

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) 554-5227

MEMORANDUM

Date: May 20, 2022
To: Joaquin Torres, Assessor-Recorder
From: Angela Calvillo, Clerk of the Board
Subject: Final Map No. 9033 - 1530-17th Street and 88 Arkansas Street

On May 10, 2022, the Board of Supervisors approved Map 9033; 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. 9033

A 127 RESIDENTIAL UNITS AND 2 COMMERCIAL UNITS
MIXED USE CONDOMINIUM PROJECT, BEING
A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY
DESCRIBED IN THAT CERTAIN DEED
RECORDED ON AUGUST 15, 2019
INSTRUMENT 2019-K815813 OFFICIAL RECORDS
BEING A PORTION OF POTRERO NUEVO BLOCK NO. 207
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
SCALE: NONE DECEMBER 2021

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. M22-082 ADOPTED May 10, 2022 APPROVED THIS MAP ENTITLED "FINAL MAP NO. 9033".

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

BY: Angela Calvillo DATE: May 19, 2022
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 19th DAY OF May, 2022

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

BOARD OF SUPERVISOR'S APPROVAL:

ON May 10, 2022 THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M22-082, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. 220467

c: Juan Carlos Cancino, Office of the Assessor-Recorder
Kurt Fuchs, Office of the Assessor-Recorder
Holly Lung, Office of the Assessor-Recorder
Copy to the File

1 [Final Map No. 9033 - 1530-17th Street and 88 Arkansas Street]

2
3 **Motion approving Final Map No. 9033, a 127 residential and two commercial mixed-use**
4 **unit new construction condominium project, located at 1530- 17th Street and 88**
5 **Arkansas Street, being a subdivision of Assessor’s Parcel Block Nos. 3953, Lot Nos.**
6 **002A and 002; and adopting findings pursuant to the General Plan, and the eight**
7 **priority policies of Planning Code, Section 101.1.**

8
9 MOVED, That the certain map entitled “FINAL MAP No. 9033”, a 127 residential and
10 two commercial mixed-use unit new construction condominium project, located at 1530-17th
11 Street and 88 Arkansas Street, being a subdivision of Assessor’s Parcel Block Nos. 3953, Lot
12 Nos. 002A and 002, comprising four sheets, approved February 15, 2022, by Department of
13 Public Works Order No. 206081 is hereby approved and said map is adopted as an Official
14 Final Map No. 9033; and, be it

15 FURTHER MOVED, That the Board of Supervisors adopts as its own and incorporates
16 by reference herein as though fully set forth the findings made by the Planning Department,
17 by its letter dated July 25, 2016, that the proposed subdivision is consistent with the General
18 Plan, and the eight priority policies of Planning Code, Section 101.1; and, be it

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

DESCRIPTION APPROVED:

RECOMMENDED:

/s/ _____

/s/ _____

William Blackwell, PLS
Acting City and County Surveyor

Carla Short
Interim Director of Public Works



City and County of San Francisco

Tails

Motion: M22-082

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

File Number: 220467

Date Passed: May 10, 2022

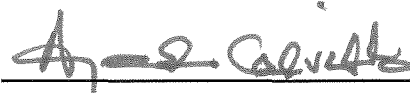
Motion approving Final Map No. 9033, a 127 residential and two commercial mixed-use unit new construction condominium project, located at 1530-17th Street and 88 Arkansas Street, being a subdivision of Assessor's Parcel Block No. 3953, Lot Nos. 002A and 002; and adopting findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

May 10, 2022 Board of Supervisors - APPROVED

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

File No. 220467

I hereby certify that the foregoing Motion was APPROVED on 5/10/2022 by the Board of Supervisors of the City and County of San Francisco.



Angela Calvillo
Clerk of the Board

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS AND THE HOLDERS OF SECURITY INTEREST OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP; THAT WE ARE THE ONLY PERSONS HAVING RECORD TITLE INTEREST IN THE SUBDIVIDED PROPERTY WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO THE PROPERTY; AND THAT WE HEREBY CONSENT TO PREPARATION AND RECORDATION OF THIS FINAL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNERS: KANG CHEN, LLC., A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]
PRINT: Yanying Lin
TITLE: President

DEED OF TRUST: 2019-K878462 OR
TRUSTEE: INDUSTRIAL AND COMMERCIAL BANK OF CHINA(USA) NA, A NATIONAL BANKING ASSOCIATION
BENEFICIARY: INDUSTRIAL AND COMMERCIAL BANK OF CHINA(USA) NA, A NATIONAL BANKING ASSOCIATION

BY: [Signature]
PRINT: Fuk Cheong Wong
TITLE: VP and Branch Manager
AGENCY: _____

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 } s.s.
COUNTY OF San Francisco

ON 12/22 2021 BEFORE ME, Nancy Lok Chan
Notary Public

PERSONALLY APPEARED Yanying Lin
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] (SEAL)

NAME (PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2290332

MY COMMISSION EXPIRES: 6/23/2023
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

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. M22-082 ADOPTED May 10, 2022 APPROVED THIS MAP ENTITLED "FINAL MAP NO. 9033".

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

BY: Signed in counterpart DATE: May 19, 2022
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

TRUSTEE/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 } s.s.
COUNTY OF SAN MATEO

ON 12/23/ 2021 BEFORE ME, SUELLEY QI HUANG,
NOTARY PUBLIC

PERSONALLY APPEARED FUK CHEONG WONG
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] (SEAL)

NAME (PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS: SAN MATEO

COMMISSION EXPIRES: JAN 27, 2025

COMMISSION # OF NOTARY: 2343802

ENGINEER'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 JULIE HEINZLER IN AUGUST 2014. I HEREBY STATE THAT ALL THE MONUMENTS WILL BE SET IN THOSE POSITIONS WITHIN TWO YEARS OF THE RECORDATION OF THIS MAP AND THAT THE MONUMENTS 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: 12/22/21
KCA ENGINEERS, INC.
PETER J. BEKEY
R.C.E. NO. 14786
LICENSE EXPIRES: MARCH 31, 2023

APPROVALS:

THIS MAP IS APPROVED THIS _____ DAY OF _____, 20____
BY ORDER NO. _____

BY: _____ DATE: _____

CARLA SHORT
INTERIM DIRECTOR OF PUBLIC WORKS
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

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 THAT THIS MAP IS TECHNICALLY CORRECT.

CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY: [Signature] DATE: 1-27-2022
JAMES M. RYAN LS 8630



BOARD OF SUPERVISOR'S APPROVAL:

ON May 10, 2022 THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M22-082, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. 220467

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 _____ 19 _____ DAY OF May, 2022

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

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20____, AT _____ m.
IN BOOK _____ OF FINAL MAPS, AT PAGE _____
AT THE REQUEST OF KCA ENGINEERS, INC.

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

FINAL MAP NO. 9033

A 127 RESIDENTIAL UNITS AND 2 COMMERCIAL UNITS
MIXED USE CONDOMINIUM PROJECT, BEING
A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY
DESCRIBED IN THAT CERTAIN DEED
RECORDED ON AUGUST 15, 2019
INSTRUMENT 2019-K815813 OFFICIAL RECORDS
BEING A PORTION OF POTRERO NUEVO BLOCK NO. 207

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
SCALE: NONE DECEMBER 2021

KCA ENGINEERS INC.
CONSULTING CIVIL ENGINEERS

SHEET 1 OF 4

GENERAL NOTES:

- A. THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTION 1351(e). THIS CONDOMINIUM PROJECT IS LIMITED TO 127 RESIDENTIAL UNITS, 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 ARKANSAS STREET OR 17TH 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. 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 OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

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

UNIT NUMBER	PROPOSED ASSESSOR PARCEL NUMBER
COMMERCIAL 1	3953-006
COMMERCIAL 2	3953-007
RESIDENTIAL 1	3953-008
RESIDENTIAL 2	3953-009
RESIDENTIAL 3	3953-010
RESIDENTIAL 4	3953-011
RESIDENTIAL 5	3953-012
RESIDENTIAL 6	3953-013
RESIDENTIAL 7	3953-014
RESIDENTIAL 8	3953-015
RESIDENTIAL 9	3953-016
RESIDENTIAL 10	3953-017
RESIDENTIAL 11	3953-018
RESIDENTIAL 12	3953-019
RESIDENTIAL 13	3953-020
RESIDENTIAL 14	3953-021
RESIDENTIAL 15	3953-022
RESIDENTIAL 16	3953-023
RESIDENTIAL 17	3953-024
RESIDENTIAL 18	3953-025
RESIDENTIAL 19	3953-026
RESIDENTIAL 20	3953-027
RESIDENTIAL 21	3953-028
RESIDENTIAL 22	3953-029
RESIDENTIAL 23	3953-030
RESIDENTIAL 24	3953-031
RESIDENTIAL 25	3953-032
RESIDENTIAL 26	3953-033
RESIDENTIAL 27	3953-034
RESIDENTIAL 28	3953-035
RESIDENTIAL 29	3953-036
RESIDENTIAL 30	3953-037
RESIDENTIAL 31	3953-038
RESIDENTIAL 32	3953-039
RESIDENTIAL 33	3953-040
RESIDENTIAL 34	3953-041
RESIDENTIAL 35	3953-042
RESIDENTIAL 36	3953-043
RESIDENTIAL 37	3953-044
RESIDENTIAL 38	3953-045
RESIDENTIAL 39	3953-046
RESIDENTIAL 40	3953-047

UNIT NUMBER	PROPOSED ASSESSOR PARCEL NUMBER
RESIDENTIAL 41	3953-048
RESIDENTIAL 42	3953-049
RESIDENTIAL 43	3953-050
RESIDENTIAL 44	3953-051
RESIDENTIAL 45	3953-052
RESIDENTIAL 46	3953-053
RESIDENTIAL 47	3953-054
RESIDENTIAL 48	3953-055
RESIDENTIAL 49	3953-056
RESIDENTIAL 50	3953-057
RESIDENTIAL 51	3953-058
RESIDENTIAL 52	3953-059
RESIDENTIAL 53	3953-060
RESIDENTIAL 54	3953-061
RESIDENTIAL 55	3953-062
RESIDENTIAL 56	3953-063
RESIDENTIAL 57	3953-064
RESIDENTIAL 58	3953-065
RESIDENTIAL 59	3953-066
RESIDENTIAL 60	3953-067
RESIDENTIAL 61	3953-068
RESIDENTIAL 62	3953-069
RESIDENTIAL 63	3953-070
RESIDENTIAL 64	3953-071
RESIDENTIAL 65	3953-072
RESIDENTIAL 66	3953-073
RESIDENTIAL 67	3953-074
RESIDENTIAL 68	3953-075
RESIDENTIAL 69	3953-076
RESIDENTIAL 70	3953-077
RESIDENTIAL 71	3953-078
RESIDENTIAL 72	3953-079
RESIDENTIAL 73	3953-080
RESIDENTIAL 74	3953-081
RESIDENTIAL 75	3953-082
RESIDENTIAL 76	3953-083
RESIDENTIAL 77	3953-084
RESIDENTIAL 78	3953-085
RESIDENTIAL 79	3953-086
RESIDENTIAL 80	3953-087

UNIT NUMBER	PROPOSED ASSESSOR PARCEL NUMBER
RESIDENTIAL 81	3953-088
RESIDENTIAL 82	3953-089
RESIDENTIAL 83	3953-090
RESIDENTIAL 84	3953-091
RESIDENTIAL 85	3953-092
RESIDENTIAL 86	3953-093
RESIDENTIAL 87	3953-094
RESIDENTIAL 88	3953-095
RESIDENTIAL 89	3953-096
RESIDENTIAL 90	3953-097
RESIDENTIAL 91	3953-098
RESIDENTIAL 92	3953-099
RESIDENTIAL 93	3953-100
RESIDENTIAL 94	3953-101
RESIDENTIAL 95	3953-102
RESIDENTIAL 96	3953-103
RESIDENTIAL 97	3953-104
RESIDENTIAL 98	3953-105
RESIDENTIAL 99	3953-106
RESIDENTIAL 100	3953-107
RESIDENTIAL 101	3953-108
RESIDENTIAL 102	3953-109
RESIDENTIAL 103	3953-110
RESIDENTIAL 104	3953-111
RESIDENTIAL 105	3953-112
RESIDENTIAL 106	3953-113
RESIDENTIAL 107	3953-114
RESIDENTIAL 108	3953-115
RESIDENTIAL 109	3953-116
RESIDENTIAL 110	3953-117
RESIDENTIAL 111	3953-118
RESIDENTIAL 112	3953-119
RESIDENTIAL 113	3953-120
RESIDENTIAL 114	3953-121
RESIDENTIAL 115	3953-122
RESIDENTIAL 116	3953-123
RESIDENTIAL 117	3953-124
RESIDENTIAL 118	3953-125
RESIDENTIAL 119	3953-126
RESIDENTIAL 120	3953-127

UNIT NUMBER	PROPOSED ASSESSOR PARCEL NUMBER
RESIDENTIAL 121	3953-128
RESIDENTIAL 122	3953-129
RESIDENTIAL 123	3953-130
RESIDENTIAL 124	3953-131
RESIDENTIAL 125	3953-132
RESIDENTIAL 126	3953-133
RESIDENTIAL 127	3953-134

SPECIAL RESTRICTION NOTES:

THE FOLLOWING NOTICE OF SPECIAL RESTRICTIONS AFFECT THE PROPERTY:

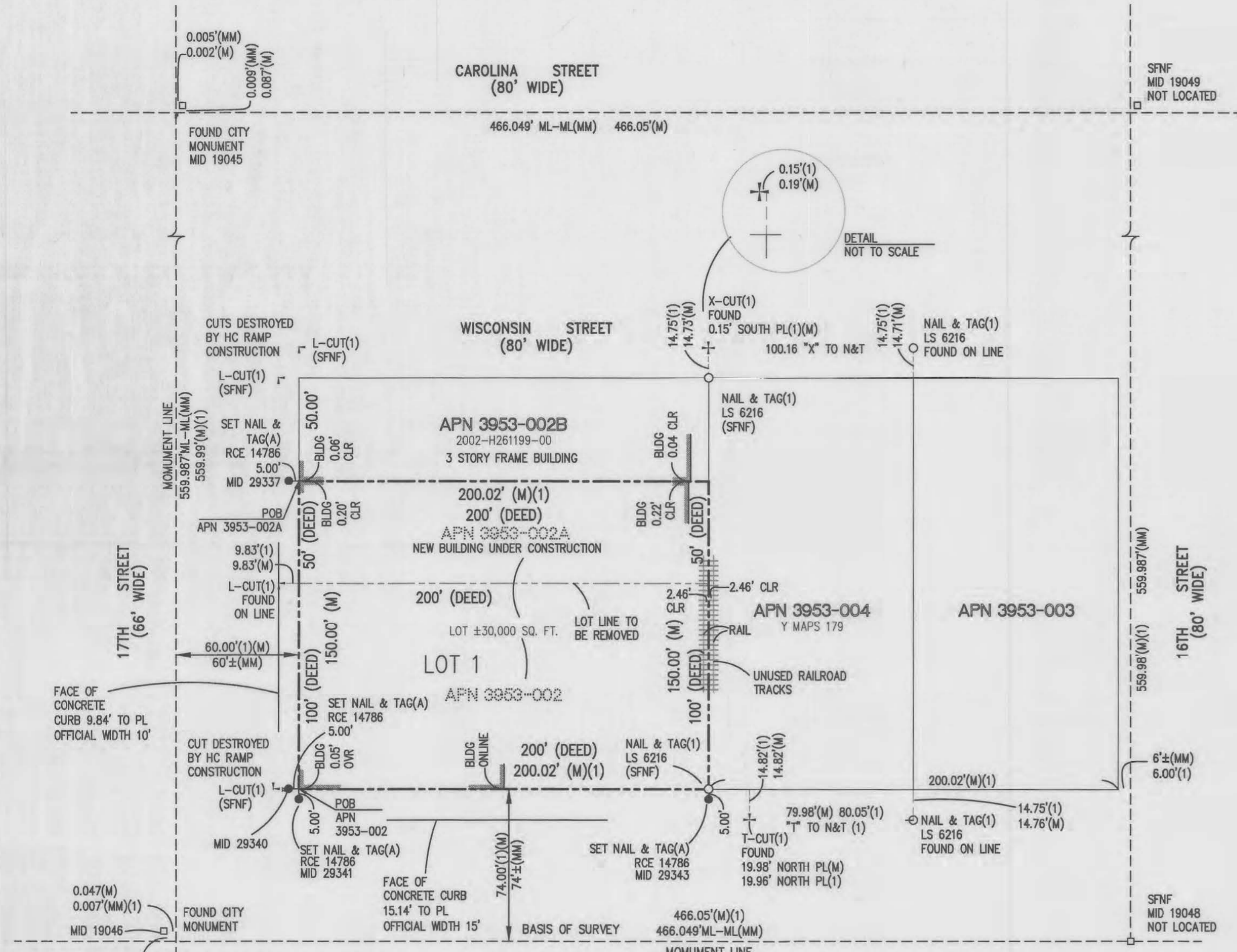
1. WALL AGREEMENT FILED MAY 3, 1956, REEL 6839 IMAGE 77 OFFICIAL RECORDS.
2. MINOR SIDEWALK ENCROACHMENT PERMIT 97MSE-072 FILED APRIL 2, 1997, DOCUMENT 1997-G141015 OFFICIAL RECORDS.
3. DECLARATION OF USE LIMITATION FILED APRIL 6, 2016, INSTRUMENT 2016-K227215 OFFICIAL RECORDS.
4. SPECIAL RESTRICTIONS UNDER CITY PLANNING CODE FILED APRIL 7, 2016, INSTRUMENT 2016-K277670 OFFICIAL RECORDS.
5. SPECIAL RESTRICTIONS UNDER CITY PLANNING CODE FILED APRIL 8, 2016, INSTRUMENT 2016-K227924 OFFICIAL RECORDS.
6. AGREEMENT TO PROVIDE ON-SITE AFFORDABLE HOUSING UNITS FILED JUNE 15, 2016, INSTRUMENT 2016-K273563 OFFICIAL RECORDS.
7. SIDEWALK ENCROACHMENT PERMIT NO. 16MSE-0124 FILED NOVEMBER 14, 2016, INSTRUMENT NO. 2016-K356953 OFFICIAL RECORDS.
8. SHORING, TIEBACK, AND CONSTRUCTION MATTERS, FILED JANUARY 25, 2017, INSTRUMENT 2017-K401048 OFFICIAL RECORDS.
9. VAULT PERMIT FILED NOVEMBER 20, 2017, INSTRUMENT 2017-K540241 OFFICIAL RECORDS.
10. SPECIAL RESTRICTION UNDER CITY PLANNING CODE FILED MAY 6, 2021, INSTRUMENT 2021-077116 OFFICIAL RECORDER.
11. SPECIAL RESTRICTION UNDER CITY PLANNING CODE FILED JUNE 16, 2021, INSTRUMENT 2021-096999 OFFICIAL RECORDER.
12. SPECIAL RESTRICTION UNDER CITY PLANNING CODE FILED JULY 7, 2021, INSTRUMENT 2021-107098 OFFICIAL RECORDER.

FINAL MAP NO. 9033

A 127 RESIDENTIAL UNITS AND 2 COMMERCIAL UNITS MIXED USE CONDOMINIUM PROJECT, BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON AUGUST 15, 2019 INSTRUMENT 2019-K815813 OFFICIAL RECORDS BEING A PORTION OF POTRERO NUEVO BLOCK NO. 207

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
SCALE: NONE  DECEMBER 2021

KCA ENGINEERS INC.
CONSULTING CIVIL ENGINEERS



SURVEY NOTES:

1. BASIS OF SURVEY: GRANT DEED DOCUMENT NO. 2014-J972907-00 AND 2015-K055007-00 RECORDED NOVEMBER 18, 2014 AND MAY 01, 2015 ON FILE IN THE OFFICE OF THE RECORDER, CITY AND COUNTY OF SAN FRANCISCO.
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. DIMENSIONS ARE INDICATED IN FEET AND DECIMALS THEREOF.
4. BLOCK LINES OF BLOCK 3953 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINES. RELATIONSHIPS BETWEEN MONUMENT LINES AND THE BLOCK LINES OF BLOCK 3953 WERE ESTABLISHED IN CONFORMANCE WITH COMPELLING EVIDENCE OF OCCUPATION AND FIELD SURVEY DATA SUCH AS: "T" AND "X" CUT ALONG WITH THE MAP AND DEED REFERENCES LISTED HEREON.
5. BUILDING TIES LOCATED ON THIS SURVEY WERE TAKEN ABOUT 5 FEET ABOVE THE ADJACENT CURB ELEVATION.
6. THE FACE OF EXISTING CURBS WERE LOCATED WHILE UNDERTAKING BOUNDARY AND TOPOGRAPHIC SURVEYING FOR THIS PROJECT.

REFERENCE:

1. GRANT DEED INSTRUMENT NUMBER 2019-K815813 RECORDER AUGUST 15, 2019 IN OFFICIAL RECORDS. SURVEYING WAS UNDERTAKEN PRIOR TO THE ISSUANCE OF THIS DEED.
2. RECORD OF SURVEY FILED JUNE 15, 1995 IN BOOK Y MAPS AT PAGE 179 ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CITY AND COUNTY OF SAN FRANCISCO. (1)
3. MONUMENT REFERENCE: MONUMENT MAP 311 DATED JULY 1983 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR. (MM)

SURVEY LEGEND:

- SUBJECT PROPERTY
- LOT LINES
- MONUMENT LINE
- SET NAIL & TAG PER (1)(A)
- NAIL & TAG BY OTHERS
- FOUND CITY MONUMENT PER (MM)
- CONCRETE PAD IN MONUMENT WELL WITH LEAD PLUG AND 1/8" BRASS PIN
- ⊥ ⊕ "L" OR "X" CUT PER (1)
- (MM) MONUMENT MAP NO. 311
- (M) MEASURED DISTANCE
- (1) RECORD OF SURVEY Y MAPS 179
- (A) SET NAIL & TAG RCE 14786 THIS MAP
- (SFNF) SEARCHED FOR NOTHING FOUND
- HC HANDICAP RAMP
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- PL PROPERTY LINE

FINAL MAP NO. 9033

A 127 RESIDENTIAL UNITS AND 2 COMMERCIAL UNITS MIXED USE CONDOMINIUM PROJECT, BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON AUGUST 15, 2019 INSTRUMENT 2019-K815813 OFFICIAL RECORDS BEING A PORTION OF POTRERO NUEVO BLOCK NO. 207

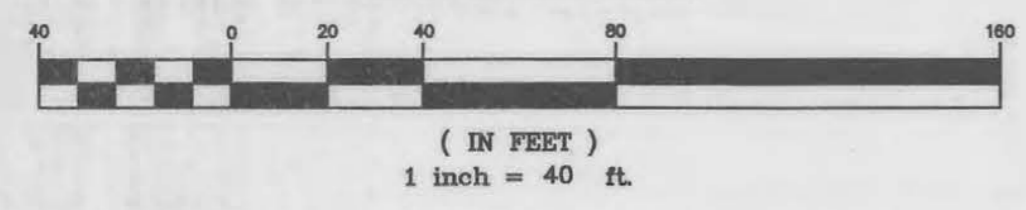
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
SCALE: 1" = 40' DECEMBER 2021

KCA ENGINEERS INC.
CONSULTING CIVIL ENGINEERS

SHEET 3 OF 4



GRAPHIC SCALE

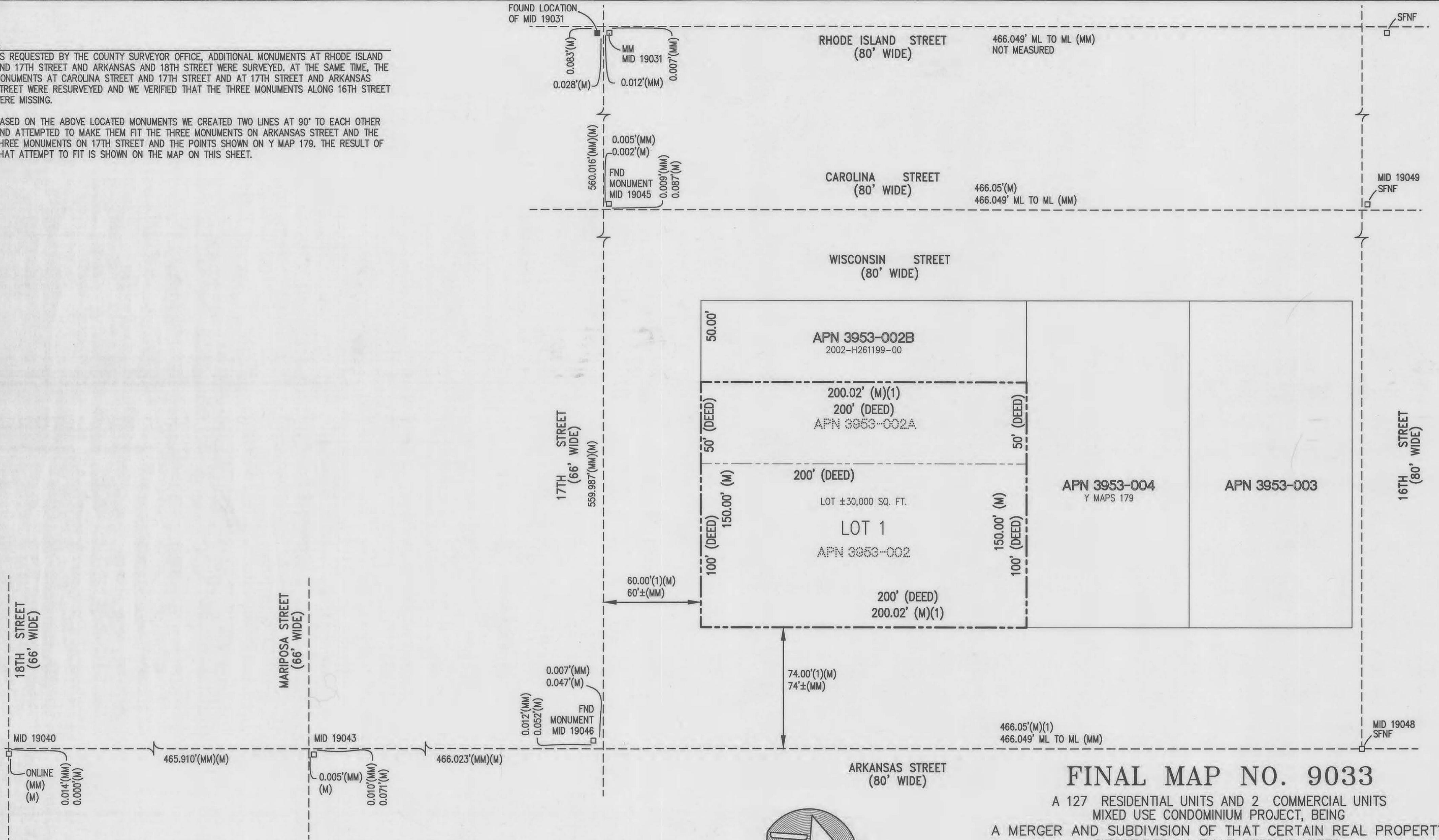


FIELD SURVEY COMPLETION

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED IN JUNE 2015. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

NOTES:

- AS REQUESTED BY THE COUNTY SURVEYOR OFFICE, ADDITIONAL MONUMENTS AT RHODE ISLAND AND 17TH STREET AND ARKANSAS AND 18TH STREET WERE SURVEYED. AT THE SAME TIME, THE MONUMENTS AT CAROLINA STREET AND 17TH STREET AND AT 17TH STREET AND ARKANSAS STREET WERE RESURVEYED AND WE VERIFIED THAT THE THREE MONUMENTS ALONG 16TH STREET WERE MISSING.
- BASED ON THE ABOVE LOCATED MONUMENTS WE CREATED TWO LINES AT 90° TO EACH OTHER AND ATTEMPTED TO MAKE THEM FIT THE THREE MONUMENTS ON ARKANSAS STREET AND THE THREE MONUMENTS ON 17TH STREET AND THE POINTS SHOWN ON Y MAP 179. THE RESULT OF THAT ATTEMPT TO FIT IS SHOWN ON THE MAP ON THIS SHEET.



FINAL MAP NO. 9033

A 127 RESIDENTIAL UNITS AND 2 COMMERCIAL UNITS
 MIXED USE CONDOMINIUM PROJECT, BEING
 A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY
 DESCRIBED IN THAT CERTAIN DEED
 RECORDED ON AUGUST 15, 2019
 INSTRUMENT 2019-K815813 OFFICIAL RECORDS
 BEING A PORTION OF POTRERO NUEVO BLOCK NO. 207
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
 SCALE: 1" = 40' DECEMBER 2021

KCA ENGINEERS INC.
 CONSULTING CIVIL ENGINEERS

SHEET 4 OF 4

