

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 544-5227

## MEMORANDUM

Date: June 28, 2021  
To: Joaquin Torres, Assessor-Recorder  
From: *for* Angela Calvillo, Clerk of the Board  
Subject: Final Map No. 10544 - 1523-1525 Franklin Street

On June 22, 2021, the Board of Supervisors approved Map 10544; the certification is below. Additionally, I have attached the Tax Statement, stating there are no liens against this subdivision or any part thereof for unpaid state, county, municipal or local taxes, or special assessments collected as taxes.

### FINAL MAP No. 10544

A 7 UNIT RESIDENTIAL AND 1 COMMERCIAL  
MIXED-USE CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY  
DESCRIBED IN THAT CERTAIN GRANT DEED  
RECORDED MARCH 8, 2016 AS DOCUMENT  
NUMBER 2016-K212419-00, OFFICIAL RECORDS.

BEING A PORTION OF WESTERN ADDITION  
BLOCK NO. 127

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA  
NOVEMBER, 2020

### 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. M21-096 ADOPTED  
June 22, 2021, APPROVED THIS MAP ENTITLED  
"FINAL MAP 10544".

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

BY: *Alisa Omeria* DATE: June 28, 2021  
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: 28th DAY OF June, 2021

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

### BOARD OF SUPERVISOR'S APPROVAL

ON June 22, 2021, THE BOARD OF SUPERVISOR'S  
OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED  
AND PASSED MOTION NO. M21-096, A COPY OF WHICH IS ON FILE IN  
THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. 210715.

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

1 [Final Map No. 10544 - 1523-1525 Franklin Street]

2

3 **Motion approving Final Map No. 10544, a seven residential unit and one commercial**  
4 **unit, mixed-use condominium project, located at 1523-1525 Franklin Street, being a**  
5 **subdivision of Assessor’s Parcel Block No. 0665, Lot No. 005, and adopting findings**  
6 **pursuant to the General Plan, and the eight priority policies of Planning Code, Section**  
7 **101.1.**

8

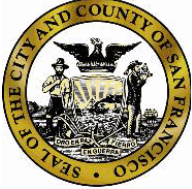
9           MOVED, That the certain map entitled “FINAL MAP No. 10544”, a seven residential  
10 unit and one commercial unit, mixed-use condominium project, located at 1523-1525 Franklin  
11 Street, being a subdivision of Assessor’s Parcel Block No. 0665, Lot No. 005, comprising  
12 three sheets, approved May 27, 2021, by Department of Public Works Order No. 204833 is  
13 hereby approved and said map is adopted as an Official Final Map No. 10544; and, be it

14           FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
15 and incorporates by reference herein as though fully set forth the findings made by the  
16 Planning Department, by its letter dated June 3, 2020, that the proposed subdivision is  
17 consistent with the General Plan, and the eight priority policies of Planning Code, Section  
18 101.1; and, be it

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

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





# City and County of San Francisco

## Tails

### Motion: M21-096

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

**File Number:** 210715

**Date Passed:** June 22, 2021

Motion approving Final Map No. 10544, a seven residential unit and one commercial unit, mixed-use condominium project, located at 1523-1525 Franklin Street, being a subdivision of Assessor's Parcel Block No. 0665, Lot No. 005, and adopting findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

June 22, 2021 Board of Supervisors - APPROVED

Ayes: 11 - Chan, Haney, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 210715

**I hereby certify that the foregoing Motion was APPROVED on 6/22/2021 by the Board of Supervisors of the City and County of San Francisco.**

A handwritten signature in blue ink, reading "Angela Calvillo", written over a horizontal line.

**Angela Calvillo**  
Clerk of the Board

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: 28th DAY OF June, 20 21

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. M21-096 ADOPTED June 22, 2021, APPROVED THIS MAP ENTITLED "FINAL MAP 10544".

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

BY: Signed in counterpart DATE: June 28, 2021  
CLERK OF THE BOARD OF SUPERVISORS  
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 ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE 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.

JAMES M. RYAN, CITY AND COUNTY SURVEYOR

CITY AND COUNTY OF SAN FRANCISCO

BY: James M. Ryan

DATE: 5-26-2021



APPROVALS

THIS MAP IS APPROVED THIS 27th DAY OF May, 20 21  
BY ORDER NO. 204833

BY: Alaric Degrafinried DATE: June 4, 2021

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

BOARD OF SUPERVISOR'S APPROVAL

ON June 22, 2021, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M21-096, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. 210715

APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY

BY: Dennis J. Herrera  
DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

RECORDER'S STATEMENT

FILED THIS DAY OF, 20  
AT M. IN BOOK OF FINAL MAPS AT PAGES  
AT THE REQUEST OF WESTOVER SURVEYING, INC.  
COUNTY RECORDER

SIGNED

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 THE OWNERS SHOWN HEREON ON MARCH 23, 2017. 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 MARCH 31, 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: Daniel J. Westover

DANIEL J. WESTOVER, L.S. 7779

DATE: 11/16/2020



**FINAL MAP No. 10544**

A 7 UNIT RESIDENTIAL AND 1 COMMERCIAL MIXED-USE CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MARCH 8, 2016 AS DOCUMENT NUMBER 2016-K212419-00, OFFICIAL RECORDS.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 127

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA  
NOVEMBER, 2020



336 CLAREMONT BLVD. STE 1  
SAN FRANCISCO, CA 94127  
(415) 242-5400  
www.westoversurveying.com



**OWNER'S STATEMENT**

THE UNDERSIGNED OWNERS ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST TO THE CONSENT, TO THE PREPARATION AND THE FILING OF THIS MAP COMPRISING OF THREE (3) SHEETS. BY OUR SIGNATURES HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER: 303 AUSTIN STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]  
HYUN SEAN SULLIVAN, MANAGER

**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 Nov 30, 2020 BEFORE ME, P.G. Cuellar

A NOTARY PUBLIC, PERSONALLY APPEARED HYUN SEAN SULLIVAN-

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE /THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:  
SIGNATURE [Signature]

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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2261795

MY COMMISSION EXPIRES: 11.4.22

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SF

**BENEFICIARY**

PREFERRED BANK

SIGNED: [Signature]  
PRINT NAME: Alice HUANG TITLE: EVP

**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 11-20-2020 BEFORE ME, DORA LAU

A NOTARY PUBLIC, PERSONALLY APPEARED ALICE HUANG

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE /THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE [Signature]

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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2285673

MY COMMISSION EXPIRES: MAY 16, 2023

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO



**CONDOMINIUM 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 of seven (7) residential condominium units and one (1) commercial condominium 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 Austin and Franklin 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.

**FINAL MAP No. 10544**

A 7 UNIT RESIDENTIAL AND 1 COMMERCIAL MIXED-USE CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MARCH 8, 2016 AS DOCUMENT NUMBER 2016-K212419-00, OFFICIAL RECORDS.

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NOVEMBER, 2020



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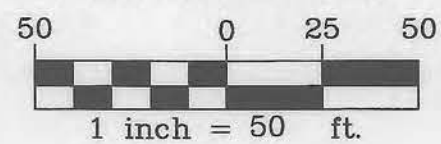
SHEET 2 OF 3 SHEETS

APN 0665-005

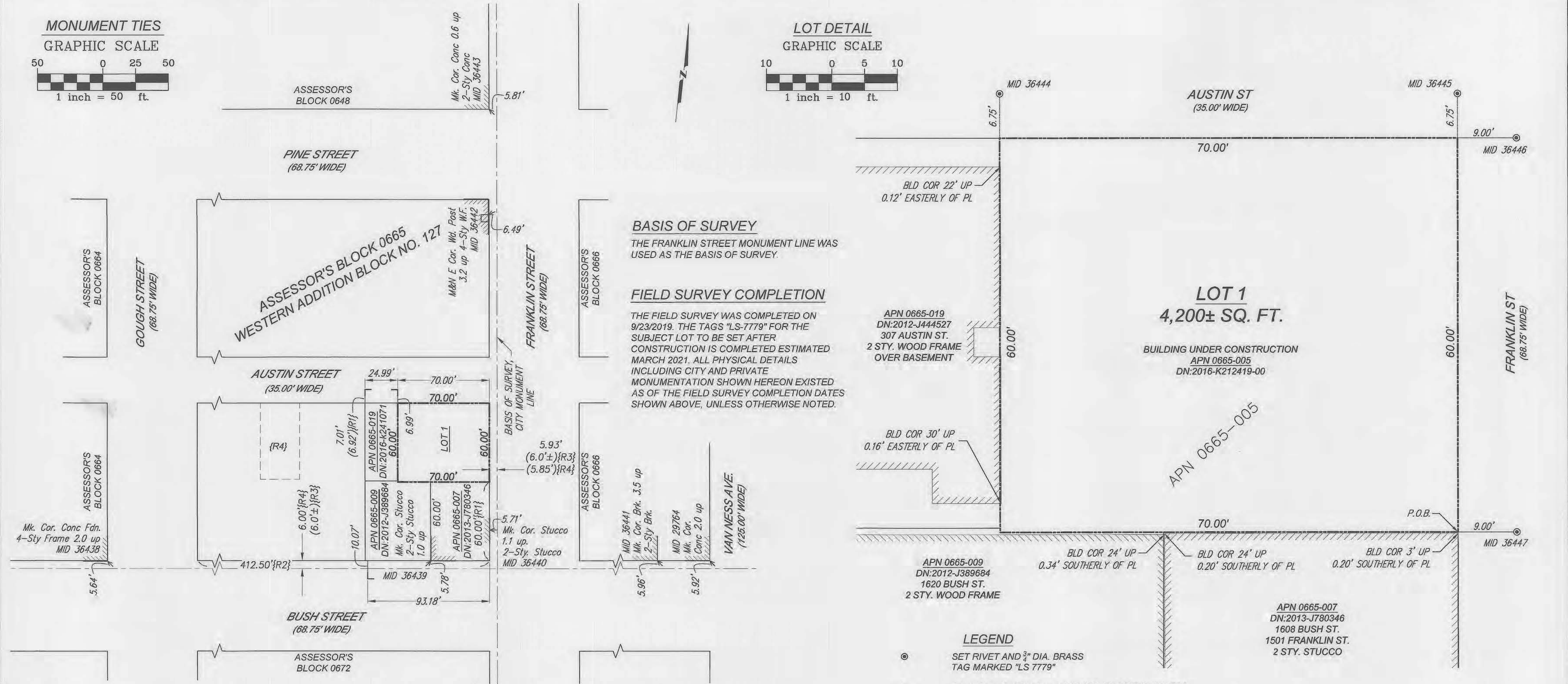
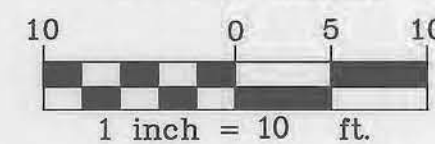
1523-1525 FRANKLIN STREET



**MONUMENT TIES**  
**GRAPHIC SCALE**



**LOT DETAIL**  
**GRAPHIC SCALE**



**BASIS OF SURVEY**

THE FRANKLIN STREET MONUMENT LINE WAS USED AS THE BASIS OF SURVEY.

**FIELD SURVEY COMPLETION**

THE FIELD SURVEY WAS COMPLETED ON 9/23/2019. THE TAGS "LS-7779" FOR THE SUBJECT LOT TO BE SET AFTER CONSTRUCTION IS COMPLETED ESTIMATED MARCH 2021. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATES SHOWN ABOVE, UNLESS OTHERWISE NOTED.

**LEGEND**

- SET RIVET AND 3/4" DIA. BRASS TAG MARKED "LS 7779"
- ┌ FOUND "L" CUT IN CURB, UNKNOWN ORIGIN UNLESS OTHERWISE NOTED
- PROPERTY LINE PER {R1}
- - - REFERENCE LINES (NOT SURVEYED)
- - - MONUMENT LINE PER {R2}
- MEASUREMENT TIE LINE
- ( ) RECORD MEASUREMENT WHEN DIFFERENT THAN MEASURED ON THIS SURVEY
- { } REFERENCE ID
- APN ASSESSOR'S PARCEL NUMBER
- DN: DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- RO, CCSF RECORDER'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO
- SO, CCSF SURVEYOR'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO
- BLD BUILDING
- PL PROPERTY LINE
- ▨ BUILDING FOOTPRINT

**GENERAL NOTES**

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
3. ALL MEASURED VALUES ARE EQUAL TO RECORD VALUES SHOWN ON REFERENCES UNLESS OTHERWISE NOTED.
4. ALL NAILS AND TAGS SHOWN ON REFERENCES WERE SEARCHED FOR AND IF THEY ARE NOT SHOWN ON THIS MAP THEY WERE NOT FOUND.
5. DIMENSIONS FROM PROPERTY LINES TO BUILDING CORNERS ARE FOR INFORMATIONAL PURPOSES.
6. BUILDING TIES SHOWN ON THIS SURVEY WERE LOCATED AT 5'± UP, UNLESS OTHERWISE STATED.

**REFERENCES**

THE FOLLOWING DOCUMENTS AND MAPS WERE REVIEWED AND CONSIDERED ON THIS SURVEY.

- {R1} GRANT DEED RECORDED MARCH 8, 2016 AS DN: 2016-K212419-00 RO, CCSF
- {R2} HISTORICAL BLOCK DIAGRAM 0665a AND 0665b, SO, CCSF
- {R3} MONUMENT MAP NO. 17 AND NO. 24, SO, CCSF
- {R4} PARCEL MAP FILED FEBRUARY 18, 2009 IN BOOK 108 CM 220-221, RO, CCSF

THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN BELOW ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
CU 101	0665-039
UNIT 201	0665-040
UNIT 301	0665-041
UNIT 401	0665-042
UNIT 501	0665-043
UNIT 601	0665-044
UNIT 701	0665-045
UNIT 801	0665-046

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BEING A PORTION OF WESTERN ADDITION BLOCK NO. 127

CITY AND COUNTY OF SAN FRANCISCO SCALE: AS SHOWN CALIFORNIA NOVEMBER, 2020



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