

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. 544-5227

MEMORANDUM

Date: November 2, 2020
To: Carmen Chu, Assessor-Recorder
Copy to the File
From: *ACC* Angela Calvillo, Clerk of the Board
Subject: Final Map 9295 - 333-12th Street

On October 20, 2020, the Board of Supervisors approved Map 9295; 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 9295

A 200 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING A MERGER AND TWO LOT SUBDIVISION OF PARCELS ONE THROUGH SEVEN AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JANUARY 6, 2017 AS DOCUMENT NO. 2017-K392462, SAN FRANCISCO COUNTY RECORDS; ALSO BEING A PORTION OF MISSION BLOCK NO. 9.

CITY AND COUNTY OF SAN FRANCISCO
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. M20-155 ADOPTED October 20, 2020, APPROVED THIS MAP ENTITLED, "FINAL MAP 9295".

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

BY: *Angela Calvillo* DATE: 11/2/2020
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 THIS: 2nd DAY OF November, 2020.

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

BOARD OF SUPERVISOR'S APPROVAL

ON October 20, 2020, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M20-155, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. 201166.

Final Map 9295 - 333-12th Street
November 2, 2020
Page 2

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

1 [Final Map 9295 - 333-12th Street]

2

3 **Motion approving Final Map No. 9295, a 200 residential unit condominium project,**
4 **located at 333-12th Street, being a merger and two lot subdivision of Assessor’s Parcel**
5 **Block No. 3521, Lot Nos. 022 and 055; and adopting findings pursuant to the General**
6 **Plan, and the eight priority policies of Planning Code, Section 101.1.**

7

8 MOVED, That the certain map entitled “FINAL MAP 9295”, a 200 residential unit
9 condominium project, located at 333-12th Street, being a merger and two lot subdivision of
10 Assessor’s Parcel Block No. 3521, Lot Nos. 022 and 055, comprising four sheets, approved
11 August 24, 2020, by Department of Public Works Order No. 203513, is hereby approved and
12 said map is adopted as an Official Final Map 9295; 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 November 17, 2017, 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



City and County of San Francisco

Tails

Motion: M20-155

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

File Number: 201166

Date Passed: October 20, 2020

Motion approving Final Map No. 9295, a 200 residential unit condominium project, located at 333-12th Street, being a merger and two lot subdivision of Assessor's Parcel Block No. 3521, Lot Nos. 022 and 055; and adopting findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

October 20, 2020 Board of Supervisors - APPROVED

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

File No. 201166

I hereby certify that the foregoing Motion was APPROVED on 10/20/2020 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 CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN ENCLOSED WITHIN THE BOUNDARY LINES UPON THIS MAP AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP ENTITLED "FINAL MAP 9295".

CITY GARDENS 333 LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: Zac Shore aka Zachary Shore
TITLE: 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 August 27, 2019 BEFORE ME
Kyle Devin Eisenberg, Notary Public PERSONALLY
APPEARED ZACHARY SHORE

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 CA COMMISSION NO.: 2258120

MY COMMISSION EXPIRES: 05/10/2022
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

BENEFICIARY'S STATEMENT

THE UNDERSIGNED, AS BENEFICIARY UNDER THE DEED OF TRUST RECORDED APRIL 11, 2018, INSTRUMENT NO. 2018-K599926 OF OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA, DOES HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP.

PACIFIC WESTERN BANK, A CALIFORNIA STATE-CHARTERED BANK

BY: [Signature]
NAME: KEVIN REES
TITLE: SVP PORTFOLIO MANAGER

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~~ ^{Maryland} }
COUNTY OF ~~Montgomery~~

ON September 6, 2019 BEFORE ME
Wanda Yvette Thomas, Notary Public PERSONALLY
APPEARED Kevin Rees, SVP Portfolio Manager

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.
Maryland MD
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: Wanda Yvette Thomas
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: _____
MY COMMISSION EXPIRES: May 30, 2020
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Prince George's

WANDA YVETTE THOMAS
Notary Public - State of Maryland
Prince George's County
My Commission Expires May 30, 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. M20-155 ADOPTED October 20, 2020, APPROVED THIS MAP ENTITLED, "FINAL MAP 9295".

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

BY: Signed in counterpart DATE: 11/2/20
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 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: SEPTEMBER 19 2019
BRUCE STORRS L.S. NO. 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 PANORAMIC INTERESTS IN FEBRUARY 2017. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE SEPTEMBER 2020, 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: [Signature] DATE: 8/22/19
JACQUELINE LUK, P.L.S. 8934



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 THIS: 2nd DAY OF November, 2020.

Signed in counterpart

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

APPROVALS

THIS MAP IS APPROVED THIS 24th DAY OF August, 2020
BY ORDER NO. 203513

BY: [Signature] DATE: October 1, 2020
MOHAMMED NURU-ALARIC DEGRAFINRIED
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY

BY: [Signature]
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL

ON October 20, 2020, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M20-155, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. 201166

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF FINAL MAPS, AT PAGE _____, AT THE REQUEST OF PANORAMIC INTERESTS.

SIGNED: _____
COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 9295

A 200 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING A MERGER AND TWO LOT SUBDIVISION OF PARCELS ONE THROUGH SEVEN AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JANUARY 6, 2017 AS DOCUMENT NO. 2017-K392462, SAN FRANCISCO COUNTY RECORDS; ALSO BEING A PORTION OF MISSION BLOCK NO. 9.

CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA
LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
AUGUST 2019

FINAL MAP CONDOMINIUM NOTES

1. 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 200 DWELLING UNITS.
2. 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.
3. 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
4. IN THE EVENT THE AREAS IDENTIFIED IN (3)(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.
5. 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.
6. BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER 12TH STREET OR NORFOLK 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).
7. 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 GENERAL NOTES

1. NOTICE OF SPECIAL RESTRICTIONS RECORDED MAY 15, 2017, INSTRUMENT NO. 2017-K450347 OF OFFICIAL RECORDS, UNDER THE CITY PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO UPON THE TERMS AND CONDITIONS CONTAINED THEREIN, AFFECT THE SUBJECT PROPERTY. THE RESTRICTIONS CONSIST OF CONDITIONS ATTACHED TO THE LARGE PROJECT AUTHORIZATION APPLICATION NO. 2015-004109CUA APPROVED BY THE PLANNING COMMISSION ON DECEMBER 8, 2016, AS SET FORTH IN PLANNING COMMISSION MOTION NO. 19818. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
2. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF USE RECORDED APRIL 24, 2018 AS DOCUMENT NO. 2018-K605103 OF OFFICIAL RECORDS, FOR MINOR SIDEWALK ENCROACHMENT PERMIT 17MSE-0519, FOR THE ENCROACHMENT OF A SHORING SYSTEM ON NORFOLK AND 12TH STREET WITH SOLDIER BEAMS SPACED APPROXIMATELY 8 FEET ON CENTER.
3. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SHORING, UNDERPINNING AND TIE-BACK AGREEMENT EXECUTED BY CITYSPACES 333 LLC, A DELAWARE LIMITED LIABILITY COMPANY AND N & B SOMA PROPERTIES, A CALIFORNIA LIMITED LIABILITY COMPANY, RECORDED APRIL 25, 2018 AS DOCUMENT NO. 2018-K607005 OF OFFICIAL RECORDS, WHICH PROVIDES FOR INSTALLATION OF SHORING ON THE ADJACENT PROPERTY COMMONLY KNOWN AS 305 12TH STREET.
4. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PERMANENT POST-CONSTRUCTION STORMWATER CONTROL MAINTENANCE AGREEMENT, EXECUTED BY SFPUC AND PANORAMIC INTERESTS, CITY GARDENS 333 LLC, RECORDED JUNE 15, 2018 AS DOCUMENT NO. 2018-K626597 OF OFFICIAL RECORDS, WHICH REQUIRES THE PROPERTY OWNER TO INSTALL AND MAINTAIN THE STORMWATER CONTROLS IN ACCORDANCE WITH THE SFPUC-APPROVED FINAL STORMWATER CONTROL PLAN.
5. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF USE LIMITATION RECORDED JULY 30, 2018 AS DOCUMENT NO. 2018-K646829 OF OFFICIAL RECORDS, REQUIRING OPENINGS IN THE BUILDING AT 333 12TH STREET TO BE CLOSED OFF OR PROTECTED IN THE EVENT THAT THE PROPERTY LOCATED AT 351 12TH STREET IS IMPROVED SUCH THAT THE OPENINGS NO LONGER COMPLY WITH BUILDING CODE.
6. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF USE RECORDED AUGUST 20, 2018 AS DOCUMENT NO. 2018-K657231 OF OFFICIAL RECORDS, WHICH GRANTS REVOCABLE PERMISSION FOR THE PLACEMENT OF A VAULT IN THE PUBLIC RIGHT-OF-WAY PER VAULT PERMIT 17V-0036.
7. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF USE RECORDED OCTOBER 15, 2018 AS DOCUMENT NO. 2018-K682894 OF OFFICIAL RECORDS, FOR MINOR SIDEWALK ENCROACHMENT PERMIT 17MSE-0346, FOR THE ENCROACHMENT OF NEW IRRIGATION LINES IN THE LANDSCAPED AREAS ON 12TH AND NORFOLK STREET, AND NEW LEANING RAILS IN THE SIDEWALK FURNISHING ZONE ON 12TH STREET.
8. NOTICE OF SPECIAL RESTRICTIONS RECORDED FEBRUARY 28, 2019, INSTRUMENT NO. 2019-K737863 OF OFFICIAL RECORDS, UNDER THE CITY PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO UPON THE TERMS AND CONDITIONS CONTAINED THEREIN, AFFECT THE SUBJECT PROPERTY. THE RESTRICTIONS CONSIST OF CONDITIONS ATTACHED TO THE LARGE PROJECT AUTHORIZATION APPLICATION NO. 2015-004109CUA APPROVED BY THE PLANNING COMMISSION ON DECEMBER 8, 2016, AS SET FORTH IN PLANNING COMMISSION MOTION NO. 19818, AND IDENTIFY THE SPECIFIC UNITS THAT HAVE BEEN DESIGNATED AS AFFORDABLE TO SATISFY THE INCLUSIONARY AFFORDABLE HOUSING REQUIREMENTS. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
9. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF USE RECORDED MARCH 25, 2019 AS DOCUMENT NO. 2019-K747018 OF OFFICIAL RECORDS, FOR MINOR SIDEWALK ENCROACHMENT PERMIT 18MSE-0801, FOR THE ENCROACHMENT OF A SEWER BACKWATER VALVE AND STANDARD UTILITY BOX ADJACENT TO THE PROPERTY LINE ON 12TH STREET AND FIRE SPRINKLER UNDERGROUND PIPING WITH FLEXTEND SETTLEMENT JOINT ON NORFOLK STREET.
10. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF USE RECORDED MARCH 25, 2019 AS DOCUMENT NO. 2019-K747019 OF OFFICIAL RECORDS, FOR SPECIAL SIDEWALK PERMIT 17SW-0026, FOR THE INSTALLATION OF PAVERS IN THE FURNISHING ZONE.
11. THIS PROJECT WILL INCLUDE A TOTAL OF 27 BELOW MARKET RATE RESIDENTIAL UNITS.

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

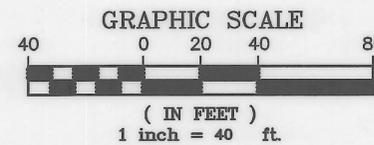
LOT	ASSESSOR PARCEL NUMBER
1	3521-095
2	3521-096

LOT	UNIT NO.	ASSESSOR PARCEL NUMBER
1	001 - 726	3521-097 THRU 296

FINAL MAP 9295

A 200 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING A MERGER AND TWO LOT SUBDIVISION OF PARCELS ONE THROUGH SEVEN AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JANUARY 6, 2017 AS DOCUMENT NO. 2017-K392462, SAN FRANCISCO COUNTY RECORDS; ALSO BEING A PORTION OF MISSION BLOCK NO. 9.

CITY AND COUNTY OF SAN FRANCISCO
 CALIFORNIA
 LUK AND ASSOCIATES
 738 ALFRED NOBEL DRIVE
 HERCULES, CALIFORNIA 94547
 AUGUST 2019



MAP NOTES

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. BASIS OF SURVEY IS THE MONUMENT LINE ON 12TH STREET BETWEEN HARRISON AND FOLSOM STREET AS SHOWN ON THE CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NO. 283, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
3. THIS SHEET SHOWS THE EXISTING PROPERTY LINES TO BE REMOVED AND RESUBDIVIDED. SEE SHEET 4 FOR NEW PROPERTY LINE DIMENSIONS.

LEGEND

	EXTERIOR BOUNDARY OF SUBJECT PARCEL
	EXISTING ASSESSOR'S PARCEL LINE
	EXISTING INTERIOR LOT LINE
	MONUMENT LINE
	ADJOINER LOT LINE
	RIGHT OF WAY LINE
	FACE OF CURB
	TIE LINE
	MEASURED DISTANCE
	RECORD DISTANCE PER RECORD REFERENCE MEAS.
	TOTAL
	ASSESSOR'S PARCEL NUMBER
	FOUND
	SEARCHED FOR, NOT FOUND
	0.04' NORTH OF PROPERTY LINE
	BUILDING CORNER
	DISTANCE FROM MONUMENT LINE TO MONUMENT LINE
	DISTANCE FROM MONUMENT TO MONUMENT
	FOUND MONUMENTS AS NOTED
	MONUMENTS SEARCHED FOR, NOT FOUND

RECORD REFERENCES

- (1) 72 CM 59-63, RECORDED 1/23/2002, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (2) 83 CM 4-6, RECORDED 9/29/2003, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (3) Y MAPS 42, RECORDED 4/10/1990, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (4) MONUMENT MAP NO. 283, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- (5) 49 CM 54-57, RECORDED 4/5/1996, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (6) 53 CM 164-169, RECORDED 7/14/1997, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (7) 42 PM 77-78, RECORDED 5/22/1995, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (8) 42 PM 23, RECORDED 2/1/1994, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (9) GRANT DEED, RECORDED 1/6/2017, DOCUMENT NO. 2017-K392462, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (10) 48 CM 54-57, RECORDED 12/26/1995, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (11) 39 CM 111-114, RECORDED 4/12/1993, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (12) 67 CM 101-106, RECORDED 4/20/2001, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (13) 32 PM 62, RECORDED 2/11/1986, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (14) AA MAPS 151, RECORDED 4/15/2004, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (15) 74 CM 114-116, RECORDED 6/11/2002, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (16) MONUMENT MAP NO. 260, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- (17) MONUMENT MAP NO. 284, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- (18) MAP OF A PORTION OF THE MISSION DISTRICT, APPROVED MAY 1914, ON FILE AS B-18, IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

FINAL MAP 9295

A 200 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING A MERGER AND TWO LOT SUBDIVISION OF PARCELS ONE THROUGH SEVEN AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JANUARY 6, 2017 AS DOCUMENT NO. 2017-K392462, SAN FRANCISCO COUNTY RECORDS; ALSO BEING A PORTION OF MISSION BLOCK NO. 9.

CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA

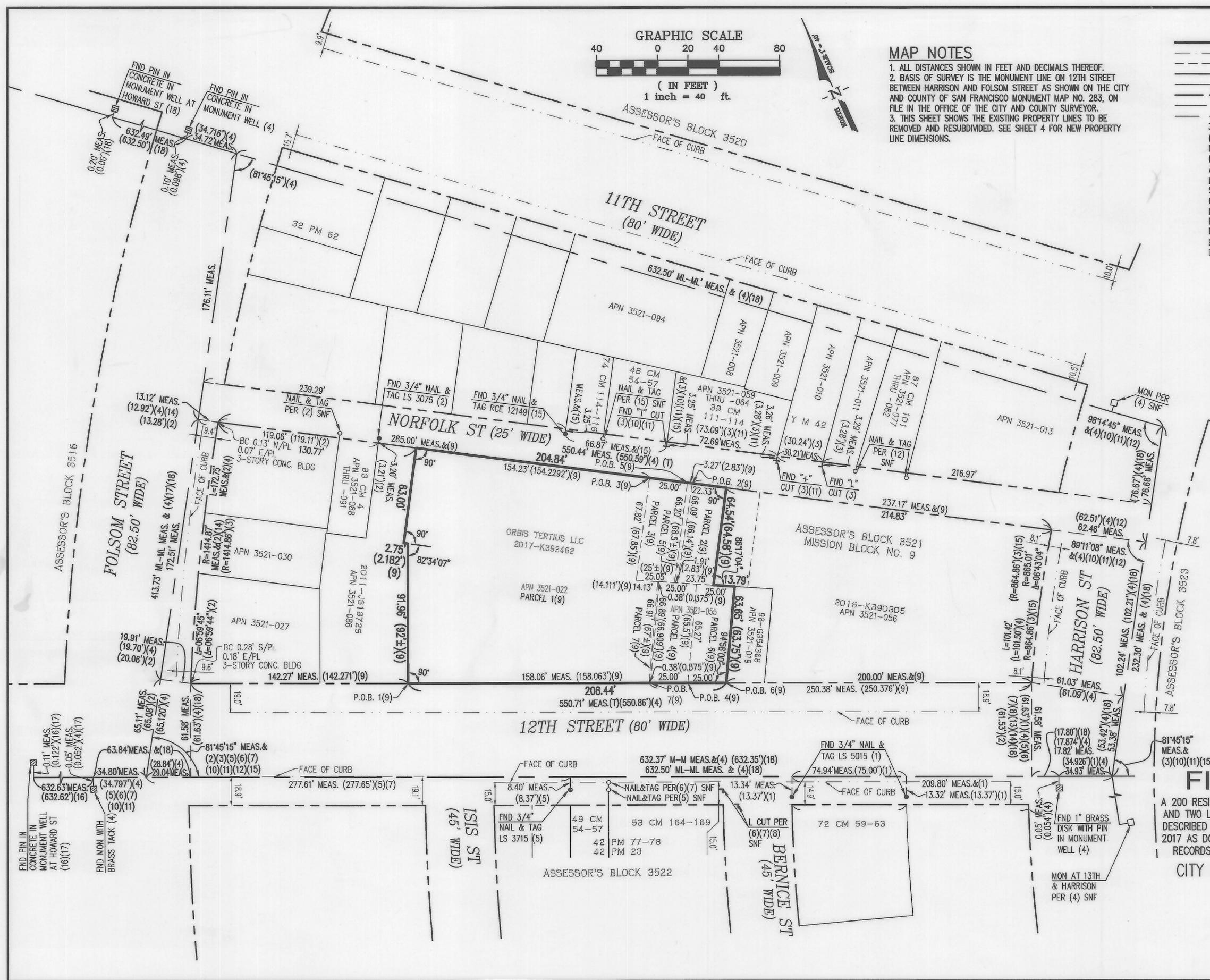
LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547

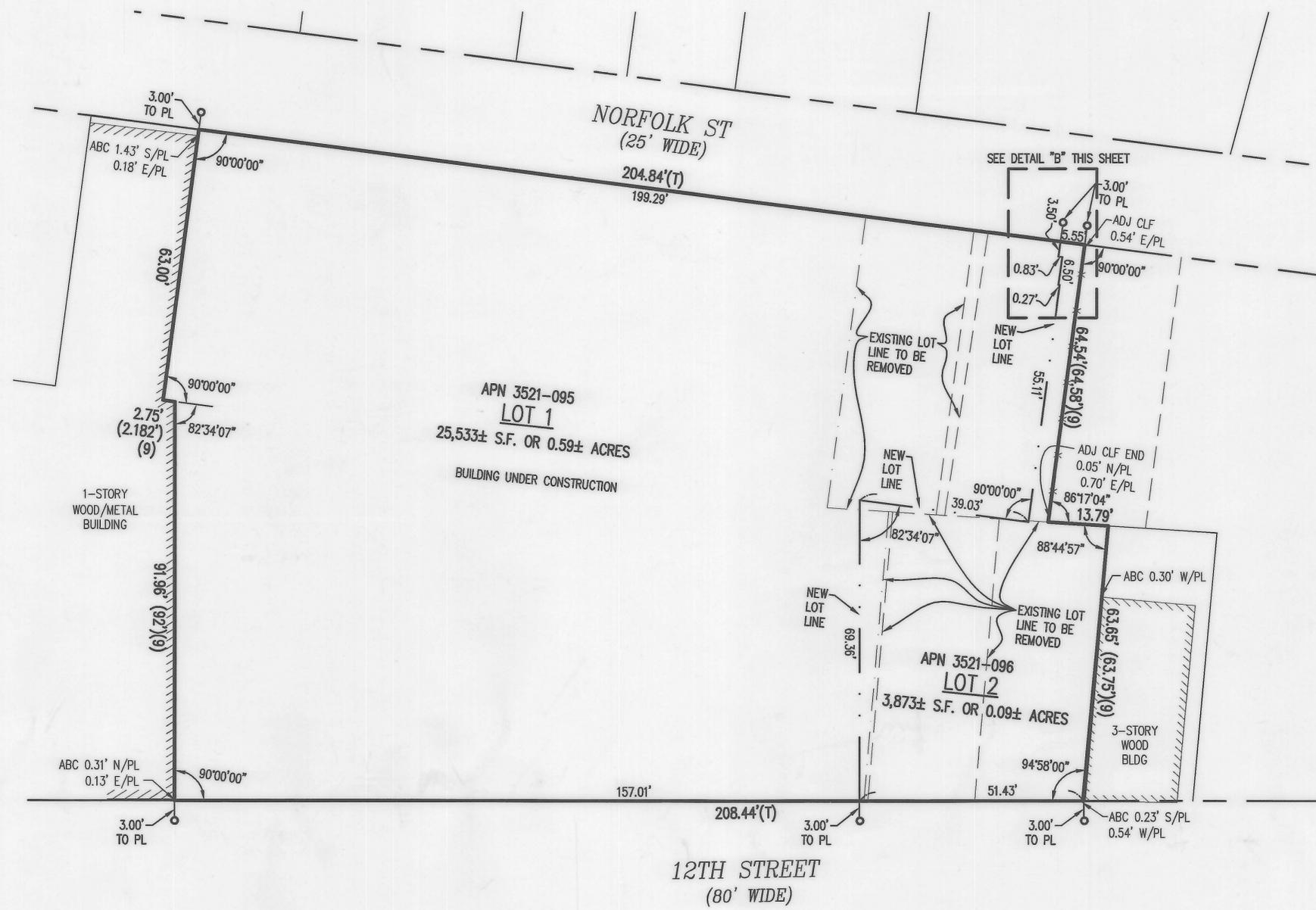
AUGUST 2019

SHEET 3 OF 4 SHEETS

APN 3521-022 & 3521-055 333 12TH STREET

PLOT DATE: 10/0/9



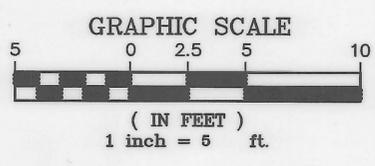
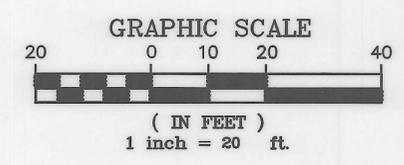


LEGEND

	EXTERIOR BOUNDARY OF SUBJECT PARCEL
	EXISTING ASSESSOR'S PARCEL LINE TO BE REMOVED
	EXISTING INTERIOR LOT LINE TO BE REMOVED
	NEW PROPERTY LINE
	ADJOINER LOT LINE
	RIGHT OF WAY LINE
	MEASURED DISTANCE
30.04'	RECORD DISTANCE PER RECORD REFERENCE
(30.00')(1)	MEASURED
MEAS.	TOTAL
(T)	3/4" BRASS NAIL TAG PLS 8934 SET AT 3'
○	PROPERTY LINE EXTENSION
0.04' N/PL	0.04' NORTH OF PROPERTY LINE
ABC	ADJACENT BUILDING CORNER
ADJ	ADJACENT
CLF	CHAINLINK FENCE
PL	PROPERTY LINE

FIELD SURVEY COMPLETION

THE SURVEY FOR THIS MAP WAS COMPLETED ON 10/1/19. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HERE EXISTING AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.



FINAL MAP 9295

A 200 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING A MERGER AND TWO LOT SUBDIVISION OF PARCELS ONE THROUGH SEVEN AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JANUARY 6, 2017 AS DOCUMENT NO. 2017-K392462, SAN FRANCISCO COUNTY RECORDS; ALSO BEING A PORTION OF MISSION BLOCK NO. 9.

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