B. Ron

DATE: 10-20-2020

BENJAMIN B. RON
PLS No. 5015



RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20____,

AT _____ M. IN BOOK _____ OF FINAL MAPS, AT PAGES _____, AT THE REQUEST OF MARTIN M. RON ASSOCIATES.

SIGNED: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 9902

A MERGER AND SUBDIVISION,
A 38 RESIDENTIAL AND 1 COMMERCIAL UNITS
MIXED-USE NEW CONDOMINIUM PROJECT,
BEING A MERGER AND SUBDIVISION
OF THE CERTAIN REAL PROPERTY DESCRIBED IN
THOSE CERTAIN GRANT DEEDS RECORDED JUNE 2, 2015,
DOCUMENT NUMBERS 2015-K070109, 2015-K070110 AND
2015-K070111 AND PARCEL ONE DESCRIBED IN
THAT CERTAIN JUDGMENT RECORDED
DECEMBER 3, 2019, DOCUMENT NUMBER 2019-K866149,
OFFICIAL RECORDS

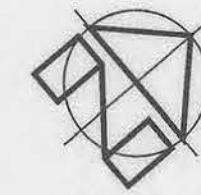
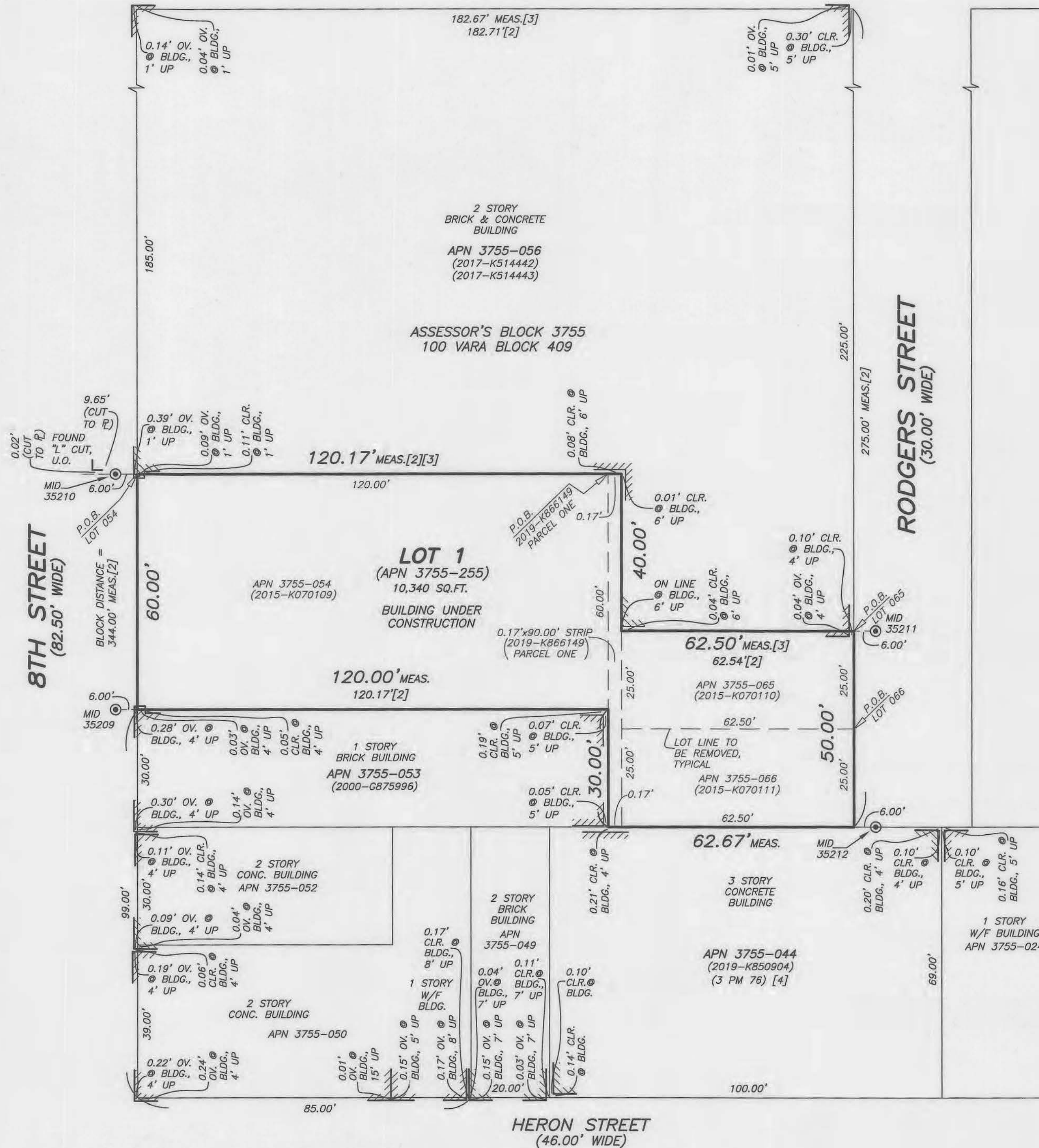
BEING A PORTION OF 100 VARA BLOCK 409
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

OCTOBER 2020 SHEET 1 OF 3

APN 3755-054, APN 3755-065 343 & 345 8TH STREET
& APN 3755-066 56, 58 & 60 RODGERS STREET

FOLSOM STREET
(82.50' WIDE)



NORTH

LEGEND

- MON. MONUMENT
- MEAS. MEASURED
- P.O.B. POINT OF BEGINNING
- P. PROPERTY LINE
- CLR. CLEAR OF PROPERTY LINE
- OV. OVER PROPERTY LINE
- BLDG. BUILDING
- CONC. CONCRETE
- W/F WOOD FRAME
- U.O. UNKNOWN ORIGIN
- APN ASSESSOR'S PARCEL NUMBER
- AB ASSESSOR'S BLOCK
- PM PARCEL MAPS
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- ⊙ NAIL IN 3/4" BRASS TAG STAMPED PLS 5015 (TO BE SET)

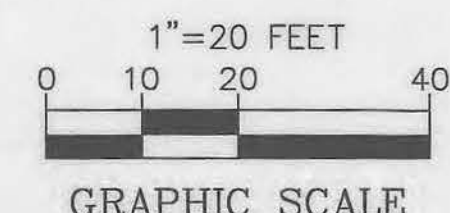
MAP REFERENCES:

- [1] CITY OF SAN FRANCISCO MONUMENT MAP NO. 285 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [2] BLOCK DIAGRAM OF 100 VARA BLOCK 409 DATED DECEMBER 17, 1909 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [3] DONEGAN SURVEY FIELD NOTES DATED JULY 27, 1931 FOR LOT 056 ON FILE IN THE OFFICE OF MARTIN M. RON ASSOCIATES.
- [4] THAT CERTAIN PARCEL MAP RECORDED JULY 12, 1976 IN BOOK 3 OF PARCEL MAPS AT PAGE 76, OFFICIAL RECORDS.

FIELD SURVEY COMPLETION:
THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 3/11/2020. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED. NAILS AND TAGS STAMPED PLS 5015 THAT REFERENCE THE PROPERTY CORNERS WILL BE SET PRIOR TO 6/30/2021.

NOTES:

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
3. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
4. ALL DISTANCES SHOWN FROM MONUMENT LINES TO MONUMENT REFERENCE POINTS ARE RECORD AND MEASURED UNLESS NOTED OTHERWISE. SEE MAP REFERENCE [1].
5. ALL SURVEY POINTS REFERENCING PROPERTY LINES PER MAP REFERENCE ITEMS [2] AND [3] THAT ARE NOT SHOWN HEREON WERE SEARCHED FOR AND NOT FOUND.
6. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENT OR AS DESCRIBED BELOW:
 - a) "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JUNE 28, 2017, DOCUMENT NO. 2017-K470717, OFFICIAL RECORDS.
 - b) "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED OCTOBER 16, 2017, DOCUMENT NO. 2017-K526105, OFFICIAL RECORDS.
 - c) "GRANT OF EASEMENT" IN FAVOR OF COMCAST FOR BROADBAND COMMUNICATION SERVICES RECORDED SEPTEMBER 4, 2018, DOCUMENT NO. 2018-K669202, OFFICIAL RECORDS.
 - d) "AGREEMENT FOR INSTALLATION OF BUILDING FLASHING" BETWEEN THE SUBJECT PROPERTY AND 20 HERON STREET (APN 3755-044) RECORDED OCTOBER 25, 2018, DOCUMENT NO. 2018-K687485, OFFICIAL RECORDS.
 - e) "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED NOVEMBER 15, 2018, DOCUMENT NO. 2018-K695115, OFFICIAL RECORDS.
 - f) "AGREEMENT FOR INSTALLATION OF BUILDING FLASHING" BETWEEN THE SUBJECT PROPERTY AND 351 8TH STREET (APN 3755-053) RECORDED JANUARY 14, 2019, DOCUMENT NO. 2019-K720746, OFFICIAL RECORDS.
 - g) "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT FOR A NEW LEVEL LANDING FRONTING 8TH STREET RECORDED MARCH 4, 2019, DOCUMENT NO. 2019-K739003, OFFICIAL RECORDS.
 - h) "DECLARATION OF USE" - VAULT PERMIT FOR ONE NEW TRANSFORMER VAULT ON 8TH STREET RECORDED FEBRUARY 25, 2020, DOCUMENT NO. 2020-K906170, OFFICIAL RECORDS.
 - i) "COVENANT AND ENVIRONMENTAL RESTRICTION" RECORDED JULY 10, 2020, DOCUMENT NO. 2020-K950644, OFFICIAL RECORDS.
 - j) "STREET IMPROVEMENT PERMIT - 181E-0020" RECORDED SEPTEMBER 14, 2020, DOCUMENT NO. 2020016672, OFFICIAL RECORDS.
 - k) THE SUBDIVISION IS SUBJECT TO PERMITS ISSUED UNDER THE SAN FRANCISCO MUNICIPAL CODE INCLUDING, BUT NOT LIMITED TO, A SIDEWALK ENCROACHMENT PERMIT AND A VAULT PERMIT. THE OWNER(S) SHALL BE RESPONSIBLE FOR PAYING ANY AND ALL APPLICABLE ANNUAL PERMIT FEES AND/OR ASSESSMENT FEES. SUCH RESPONSIBILITIES SHALL BE MEMORIALIZED AND BUDGETED FOR IN THE SUBDIVISION OWNERS' FUTURE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OR EQUIVALENT INSTRUMENT.



FINAL MAP 9902

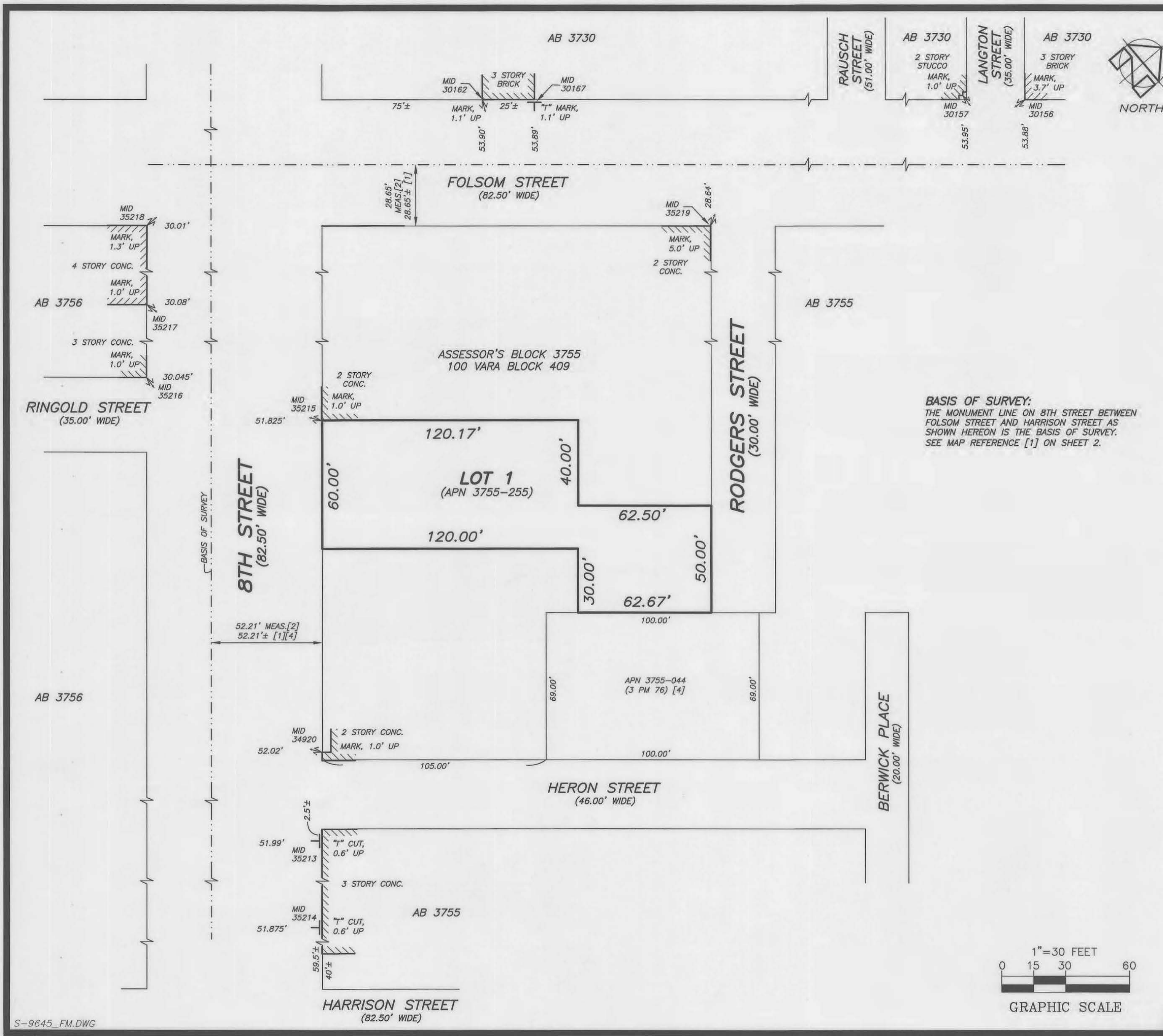
A MERGER AND SUBDIVISION,
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BEING A PORTION OF 100 VARA BLOCK 409
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

OCTOBER 2020 SCALE: 1"=20' SHEET 2 OF 3

APN 3755-054, APN 3755-065 343 & 345 8TH STREET
& APN 3755-066 56, 58 & 60 RODGERS STREET



CONDOMINIUM NOTES:

a) THIS MAP IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 38 DWELLING UNITS AND 1 COMMERCIAL UNIT.

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 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 8TH OR RODGERS 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 OWNER(S).

g) SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM/ONTO 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.

BASIS OF SURVEY:
 THE MONUMENT LINE ON 8TH STREET BETWEEN FOLSOM STREET AND HARRISON STREET AS SHOWN HEREON IS THE BASIS OF SURVEY. SEE MAP REFERENCE [1] ON SHEET 2.

ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS

LOT NO.	CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
LOT 1	1 THRU 39	APN 3755-256 THRU 3755-294

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

FINAL MAP 9902

A MERGER AND SUBDIVISION,
 A 38 RESIDENTIAL AND 1 COMMERCIAL UNITS
 MIXED-USE NEW CONDOMINIUM PROJECT,
 BEING A MERGER AND SUBDIVISION
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BEING A PORTION OF 100 VARA BLOCK 409
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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