

File No. 140763

Committee Item No. _____

Board Item No. 67

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date _____

Board of Supervisors Meeting

Date July 15, 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 07/03/2014</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 182744</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Memo 03/13/2014</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Special Planning Restrictions</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certification 05/28/2014</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Map</u> |

Completed by: John Carroll Date July 8, 2014

Completed by: _____ Date _____

1 [Final Map 7746 - 4317 21st Street]
2

3 **Motion approving Final Map 7746, a 6 residential unit Condominium Project, located at**
4 **4317 21st Street, being a subdivision of Assessor's Block No. 2766, Lot No. 027, and**
5 **adopting findings pursuant to the General Plan, and the eight priority policies of City**
6 **Planning Code, Section 101.1.**

7
8 MOVED, That the certain map entitled "FINAL MAP 7746", a 6 residential unit
9 Condominium Project, located at 4317 21st Street, being a subdivision of Assessor's Block
10 No. 2766, Lot No. 027, comprising 4 sheets, approved July 2, 2014, by Department of Public
11 Works Order No. 182744 is hereby approved and said map is adopted as an Official Final
12 Map 7746; 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 March 13, 2014, that the proposed subdivision is
16 consistent with the objectives and policies of the General Plan and the eight priority policies of
17 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

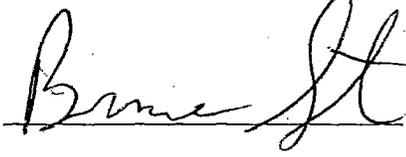
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RECOMMENDED:



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



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

RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO

2014 JUL -3 PM 4:18

DL

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. 7746	Date Sent: Thursday, July 3, 2014	Date Due at BOS Thursday, July 10, 2014
Block/Lot 2766 / 027	Map Address 4317 21st Street	

SENDER

Name: Cheryl Chan	Telephone: 415-554-4885
Address: 1155 Market Street, 3 rd Floor	Email: Cheryl.Chan@sfdpw.org

ROUTE

Date Received	To	Date Forwarded or Signed
7/3/14	Frank W. Lee Executive Assist. To Director City Hall, Room 348	7/3/14
7/3/2014	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: John.Malamut@sfdpw.org Tel: (415) 554-4622	7/3/2014
7/3/14	Mohammed Nuru Director of Public Works City Hall, Room 348	7/3/14 MALCW
	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: 182744

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

APPROVING FINAL MAP 7746, 4317 21ST STREET, A 6 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS BLOCK NO. 2766, LOT NO. 027.

A 6 RESIDENTIAL UNIT CONDOMINIUM PROJECT

The City Planning Department in its letter dated March 13, 2014, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

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

Transmitted herewith are the following:

1. 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 7746", each comprising 4 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated March 13, 2014, from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

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

RECOMMENDED:

APPROVED:

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

Mohammed Nuru
Director of Public Works



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

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

APPROVED: July 2, 2014

MOHAMMED NURU, DIRECTOR

7/2/2014

7/2/2014

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

14 MAR 17 AM 10:28

Department of Public Works
Office of the City and County Surveyor

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

Edwin M. Lee, Mayor
Mohammed Nuru, Director

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

Bruce R. Storrs, City and County Surveyor

TENTATIVE MAP DECISION

Date: August 15, 2013

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

Project ID: 7746			
Project Type: 6 Units Condo Conversion			
Address#	Street Name	Block	Lot
4317	21ST ST	2766	027
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

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.

X

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): **NSR FOR 4 NON CONFORMING UNITS**

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

Enclosures:

- Application
- Print of Tentative Map

Sincerely,

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

PLANNING DEPARTMENT

Tina Chang FOR

Mr. Scott F. Sanchez, Zoning Administrator

DATE 3.13.14

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)

And When Recorded Mail To:)

Name:)

Address:)

City:)

State: California)

CONFORMED COPY of document recorded

03/11/2014, 2014J848753

on _____ with document no _____
This document has not been compared with the original
SAN FRANCISCO ASSESSOR-RECORDER

Space Above this Line For Recorder's Use

Pierre & Mila Martin; Michael R. Volpatt; David C. Wooll
; David B. Featherstone; Daniel F. Boehlke; and Chin Yang Pang
I (We) _____ the owner(s) of that
certain real property situated in the City and County of San Francisco, State of California more
particularly described as follows:

(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)

BEING ASSESSOR'S BLOCK: 2766; LOT: 027,

COMMONLY KNOWN AS: 4317 21st Street

hereby give notice that there are special restrictions on the use of said property under Part II,
Chapter II of the San Francisco Municipal Code (Planning Code).

Said Restrictions consist of conditions attached to the approval of Condominium Conversion
Application No. 2013.1373Q by the Planning Department as a referral from the Department of
Public Works, Bureau of Street-Use and Mapping, Project ID: 7746.

The tentative map filed with the present application indicates that the subject building at 188-194
Noe Street is a six-unit building located in a RH-2 (Residential, House, Two-Family) Zoning
District. Within the RH-2 Zoning District, a maximum of two dwelling units can be considered
legal and conforming to the Planning Code. The remaining four units must be considered a legal,
nonconforming dwelling unit.

The restrictions and conditions of which notice is hereby given are:

1. That four of the six dwelling units shall be designated as nonconforming dwelling units
if and when any future expansion occurs. Section 181 of the Planning Code provides
that a nonconforming use, and any structure occupied by such a use shall not be
enlarged, intensified, extended or moved to another location, unless the result will be

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

the elimination of the non-conforming use with exceptions outlined under Section 181(b) of the Code.

- 2. That the remaining two dwelling units shall remain legal and conforming, subject to all of the restrictions of the Code, and any other applicable City Codes. In case of conflict, the more restrictive City Code shall apply.
- 3. Minor modifications as determined by the Zoning Administrator may be permitted.
- 4. The property owner(s) shall record a copy of these conditions with the Office of the Recorder of the City and County of San Francisco as part of the property records for the block and lot identified above.

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco.

Dated: 2/19/2014 at San Francisco, California.

Unit 1

(Owner's Signature)

Unit 2

(Owner's Signature)

Unit 3 David C. Wooll David C. Wooll

(Owner's Signature)

Unit 4 David B. Featherstone David B. Featherstone

(Owner's Signature)

Unit 5 Daniel F. Boehlke Daniel F. Boehlke

(Owner's Signature)

Unit 6 Chin Yang Pang Chin Yang Pang

(Owner's Signature)

(Agent's Signature)

This signature(s) must be acknowledged by a notary public before recordation; add Notary Public Certification and Official Notarial Seal.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

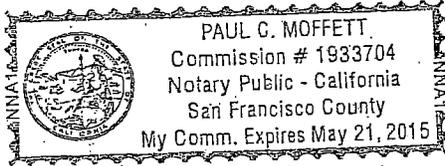
State of California

County of San Francisco

On Feb. 19, 2014 before me, Paul C. Moffett, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared David C. Wooll, David B. Featherstone,
Names of Signer(s)
Daniel F. Boehlke & Chin Y. Pang

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 Paul C. Moffett
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document Notice of Special Restrictions

Title or Type of Document: Under the Planning Code

Document Date: 2/19/14 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

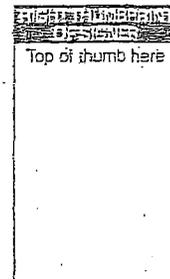
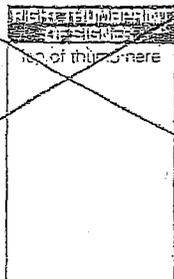
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

~~the elimination of the non-conforming use with exceptions outlined under Section 181(b)~~
of the Code.

2. That the remaining two dwelling units shall remain legal and conforming, subject to all of the restrictions of the Code, and any other applicable City Codes. In case of conflict, the more restrictive City Code shall apply.
3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The property owner(s) shall record a copy of these conditions with the Office of the Recorder of the City and County of San Francisco as part of the property records for the block and lot identified above.

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco.

Dated: 2/20/2014 at San Francisco, California.

Unit 1

(Owner's Signature)

Unit 2

(Owner's Signature)

Michael R. Volpatt

Unit 3

(Owner's Signature)

Unit 4

(Owner's Signature)

Unit 5

(Owner's Signature)

Unit 6

(Owner's Signature)

(Agent's Signature)

This signature(s) must be acknowledged by a notary public before recordation; add Notary Public Certification and Official Notarial Seal.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

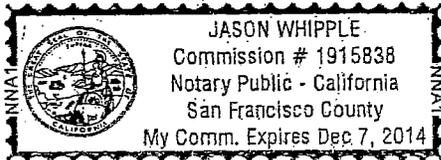
State of California

County of San Francisco

On February 20, 2014 before me, Jason Whipple, Notary Public

personally appeared Michael R. Volpatt

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: [Handwritten Signature]

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Document Date: Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Signer's Name:

Corporate Officer - Title(s): Corporate Officer - Title(s):

Individual Individual

Partner - Limited General Partner - Limited General

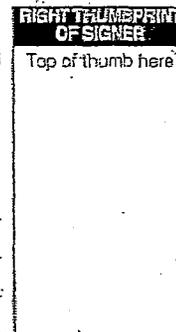
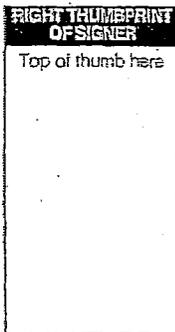
Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: Other:

Signer Is Representing: Signer Is Representing:



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

the elimination of the non-conforming use with exceptions outlined under Section 181(b) of the Code.

- 2. That the remaining two dwelling units shall remain legal and conforming, subject to all of the restrictions of the Code, and any other applicable City Codes. In case of conflict, the more restrictive City Code shall apply.
- 3. Minor modifications as determined by the Zoning Administrator may be permitted.
- 4. The property owner(s) shall record a copy of these conditions with the Office of the Recorder of the City and County of San Francisco as part of the property records for the block and lot identified above.

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco.

Dated: 5 March 2014 at San Francisco, California.

Unit 1 M. Martin  Pierre Martin
(Owner's Signature) Mila Martin

Unit 2 _____
(Owner's Signature)

Unit 3 _____
(Owner's Signature)

Unit 4 _____
(Owner's Signature)

Unit 5 _____
(Owner's Signature)

Unit 6 _____
(Owner's Signature)

(Agent's Signature)

This signature(s) must be acknowledged by a notary public before recordation; add Notary Public Certification and Official Notarial Seal.

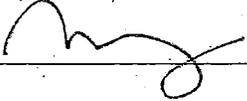
State of California

County of San Francisco

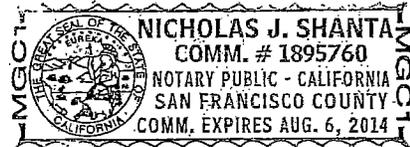
On 5th day of March, 2014 before me, Nicholas J. Shanta a Notary Public, personally appeared Pierre Martin and Mila Martin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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: 

Name: Nicholas J. Shanta
(typed or printed)



(Seal)

EXHIBIT A

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

Portion of Lot 2, Block 4, Noe Garden Homestead Union, as per Map filed August 2, 1869, in Book "C" and "D" of Maps, Page 137, in the Office of the Recorder of the City and County of San Francisco, State of California, described as follows:

Beginning at a point on the Southerly line of 21st Street, distant thereon 137 feet, 3 inches Westerly from the Westerly line of Douglass Street; running thence Westerly along said line of 21st Street 25 feet, 6 inches to the Easterly line of the Property now or formerly belonging to Dirk Visser, et ux; thence Southerly along said Easterly line 120 feet, more or less, to the Northerly line of Lot 3 in said Block 4; thence Easterly along the Northerly line of said Lot 3, a distance of 25 feet, 6 inches, more or less, to the intersection of a line drawn Southerly and parallel with the Westerly line of Douglass Street from the point of beginning; thence Northerly along the line so drawn 120 feet, more or less, to the point of beginning.

Assessor's Lot 027; Block 2766



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. 2766 Lot No. 027

Address: 4317 21st St.

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


José Cisneros

Tax Collector

Dated this 28th day of May 2014

BOARD OF SUPERVISORS' APPROVAL:

ON 20 2014 THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, APPROVED AND PASSED MOTION NO. 182744 A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. _____

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 CONTROLLER OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS 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 _____ 2014

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, DO HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. 182744 ADOPTED 20 APPROVED THIS MAP ENTITLED "FINAL MAP 7746," IN TESTIMONY WHEREOF, I HAVE HERELUNTO 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

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY

BY: _____
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

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 DAVID WOOLL IN AUGUST OF 2013. 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.



DATE: JUNE 5, 2014

RICHARD L. LANGFORD, P.L.S. 6895
LICENSE EXPIRATION DATE: JUNE 30, 2015

APPROVALS:

THIS MAP IS APPROVED THIS 2ND DAY OF JULY 2014
BY ORDER NO. 182744

BY: _____ DATE: _____
MOHAMMED NURU
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

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 ORDINANCES APPLICABLE AT THE TIME OF THE 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

DATE: JULY 2, 2014

BRUCE R. STORRS PLS 8914

OWNERS' STATEMENT:

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF THE REAL PROPERTY SUBDIVIDED AND SHOWN ON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED "FINAL MAP 7746." IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS: _____
DANIEL F. BOEHLKE

DAVID C. WOOLL, TRUSTEE OF THE WOOLL FAMILY TRUST ESTABLISHED MAY 4, 2007

MARGARET C. WOOLL, TRUSTEE OF THE WOOLL FAMILY TRUST ESTABLISHED MAY 4, 2007

CHIN YANG PANG

DAVID B. FEATHERSTONE

MICHAEL R. VOLPATT

PIERRE J. MARTIN, TRUSTEE OF THE PIERRE J. MARTIN AND MILA MARTIN 1991 REVOCABLE LIVING TRUST

MILA MARTIN, TRUSTEE OF THE PIERRE J. MARTIN AND MILA MARTIN 1991 REVOCABLE LIVING TRUST

TRUSTEE/BENEFICIARY: _____
SIGNED: Bank of Marin
Jherri Henderson Bank of Marin
PRINTED NAME Senior Vice President TITLE & COMPANY

TRUSTEE/BENEFICIARY: _____
SIGNED: NCB
Janet E. Cupp AVP Perisist Underwriter
PRINTED NAME TITLE & COMPANY

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____ 2014 AT _____ M. IN BOOK _____ OF CONDOMINIUM MAPS, AT PAGES _____ AT THE REQUEST OF RICHARD L. LANGFORD, P.L.S.

SIGNED: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 7746

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED RECORDED JANUARY 3, 2013 ON REEL K805 AT IMAGE 0196 IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
APRIL 2014

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (510) 530-5200
JOB#213-2368 DRAWING-23689721.DWG

SHEET
1 OF 4

ASSESSOR'S BLOCK 2766 LOT 27, 4317 21ST STREET

OWNER'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Francisco
ON May 10, 2014
BEFORE ME, Paul C. Moffett, NOTARY PUBLIC,
PERSONALLY APPEARED DANIEL F. BOERLKE
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
SIGNATURE Paul C. Moffett
PRINTED NAME Paul C. Moffett
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES May 15, 2015
COMMISSION NUMBER 1433704 (SEAL OPTIONAL IF COMPLETED)

OWNER'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Francisco
ON May 10, 2014
BEFORE ME, Paul C. Moffett, NOTARY PUBLIC,
PERSONALLY APPEARED DANIEL F. BOERLKE
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
SIGNATURE Paul C. Moffett
PRINTED NAME Paul C. Moffett
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES May 15, 2015
COMMISSION NUMBER 1433704 (SEAL OPTIONAL IF COMPLETED)

OWNER'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Francisco
ON May 10, 2014
BEFORE ME, Paul C. Moffett, NOTARY PUBLIC,
PERSONALLY APPEARED MARGARET C. WOOLL
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
SIGNATURE Paul C. Moffett
PRINTED NAME Paul C. Moffett
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES May 15, 2015
COMMISSION NUMBER 1433704 (SEAL OPTIONAL IF COMPLETED)

OWNER'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Francisco
ON May 10, 2014
BEFORE ME, Paul C. Moffett, NOTARY PUBLIC,
PERSONALLY APPEARED CHIN YANG PANG
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
SIGNATURE Paul C. Moffett
PRINTED NAME Paul C. Moffett
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES May 15, 2015
COMMISSION NUMBER 1433704 (SEAL OPTIONAL IF COMPLETED)

OWNER'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Francisco
ON April 25, 2014
BEFORE ME, Jason Whipple, NOTARY PUBLIC,
PERSONALLY APPEARED DAVID B. FEATHERSTONE
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
SIGNATURE Jason Whipple
PRINTED NAME Jason Whipple
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES 12/7/2014
COMMISSION NUMBER 1415838 (SEAL OPTIONAL IF COMPLETED)

FINAL MAP 7746

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED
RECORDED JANUARY 3, 2013 ON REEL 4805 AT IMAGE 0196
IN THE OFFICIAL RECORDS OF THE
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
APRIL 2014

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (510) 530-5200
JOB #13-2569 DRAWING-2369STL.DWG

SHEET
2 OF 4

ASSESSOR'S BLOCK 2766 LOT 27, 4317 21ST STREET

3468

OWNER'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Francisco
ON April 29, 2014
BEFORE ME, Jason Whipple, NOTARY PUBLIC,
PERSONALLY APPEARED MICHAEL R. VOLPATT
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
SIGNATURE [Signature]
PRINTED NAME Jason Whipple
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES 12/7/2014
COMMISSION NUMBER 1915838 (SEAL OPTIONAL IF COMPLETED)

OWNER'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Francisco
ON May 1, 2014
BEFORE ME, Nicholas J. Shantha, NOTARY PUBLIC,
PERSONALLY APPEARED PIERRE J. MARTIN
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
SIGNATURE [Signature]
PRINTED NAME Nicholas J. Shantha
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES 9-10-2014
COMMISSION NUMBER 1845760 (SEAL OPTIONAL IF COMPLETED)

OWNER'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Francisco
ON May 1, 2014
BEFORE ME, Nicholas J. Shantha, NOTARY PUBLIC,
PERSONALLY APPEARED MILA MARTIN
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
SIGNATURE [Signature]
PRINTED NAME Nicholas J. Shantha
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES 9-10-2014
COMMISSION NUMBER 1845760 (SEAL OPTIONAL IF COMPLETED)

TRUSTEE/BENEFICIARY'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF Marin
ON May 19, 2014
BEFORE ME, Steven T. Flores, NOTARY PUBLIC,
PERSONALLY APPEARED Sherril Handwerker
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
SIGNATURE [Signature]
PRINTED NAME Steven T. Flores
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS Marin
COMMISSION EXPIRES June 6, 2017
COMMISSION NUMBER 2027616 (SEAL OPTIONAL IF COMPLETED)

TRUSTEE/BENEFICIARY'S ACKNOWLEDGMENT:

STATE OF CA
COUNTY OF Highland
ON May 20, 2014
BEFORE ME, Nancy E. Green, NOTARY PUBLIC,
PERSONALLY APPEARED Janet E. Papp Janet E. Papp
Nancy E. Green
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
SIGNATURE [Signature]
PRINTED NAME Nancy E. Green
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS Highland
COMMISSION EXPIRES April 2, 2017
COMMISSION NUMBER 2011-RE-305835 (SEAL OPTIONAL IF COMPLETED)

FINAL MAP 7746

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED
RECORDED JANUARY 3, 2013 ON REEL K805 AT IMAGE 0198
IN THE OFFICIAL RECORDS OF THE
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
APRIL 2014

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (916) 530-5200
300 #13-2568 DRAWING-13059121.DWG

SHEET
3 OF 4

ASSESSOR'S BLOCK 2766 LOT 27, 4317 21ST STREET

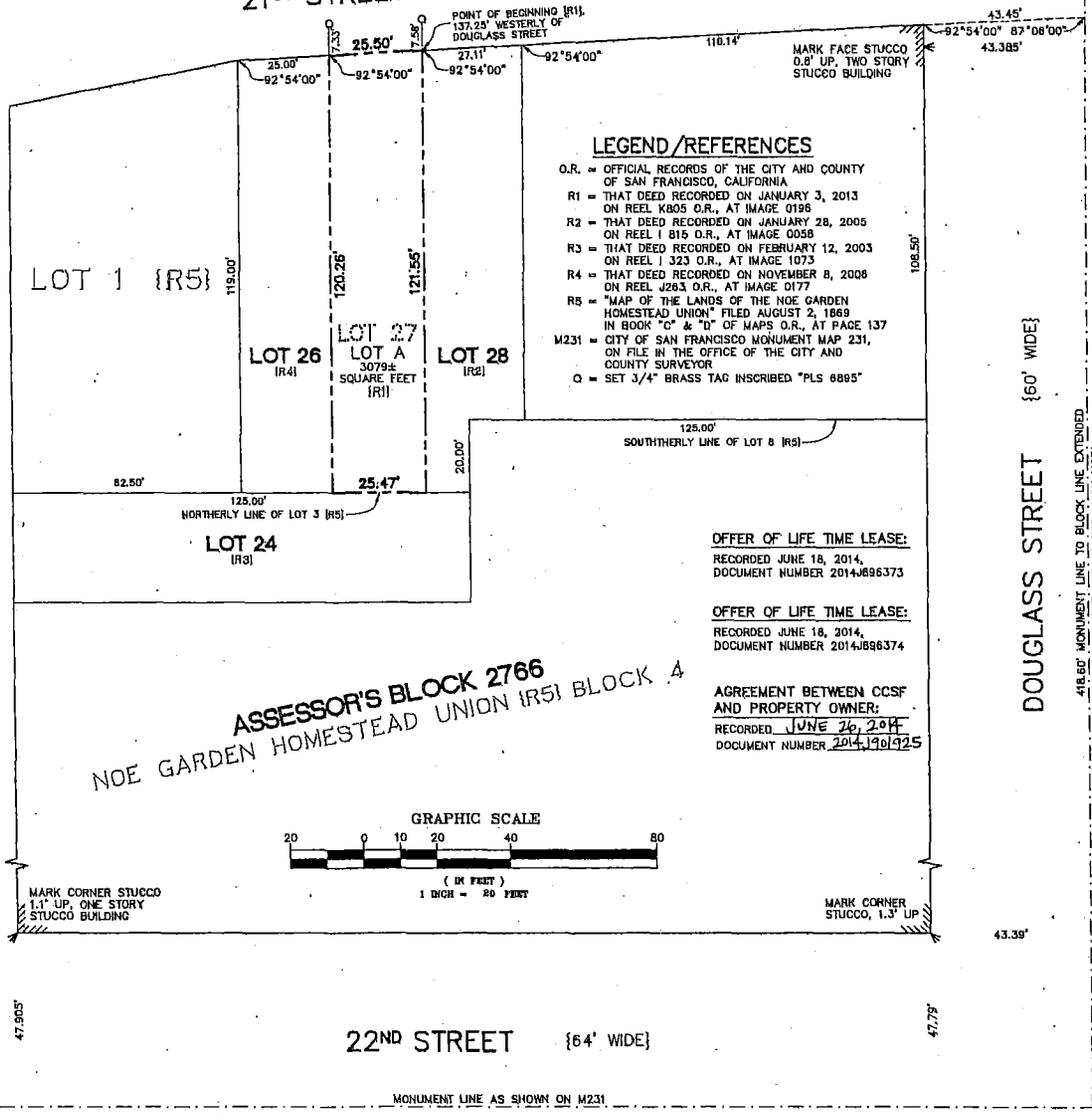
3469

21ST STREET {WIDTH VARIES}

WORTH STREET {60' WIDE}

DOUGLASS STREET {60' WIDE}

22ND STREET {64' WIDE}



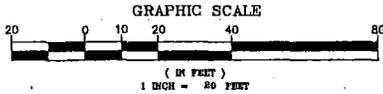
LEGEND/REFERENCES

- O.R. = OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
- R1 = THAT DEED RECORDED ON JANUARY 3, 2013 ON REEL K805 O.R., AT IMAGE 0196
- R2 = THAT DEED RECORDED ON JANUARY 28, 2005 ON REEL I 815 O.R., AT IMAGE 0058
- R3 = THAT DEED RECORDED ON FEBRUARY 12, 2003 ON REEL I 323 O.R., AT IMAGE 1073
- R4 = THAT DEED RECORDED ON NOVEMBER 8, 2008 ON REEL J263 O.R., AT IMAGE 0177
- R5 = "MAP OF THE LANDS OF THE NOE GARDEN HOMESTEAD UNION" FILED AUGUST 2, 1869 IN BOOK "C" & "D" OF MAPS O.R., AT PAGE 137
- M231 = CITY OF SAN FRANCISCO MONUMENT MAP 231, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
- = SET 3/4" BRASS TAD INSCRIBED "PLS 0895"

OFFER OF LIFE TIME LEASE:
RECORDED JUNE 18, 2014,
DOCUMENT NUMBER 2014J896373

OFFER OF LIFE TIME LEASE:
RECORDED JUNE 18, 2014,
DOCUMENT NUMBER 2014J896374

AGREEMENT BETWEEN CCSF AND PROPERTY OWNER:
RECORDED JUNE 20, 2014
DOCUMENT NUMBER 2014J961925



NOTES:

1. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
2. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
3. THE DISTANCES SHOWN FROM MONUMENT LINES TO RIGHT-OF-WAY LINES REPRESENT A BOUNDARY SOLUTION BASED ON THE ANALYSIS OF BOUNDARY EVIDENCE INCLUDING A REVIEW OF DOCUMENTS AND FIELD MEASUREMENTS TO MONUMENTS AND IMPROVEMENTS.

- () = RECORD/FILED INFORMATION FOUND TO BE IN DISCREPANCY WITH MEASURED VALUES. ALL OTHER ANGLES AND DISTANCES SHOWN HEREON HAVE BEEN VERIFIED BY MEASUREMENTS IN THE FIELD AND ARE NOT FOUND TO BE IN DISCREPANCY WITH RELEVANT RECORD INFORMATION.
- [] = RECORD/FILED INFORMATION SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION SHOWN FOR REFERENCE.

NOTE: 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 PARCEL NUMBER
1	33
2	34
3	35
4	36
5	37
6	38

GENERAL NOTES:

- A. THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4205. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF SIX DWELLING 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 OBLIGATIONS IMPOSED ON PROPERTY OWNERS FROM A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.
- D. IN THE EVENT THE AREAS IDENTIFIED IN (C) (i) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO, IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.
- E. APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY 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 21ST STREET ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).
- G. ENCROACHMENT FROM/ONTO ADJOINING PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE THEREFROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

FINAL MAP 7746

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED
RECORDED JANUARY 3, 2013 ON REEL K805 AT IMAGE 0196
IN THE OFFICIAL RECORDS OF THE
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
APRIL 2014

LANGFORD LAND SURVEYING
24 PRESTON COURT
LIVERMORE, CA 94551
PHONE (510) 530-5200
JOB# 13-2308 DRAWING-2308R721.DWG

SHEET
4 OF 4

ASSESSOR'S BLOCK 2766 LOT 27, 4317 21ST STREET

3470