

File No. 221061

Committee Item No. \_\_\_\_\_

Board Item No. 42

# COMMITTEE/BOARD OF SUPERVISORS

## AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_

Date: \_\_\_\_\_

Board of Supervisors Meeting

Date: October 18, 2022

### Cmte Board

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

### OTHER

- Public Works Order No. 207128
- Planning Department - Tentative Map Decision 6/22/20
- Tax Certificates - 10/7/22
- Final Maps
- \_\_\_\_\_
- \_\_\_\_\_

Prepared by: Jocelyn Wong

Date: October 11, 2022

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [Final Map No. 10451 - 188 Octavia Street]

2

3 **Motion approving Final Map No. 10451, a 28 Residential and two Commercial Mixed-**  
4 **Use Condominium Project, located at 188 Octavia Street, being a subdivision of**  
5 **Assessor’s Parcel Block No. 0853, Lot No. 034; and adopting findings pursuant to the**  
6 **General Plan, and the eight priority policies of Planning Code, Section 101.1.**

7

8           MOVED, That the certain map entitled “FINAL MAP No. 10451”, a 28 Residential and  
9 two Commercial Mixed-Use Condominium Project, located at 188 Octavia Street, being a  
10 subdivision of Assessor’s Parcel Block No. 0853, Lot No. 034, comprising three sheets,  
11 approved September 22, 2022, by Department of Public Works Order No. 207128 is hereby  
12 approved and said map is adopted as an Official Final Map No. 10451; 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 June 22, 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.

25

1 DESCRIPTION APPROVED: RECOMMENDED:  
2  
3 \_\_\_\_\_ /s/ \_\_\_\_\_ /s/ \_\_\_\_\_  
4 Katharine S. Anderson, PLS 8499 Carla Short  
5 City and County Surveyor Interim Director of Public Works  
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San Francisco Public Works  
General – Director’s Office  
49 South Van Ness Ave., Suite 1600  
San Francisco, CA 94103  
(628) 271-3160 [www.SFPublicWorks.org](http://www.SFPublicWorks.org)

**Public Works Order No: 207128**

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

APPROVING FINAL MAP NO. 10451, 188 OCTAVIA STREET, A 28 RESIDENTIAL AND 2 COMMERCIAL MIXED-USE UNITS NEW CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 034 IN ASSESSORS BLOCK NO. 0853 (OR ASSESSORS PARCEL NUMBER 0853-034). [SEE MAP]

A 28 RESIDENTIAL AND 2 COMMERCIAL MIXED-USE UNITS NEW CONDOMINIUM PROJECT

The City Planning Department in its letter dated June 22, 2020, stated that the subdivision is consistent 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 No. 10451”, 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 22, 2020, from the City Planning Department stating the subdivision is consistent with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

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

RECOMMENDED:

APPROVED:

X

DocuSigned by:

*Katharine Anderson*

Anderson, Katharine 0B46386D8122465...

City and County Surveyor

X

DocuSigned by:

*Carla Short*

Short, Carla 073CF73A4EA6486...

Interim Director of Public Works



## TENTATIVE MAP DECISION

Date: April 7, 2020

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

<b>Project ID:</b> 10451			
<b>Project Type:</b> 28 Residential and 2 Commercial mixed-use units New Condominium			
<b>Address#</b>	<b>StreetName</b>	<b>Block</b>	<b>Lot</b>
188	OCTAVIA ST	0853	034
<b>Tentative Map Referral</b>			

Attention: Mr. Corey Teague.

Please review\* and respond to this referral within 30 days in accordance with the Subdivision Map Act.

(\*In the course of review by City agencies, any discovered items of concern should be brought to the attention of Public Works for consideration.)

Sincerely,

Adrian VerHagen Digitally signed by Adrian VerHagen  
Date: 2020.04.06 14:49:55 -07'00'

for, 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 California Environmental Quality Act (CEQA) environmental review as categorically exempt Class , CEQA Determination Date , based on the attached checklist.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

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 reason(s):

PLANNING DEPARTMENT

Signed

Date

Planner's Name   
 for, Corey Teague, Zoning Administrator



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## TAX CERTIFICATE

I, David Augustine, Tax Collector of the City and County of San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office regarding the subdivision identified below:

There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: **0853**

Lot: **034**

Address: **188 OCTAVIA ST**

David Augustine, Tax Collector

Dated **October 07, 2022** this certificate is valid for the earlier of 60 days from **October 07, 2022** or **December 31, 2022**. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at [tax.certificate@sfgov.org](mailto:tax.certificate@sfgov.org) to obtain another certificate.



**OWNER'S STATEMENT:**

"WE HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND HOLDERS OF SECURITY INTEREST OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE; THAT SAID MAP CONSTITUTES AND CONSISTS OF A SURVEY MAP SHOWING MONUMENTATION ON THE GROUND WITHIN THE MEANING OF PARAGRAPHS 4120 AND 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA; AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP PURSUANT TO DIVISION 4, PART 5, CHAPTER 3, ARTICLE 4 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA."

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

**OWNERS:**

OCTAVIA PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: LH OCTAVIA MEMBER LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: *Mark MacDonald*  
MARK MacDONALD, AUTHORIZED SIGNATORY

**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 May 11<sup>th</sup>, 2022

BEFORE ME, Saira Zadmehran NOTARY PUBLIC  
(INSERT NAME)

PERSONALLY APPEARED: Mark Mac Donald  
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.

Saira Zadmehran  
SIGNATURE:

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

Saira Zadmehran 2330328  
PRINTED NAME: COMMISSION # OF NOTARY:

07/12/2024 San Francisco  
COMMISSION EXPIRES: PRINCIPAL COUNTY OF BUSINESS:

**RECORDER'S STATEMENT:**

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

IN BOOK ..... OF FINAL MAPS, AT PAGE(S) ..... AT THE REQUEST OF  
FREDERICK T. SEHER.

SIGNED .....  
COUNTY RECORDER

**BENEFICIARY:**

FIRST REPUBLIC BANK

BY: A. Levin Vice President  
BY: TITLE:

Anna Levin  
PRINT NAME:

**BENEFICIARY 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 May 24, 2022

BEFORE ME, Magdalena Carnero NOTARY PUBLIC  
(INSERT NAME)

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.

Magdalena Carnero  
SIGNATURE:

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

Magdalena Carnero 2246939  
PRINTED NAME: COMMISSION # OF NOTARY:

July 17, 2022 San Francisco  
COMMISSION EXPIRES: PRINCIPAL COUNTY 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 OCTAVIA PARTNERS LLC ON NOVEMBER 15, 2019. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



Frederick T. Seher  
FREDERICK T. SEHER, PLS  
LICENSE NO. 6216

DATE: 06-28-22

**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 ALTERATION 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.

BY: William E. Blackwell Jr.  
WILLIAM E. BLACKWELL JR., PLS 8251  
ACTING CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO



DATE: 8/25/2022

**FINAL MAP NO. 10451**  
**A 30 UNIT MIXED USE (28 RESIDENTIAL & 2 COMMERCIAL) CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON JULY 31, 2019, DOCUMENT NUMBER 2019-K807985-00 OF OFFICIAL RECORDS, BEING PARCEL T, AS SHOWN ON FINAL MAP 7639A, FILED FOR RECORD ON MAY 9, 2014 IN BOOK EE OF SURVEY MAPS, AT PAGES 170-176, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA  
MAY, 2022



**Frederick T. Seher & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
841 LOMBARD STREET, SAN FRANCISCO, CA 94133  
PHONE (415) 921-7690 FAX (415) 921-7655

SHEET ONE OF THREE SHEETS



**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 ....., 20.....

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

**CLERK'S STATEMENT:**

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY

ITS MOTION NO. ...., ADOPTED ....., 20....., APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 10451".

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

BY: ..... DATE: .....  
CLERK OF THE BOARD OF SUPERVISORS  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**APPROVALS:**

THIS MAP IS APPROVED THIS ..... DAY OF ....., 20.....

BY ORDER NO. ....

BY: *Carla Short* DATE: *9/29/2022*

CARLA SHORT  
INTERIM DIRECTOR OF PUBLIC WORKS  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**APPROVED AS TO FORM:**

DAVID CHIU, CITY ATTORNEY

BY: .....

DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**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. ....

**GENERAL NOTES:**

A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF TWENTY-EIGHT (28) DWELLING UNITS AND TWO (2) COMMERCIAL UNITS.

B) ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.

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

- (i) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
- (ii) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.

D) IN THE EVENT THE AREAS IDENTIFIED IN (C)(ii) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.

E) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES 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 ROSE STREET, OCTAVIA STREET, AND PAGE 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) 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.

**NOTES:**

THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE TERMS AND PROVISIONS AS DESCRIBED IN THE FOLLOWING RECORDED DOCUMENTS:

"DECLARATION OF ECONOMIC JUSTICE AND COMMUNITY DEVELOPMENT COVENANTS"  
RECORDED ON JANUARY 29, 2013  
DOC. 2013-J594896-00

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"  
RECORDED ON JUNE 12, 2017  
DOC. 2017-K461921-00

"DECLARATION OF PROJECT COVENANTS AND RESTRICTIONS"  
RECORDED AUGUST 20, 2018  
DOC. 2018-K657423-00

"DECLARATION OF PROJECT WORK COVENANTS"  
RECORDED AUGUST 20, 2018  
DOC. 2018-K657424-00

"CONSTRUCTION EASEMENT AGREEMENT"  
RECORDED FEBRUARY 21, 2019  
DOC. 2019-K732872-00

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"  
RECORDED MARCH 28, 2019  
DOC. 2019-K748692-00

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"  
RECORDED MAY 1, 2019  
DOC. NO. 2019-K762160-00

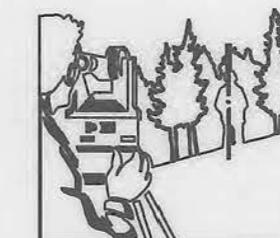
"DECLARATION OF USE"  
RECORDED JANUARY 31, 2020  
DOC. NO. 2020-K898017-00

**FINAL MAP NO. 10451  
A 30 UNIT MIXED USE (28 RESIDENTIAL &  
2 COMMERCIAL) CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON JULY 31, 2019, DOCUMENT NUMBER 2019-K807985-00 OF OFFICIAL RECORDS, BEING PARCEL T, AS SHOWN ON FINAL MAP 7639A, FILED FOR RECORD ON MAY 9, 2014 IN BOOK EE OF SURVEY MAPS, AT PAGES 170-176, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA  
MAY, 2022



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PHONE (415) 921-7690 FAX (415) 921-7655

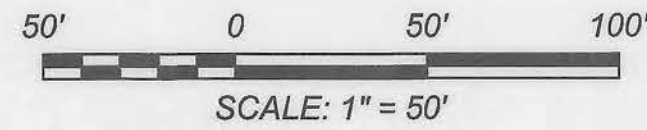
SHEET TWO OF THREE SHEETS

APN 0853-034

188 OCTAVIA STREET



**MONUMENT LINE AND BOUNDARY CONTROL**



**PAGE STREET**

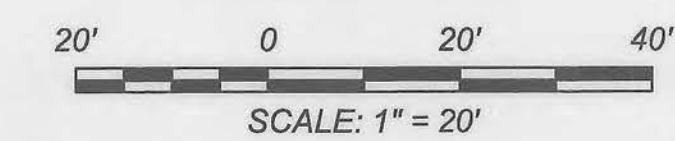
68.75' WIDE



**DETAIL**

**ROSE STREET**

35' WIDE



MID 27592  
Mk. Cor.  
Red Brk.  
4-Sty  
Brk. 2.1 up

**LAGUNA STREET**  
68.75' WIDE

0.10' (3)  
MID 24253  
AT FELL STREET

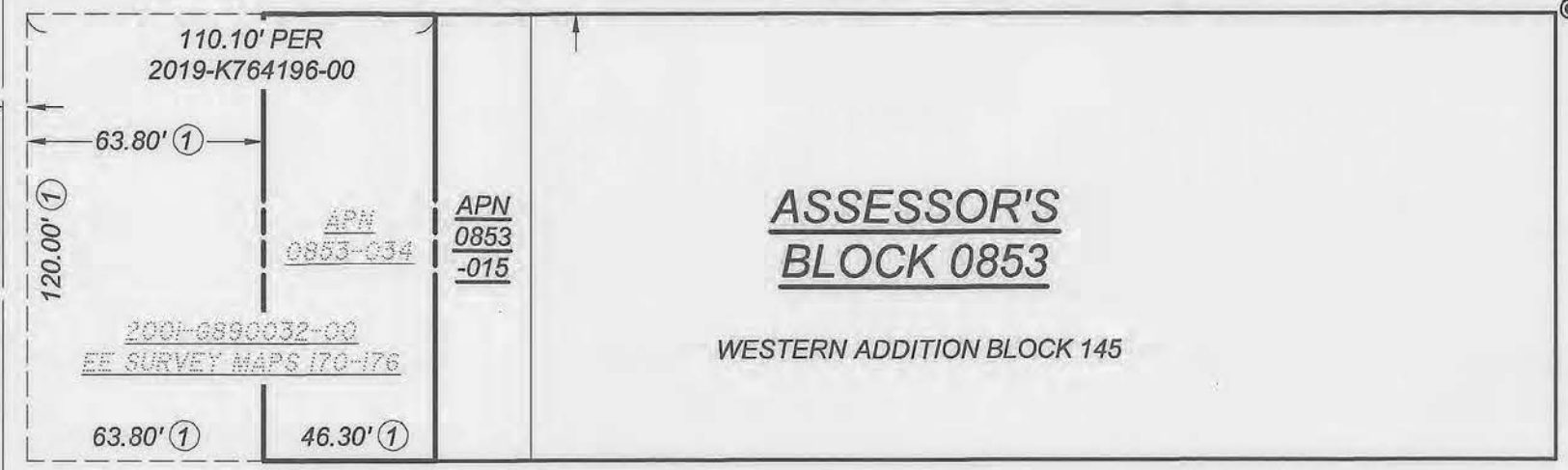
MID 36515  
Mk. Cor.  
Conc. Post  
3.8 up

MID 27199  
Mk. Cor. Brk. 1.4 up  
3-Sty Brk.

**PAGE STREET**

68.75' WIDE

BASIS OF SURVEY



**ASSESSOR'S BLOCK 0853**

WESTERN ADDITION BLOCK 145

**ROSE STREET**

35' WIDE

**GOUGH STREET**  
68.75' WIDE

**HAIGHT STREET**

68.75' WIDE

FORMER RIGHT OF WAY LINE PRIOR TO OCTAVIA STREET WIDENING (TYPICAL)

**SURVEYOR'S NOTE:**

FINAL MAP 7639A WAS ACCEPTED FOR BLOCK AND LOT LINE LOCATIONS FOR THIS SURVEY. FINAL MAP 7639A SUPERCEDED RECORD OF SURVEY 5957, AS PER NOTE ON FINAL MAP 7639A, NOTE ON AMENDED RECORD OF SURVEY NO. 5957 RECORDED ON FEBRUARY 27, 2014 IN BOOK EE OF SURVEY MAPS, PAGE 144, AND PER CERTIFICATE OF CORRECTION RECORDED FEBRUARY 27, 2014, DOC. 2014-J843191-00, SAN FRANCISCO COUNTY RECORDS. THEREFORE, BLOCK AND LOT LINE LOCATIONS SHOWN UPON RECORD OF SURVEY 5957 WERE DISREGARDED.

HOWEVER, BRASS DISK CITY MONUMENTS SET BY RECORD OF SURVEY 5957 WERE FOUND IN GOOD AGREEMENT WITH MONUMENT LINE REFERENCE MARKS PER MONUMENT MAP NO. 26, AND WERE THEREFORE USED FOR MONUMENT LINE ESTABLISHMENT AS SHOWN HEREON, DUE TO WIDESPREAD LOSS OF MONUMENT LINE REFERENCE MARKS IN THIS AREA.

**MAP AND DEED REFERENCES:**

- ① FINAL MAP 7639A, FILED FOR RECORD MAY 9, 2014, IN BOOK EE OF SURVEY MAPS, PAGES 170-176, SAN FRANCISCO COUNTY RECORDS
- ② MONUMENT MAP NO. 26, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR
- ③ RECORD OF SURVEY NO. 5957, FILED FOR RECORD JANUARY 12, 2011, IN BOOK DD OF SURVEY MAPS, PAGES 100-110, SAN FRANCISCO COUNTY RECORDS

**BASIS OF SURVEY:**

BLOCK LINES OF BLOCK 0853 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE IDENTIFIED AS BASIS OF SURVEY LINE. OTHER STREET LINES SHOWN HEREON WERE NOT ESTABLISHED. THEY ARE SHOWN TO FACILITATE THE RECOVERY OF MONUMENT LOT LINE REFERENCE POINTS.

**LINETYPES:**

- MONUMENT LINE
- - - - RIGHT OF WAY LINE
- SUBJECT PROPERTY LINE
- ADJACENT LOT LINE

**LEGEND:**

- SET CUT CROSS, RIVET & 3/4" BRASS TAG L.S. 6216
- ( ) INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
- FOUND 1" BRASS DISK STAMPED "CCSF MONUMENT" PER ③
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE

**FIELD SURVEY COMPLETION:**

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON NOVEMBER 15, 2019. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

**ASSESSOR'S PARCEL NUMBER (APN) NOTE:**

THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.  
30 CONDOMINIUM UNITS = APN 0853-035 THRU 0853-064

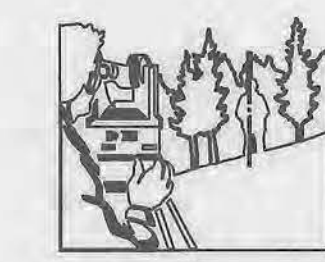
**BOUNDARY NOTES:**

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED; MONUMENT LINES ARE AS SHOWN.
- ALL DISTANCES ARE MEASURED UNLESS SHOWN OTHERWISE.
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
- DISTANCES FROM BUILDING CORNERS TO PROPERTY LINE WERE MEASURED 5.0' UP FROM GROUND, UNLESS OTHERWISE NOTED. BUILDING TRIM IS EXCLUDED FROM THESE DISTANCES.
- MONUMENT MARKS NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND (FOR ESTABLISHED MONUMENT LINES, WITHIN LIMITS SHOWN).

**FINAL MAP NO. 10451**  
**A 30 UNIT MIXED USE (28 RESIDENTIAL & 2 COMMERCIAL) CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON JULY 31, 2019, DOCUMENT NUMBER 2019-K807985-00 OF OFFICIAL RECORDS, BEING PARCEL T, AS SHOWN ON FINAL MAP 7639A, FILED FOR RECORD ON MAY 9, 2014 IN BOOK EE OF SURVEY MAPS, AT PAGES 170-176, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA  
SCALE AS NOTED MAY, 2022



**Frederick T. Seher & Associates, Inc.**  
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841 LOMBARD STREET, SAN FRANCISCO, CA 94133  
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SHEET THREE OF THREE SHEETS

APN 0853-034 188 OCTAVIA STREET