

File No. 170594

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

Board Item No. 35

# COMMITTEE/BOARD OF SUPERVISORS

## AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_  
Board of Supervisors Meeting

Date: \_\_\_\_\_  
Date: May 23, 2017

### 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

- |                          |                                     |                                                   |
|--------------------------|-------------------------------------|---------------------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 185964 - May 11, 2017</u>        |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Ten Map Referral - April 26, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificates - April 28, 2017</u>          |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Map</u>                                  |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____                                             |

Prepared by: Brent Jalipa  
Prepared by: \_\_\_\_\_

Date: May 18, 2017  
Date: \_\_\_\_\_

1 [Final Map 8995 - 1490 Ocean Avenue]

2  
3 **Motion approving Final Map 8995, a 15 residential unit and three commercial unit,**  
4 **mixed-use condominium project, located at 1490 Ocean Avenue, being a subdivision of**  
5 **Assessor's Parcel Block No. 3197, Lot No. 010; and adopting findings pursuant to the**  
6 **General Plan, and the eight priority policies of Planning Code, Section 101.1.**

7  
8 **MOVED, That the certain map entitled "FINAL MAP 8995", a 15 residential unit and**  
9 **three commercial unit, mixed-use condominium project, located at 1490 Ocean Avenue, being**  
10 **a subdivision of Assessor's Parcel Block No. 3197, Lot No. 010, comprising three sheets,**  
11 **approved May 11, 2017, by Department of Public Works Order No. 185964 is hereby**  
12 **approved and said map is adopted as an Official Final Map 8995; and, be it**

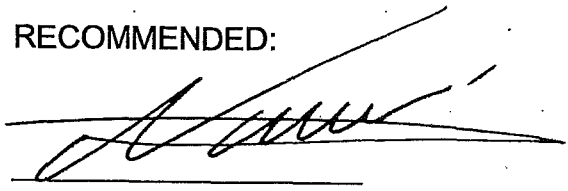
13 **FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own**  
14 **and incorporates by reference herein as though fully set forth the findings made by the**  
15 **Planning Department, by its letter dated April 26, 2016, that the proposed subdivision is**  
16 **consistent with the objectives and policies of the General Plan, and the eight priority policies**  
17 **of 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.**

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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

Office of the City and County Surveyor  
1155 Market Street, 3rd Floor  
San Francisco, Ca 94103  
(415) 554-5827 ■ www.SFPublicWorks.org



Bruce R. Storrs, City and County Surveyor

**Public Works Order No: 185964**

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

APPROVING FINAL MAP 8995, 1490 OCEAN AVENUE, A 15 UNIT RESIDENTIAL AND 3 UNIT COMMERCIAL MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSOR'S PARCEL NUMBER 3197-010

A 15 UNIT RESIDENTIAL AND 3 UNIT COMMERCIAL MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated April 26, 2016 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. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 8995", each comprising 3 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated April 26, 2016, 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:



5/11/2017

5/11/2017

**X** Bruce R. Storrs

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Storrs, Bruce  
City and County Surveyor  
Signed by: Storrs, Bruce

**X** Mohammed Nuru

---

Nuru, Mohammed  
Director, DPW  
Signed by: Nuru, Mohammed



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



LETTER # 1  
RESPOND BY: April 22, 2016

Edwin M. Lee  
Mayor

Mohammed Nuru  
Director

Jerry Sanguinetti  
Bureau of Street Use & Mapping  
Manager

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

Bureau of Street Use & Mapping  
1155 Market St., 3rd floor  
San Francisco, CA 94103  
tel (415) 554-5827  
Subdivision.Mapping@sfdpw.org

sfpublicworks.org  
facebook.com/sfpublicworks  
twitter.com/sfpublicworks

To: subdivision.mapping@sfdpw.org

Re: Tentative Map No. 8995  
Assessor's Block/Lot: 3197/010  
Address: 1490 Ocean Street  
San Francisco, Ca

Check One:

- The above-referenced application is approved as-is and there are no conditions required.
- The above referenced application requires the following conditions below:
- The above referenced application is disapproved for the following reasons:

Signed  09/26/16  
 Print Name Veronica Flores  
 Bureau/division Planning



City and County of San Francisco  
 San Francisco Public Works · Bureau of Street-Use and Mapping  
 1155 Market Street, 3rd Floor · San Francisco, CA 94103  
 sfpublishworks.org · tel 415-554-5810 · fax 415-554-6161



### TENTATIVE MAP DECISION

Date: March 23, 2016

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

|                                                                                                              |                   |              |            |
|--------------------------------------------------------------------------------------------------------------|-------------------|--------------|------------|
| <b>Project ID:</b> 8995                                                                                      |                   |              |            |
| <b>Project Type:</b> 15 Residential and 3 Commercial Units Mixed use<br>New Construction Condominium Project |                   |              |            |
| <b>Address#</b>                                                                                              | <b>StreetName</b> | <b>Block</b> | <b>Lot</b> |
| 1446 - 1490                                                                                                  | OCEAN AVE         | 3197         | 010        |
| <b>Tentative Map Referral</b>                                                                                |                   |              |            |

Attention: Mr. Scott F. Sanchez

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

Sincerely,

James Ryan  
 2016.03.23 14:05:29 -08'00'

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

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class \_\_\_\_\_, CEQA Determination Date \_\_\_\_\_, based on the attached checklist.

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

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code due to the following reason(s):

PLANNING DEPARTMENT

Signed Veronica Flores

Date 04/26/16

Planner's Name Veronica Flores  
 for, Scott F. Sanchez, Zoning Administrator

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow the demolition of the existing automobile gasoline and service station and construction of a four-story, 45-foot-tall, 26,380-gross-square-foot (including parking), mixed-use building containing 15 rental dwelling units, 15 off-street parking spaces, and 4,356 square-feet of retail space at the ground floor, located at 1490 Ocean Avenue Lot 010 in Assessor's Block 3197 pursuant to Planning Code Section(s) 737.11 and 303, within the Ocean Avenue Neighborhood Commercial Transit District and a 45-X Height and Bulk District; in general conformance with plans, dated May 17, 2013, and stamped "EXHIBIT B" included in the docket for Case No. 2008.0538CE and subject to conditions of approval reviewed and approved by the Commission on June 6, 2013 under Motion No. 18899. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the project, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on June 6, 2013 under Motion No. 18899.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 18899 shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

### SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

### CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.



## Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

3. **Mitigation Measures.** Mitigation measures described in the MMRP attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

### DESIGN – COMPLIANCE AT PLAN STAGE

4. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org).*

5. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other

standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org).*

6. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org).*

7. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org).*

8. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

- a. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
- b. On-site, in a driveway, underground;
- c. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
- d. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
- e. Public right-of-way, underground; and based on Better Streets Plan guidelines;
- f. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
- g. On-site, in a ground floor façade (the least desirable location).
- i. Unless otherwise specified by the Planning Department, Department of Public Works Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>.*

## **PARKING AND TRAFFIC**

9. **Off-Street Parking for All Units.** All off-street parking spaces shall be made available to project residents only as a separate "add-on" option for purchase or rent and shall not be bundled with

any project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner's rules be established, which prevent or preclude the separation of parking spaces from dwelling units.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

10. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## AFFORDABLE UNITS

11. **Requirement.** Pursuant to Planning Code 415.5, the Project Sponsor must pay an Affordable Housing Fee at a rate equivalent to the applicable percentage of the number of units in an off-site project needed to satisfy the Inclusionary Affordable Housing Program Requirement for the principal project. The applicable percentage for this project is twenty percent (20%).

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

12. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and the terms of the City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the Mayor's Office of Housing ("MOH") at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at:

<http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>.

As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale or rent.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

- a. The Project Sponsor must pay the Fee in full sum to the Development Fee Collection Unit at the DBI for use by MOH prior to the issuance of the first construction document, with an option for the Project Sponsor to defer a portion of the payment prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge that would be deposited into the Citywide Inclusionary Affordable Housing Fund in accordance with Section 107A.13.3 of the San Francisco Building Code.
- b. Prior to the issuance of the first construction permit by the DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that records a copy of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOH or its successor.
- c. If project applicant fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Sections 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all other remedies at law.

#### PROVISIONS

13. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.  
*For information about compliance, contact the First Source Hiring Manager at 415-581-2335, [www.onestopSF.org](http://www.onestopSF.org)*
14. **Transit Impact Development Fee.** Pursuant to Planning Code Section 411 (formerly Chapter 38 of the Administrative Code), the Project Sponsor shall pay the Transit Impact Development Fee (TIDE) as required by and based on drawings submitted with the Building Permit Application. Prior to the issuance of a temporary certificate of occupancy, the Project Sponsor shall provide the Planning Director with certification that the fee has been paid.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
15. **Balboa Park Community Improvements Fund.** The Project Sponsor shall satisfy the requirements of Planning Code Section 422 either through a payment to the Fund or through the provision of in-lieu improvement, as specified within this Section.

16. **Westwood Park Identification Pillar.** The project sponsor will retain the adjacent Westwood Park identification pillar at the Miramar entrance to the subdivision in its current location for the life of the project.

## MONITORING

17. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

18. **Revocation due to Violation of Conditions.** Should implementation of this project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

19. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*
20. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>*
21. **Lighting.** All project lighting shall be directed onto the Project Site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

22. **Storefront Windows.** The Project Sponsor shall maintain attractive storefronts providing visibility of the commercial interior through the storefront windows. The Project Sponsor shall require that the tenants maintain storefronts that maximize the visibility of the interior through the storefront windows.
23. **Service Corridor.** The project sponsor will continue to work with Planning Department staff to create an appropriately designed service corridor that is accessible by all future tenants and accessed from the existing easement located along the east side of the building.
24. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

Office of the Treasurer & Tax Collector  
City and County of San Francisco

Property Tax Section



José Cisneros, Treasurer

---

**CERTIFICATE OF REDEMPTIONS OFFICER  
SHOWING TAXES AND ASSESSMENTS PAID.**

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No.      3197      Lot No.    010

Address:        1490 Ocean Ave

for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

David Augustine, Tax Collector

The above certificate pertains to taxes and special assessments collected as taxes for the period prior to this current tax year.

Dated this 28th day of April. This certificate is valid for the earlier of 60 days from this date or December 31, 2017. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.

Office of the Treasurer & Tax Collector  
City and County of San Francisco

Property Tax Section



José Cisneros, Treasurer

---

**CERTIFICATE SHOWING TAXES A LIEN, BUT NOT YET DUE**

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that the subdivision designated on the map entitled is subject to the following City & County property taxes and Special Assessments which are a lien on the property but which taxes are not yet due:

Block No.            3197            Lot No. 010

Address:            1490 Ocean Ave

Estimated probable assessed value of property within the proposed Subdivision/Parcel

Map:                    \$13,913,208

Established or estimated tax rate:                    1.2000%

Estimated taxes liened but not yet due:                    \$166,959.00

Amount of Assessments not yet due:                    \$4,542.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

**Dated this 28th day of April. This certificate is valid for the earlier of 60 days from this date or December 31, 2017. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.**



**OWNER'S STATEMENT:**

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

"WE FURTHER STATE THAT, AT OUR REQUEST, AND IN CONFORMANCE WITH THE SUBDIVISION CODE OF THE CITY AND COUNTY OF SAN FRANCISCO AND WITH SECTION 66445(a) OF THE GOVERNMENT CODE, THE SIGNATURE(S) OF THE HOLDER(S) OF BENEFICIAL INTEREST(S) OR THE TRUSTEE(S) OF SAID INTEREST(S) HAVE BEEN OMITTED FROM THIS PARCEL MAP. WE ALSO FURTHER STATE THAT THE CERTIFICATE OF CONSENT AND SUBORDINATION OF THESE PARTIES TO THIS MAP AND TO THE CONDOMINIUM PLAN AS REQUIRED BY SECTION 4290 OF THE CIVIL CODE HAS, OR WILL BE, OBTAINED BY SEPARATE INSTRUMENT."

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

**OWNERS:**

DRAGONFLY ASSETS C-33, LLC, A DELAWARE LIMITED LIABILITY COMPANY

AMIT HALLER, DRAGONFLY ASSETS C-33, LLC, 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 Mateo

ON 2-15-2017 BEFORE ME, Joie L. Cameron-Brown, NOTARY PUBLIC (INSERT NAME)

PERSONALLY APPEARED: Amit Haller WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE(S) SHE(S) EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITIE(S), 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.

Joie L. Cameron-Brown SIGNATURE

Joie L. Cameron-Brown PRINTED NAME

4-30-2019 COMMISSION EXPIRES

2109530 COMMISSION # OF NOTARY

San Mateo PRINCIPAL COUNTY OF BUSINESS

**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ M.

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

SIGNED \_\_\_\_\_ COUNTY RECORDER

**TRUSTEE/BENEFICIARY ACKNOWLEDGEMENT:**

David Traversi NAME OF TRUSTEE/BENEFICIARY

U.S. REAL ESTATE CREDIT HOLDINGS, LP TRUSTE AND LAWFUL ATTORNEY BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

DAVID TRAVERSI PRINT NAME

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 LAS ANGELES

ON FEBRUARY 24, 2017 BEFORE ME, ELIZABETH THING HONGSHUN LEE, NOTARY PUBLIC (INSERT NAME)

PERSONALLY APPEARED: DAVID TRAVERSI WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE(S) SHE(S) EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITIE(S), 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.

Elizabeth Thing Hongshun Lee SIGNATURE

ELIZABETH THING HONGSHUN LEE PRINTED NAME

APRIL 13, 2019 COMMISSION EXPIRES

2106618 COMMISSION # OF NOTARY

LAS ANGELES PRINCIPAL COUNTY OF BUSINESS

**SURVEYOR'S STATEMENT:**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ISAAC BEN HARUSH ON NOVEMBER 18, 2015. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



Frederick T. Seher FREDERICK T. SEHER, PLS LICENSE NO. 8216

DATE: 05-02-17

**CITY AND COUNTY SURVEYOR'S STATEMENT:**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP, IF ANY, 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: Bruce R. Storrs BRUCE R. STORRS L.S. 6914

DATE: MAY 17, 2017



**FINAL MAP NO. 8995**  
**A 15 RESIDENTIAL UNIT AND 3 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT**

BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON OCT. 12, 2016, DOCUMENT NUMBER 2016-K341613-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PORTION OF LOTS 9, 10 AND 11, IN BLOCK 3197 PER "WESTWOOD PARK", FILED MARCH 20, 1917, IN BOOK "H" OF MAPS, PAGES 65-71, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA FEBRUARY, 2017



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

SHEET ONE OF THREE SHEETS

APN: 3197-010 1480 OCEAN /

**TAX STATEMENT:**

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUBDIVIDER HAS FILED A STATEMENT FROM THE TREASURER AND TAX COLLECTOR OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS OR HER OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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

**CLERK'S STATEMENT:**

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

ITS MOTION NO. \_\_\_\_\_ ADOPTED \_\_\_\_\_, 20\_\_\_\_ APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 8995".

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

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

**APPROVALS:**

THIS MAP IS APPROVED THIS 11 DAY OF MAY, 2017.

BY ORDER NO. 185964

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

MOHAMMED NURI  
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: \_\_\_\_\_

DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**BOARD OF SUPERVISORS' APPROVAL:**

ON \_\_\_\_\_, 20\_\_\_\_, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. \_\_\_\_\_

\_\_\_\_\_ A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD

OF SUPERVISORS IN FILE NO. \_\_\_\_\_

**GENERAL NOTES:**

A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4265. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF FIFTEEN (15) DWELLING UNITS AND THREE (3) 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 ANGLARY 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 OCEAN AVENUE AND MIRAMAR AVENUE 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 ADJACENT ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DEPICTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

**NOTES:**

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

"DECLARATION OF EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS, CHARGES AND AGREEMENTS AFFECTING REAL PROPERTY KNOWN AS WESTWOOD PARK"

RECORDED ON MARCH 28, 1917  
BOOK 1015 OF DEEDS, PAGE 25

"CHANGES, MODIFICATIONS AND AMENDMENTS TO THE DECLARATION OF EASEMENTS, RESTRICTIONS, ETC. AFFECTING WESTWOOD PARK"

RECORDED JANUARY 10, 1921  
BOOK 240 OF OFFICIAL RECORDS, PAGE 269

"CERTIFICATE OF CERTAIN CHANGES, MODIFICATIONS AND AMENDMENTS TO THE DECLARATION OF EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS, CHARGES AND AGREEMENTS AFFECTING REAL PROPERTY KNOWN AS WESTWOOD PARK"

RECORDED JUNE 30, 1926  
BOOK 1299 OF OFFICIAL RECORDS, PAGE 254

"DECLARATION OF RESTRICTIONS FOR WESTWOOD PARK"

RECORDED AUGUST 8, 1944  
BOOK 4105 OF OFFICIAL RECORDS, PAGE 380

"EASEMENT"

RECORDED SEPTEMBER 17, 1917  
BOOK 1031 OF DEEDS, PAGE 213

"EASEMENT"

RECORDED OCTOBER 11, 1923  
BOOK 767 OF OFFICIAL RECORDS, PAGE 157

"EASEMENT"

RECORDED OCTOBER 16, 1917  
BOOK 1038 OF DEEDS, PAGE 208

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"

RECORDED JULY 9, 2013  
DOCUMENT NO. 2013-J703115-00

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"

RECORDED JULY 18, 2013  
DOCUMENT NO. 2013-J707683-00

"DECLARATION OF USE"

RECORDED JULY 7, 2015  
DOCUMENT NO. 2015-K088728-00

**FINAL MAP NO. 8995**

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BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON OCT. 12, 2016, DOCUMENT NUMBER 2016-K341613-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PORTION OF LOTS 9, 10 AND 11, IN BLOCK 3197 PER "WESTWOOD PARK", FILED MARCH 20, 1917, IN BOOK "H" OF MAPS, PAGES 65-71, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

CITY AND COUNTY OF SAN FRANCISCO

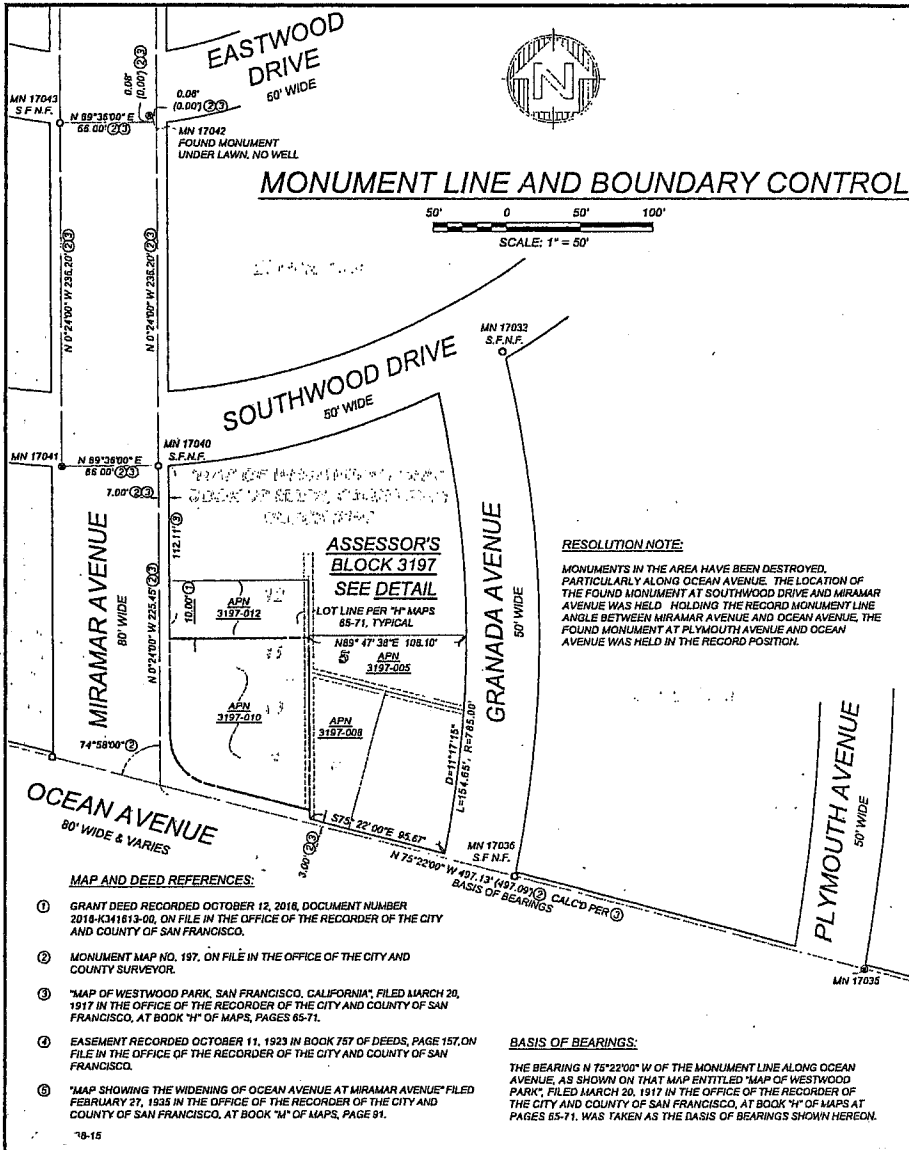
CALIFORNIA  
FEBRUARY, 2017



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

SHEET TWO OF THREE SHEETS

APN: 3197-010 1490 OCEAN AVENUE



**ASSESSOR'S PARCEL NUMBER (APN) NOTE:**  
 THE PROPOSED ASSESSOR PARCEL NUMBERS (APN) SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

| UNIT NO.:      | PROPOSED APN:     |
|----------------|-------------------|
| COMM. UNIT 1-3 | 3197-021 THRU 023 |
| 201-205        | 3197-024 THRU 028 |
| 301-305        | 3197-029 THRU 033 |
| 401-405        | 3197-034 THRU 038 |

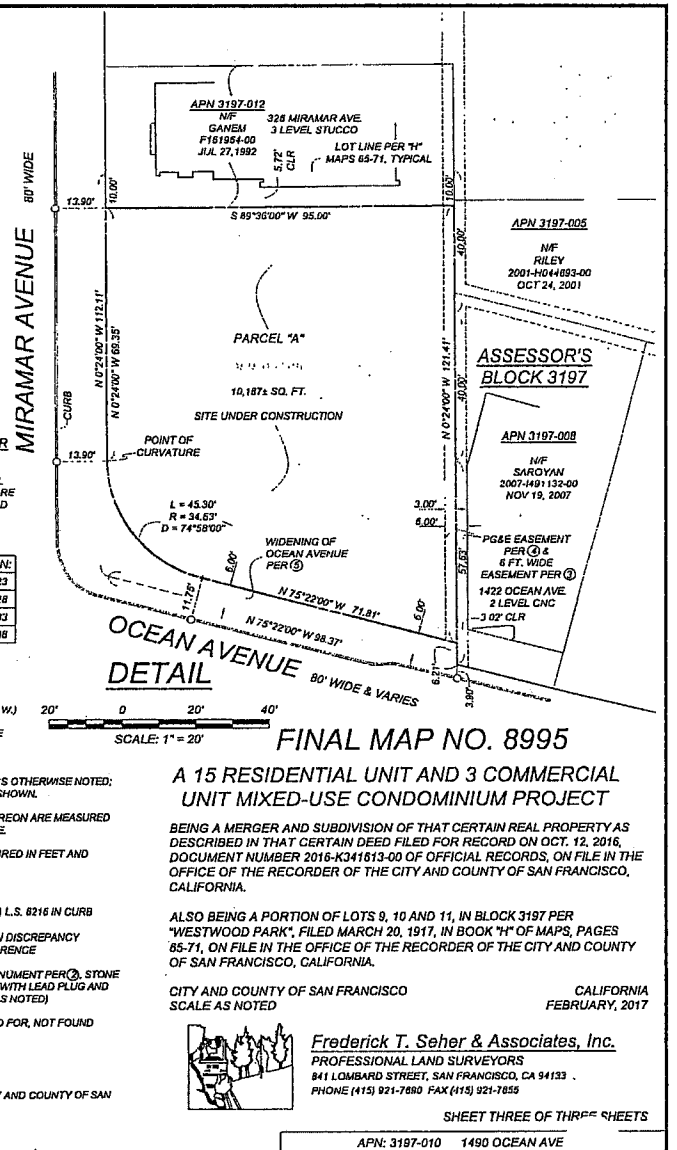
**LINETYPES:**  
 — MONUMENT LINE  
 — RIGHT OF WAY (R.O.W.)  
 — PROPERTY LINE  
 — ADJOINING LOT LINE

- BOUNDARY NOTES:**
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED; MONUMENT LINES ARE AS SHOWN.
  - ALL DISTANCES SHOWN HEREON ARE MEASURED UNLESS SHOWN OTHERWISE.
  - ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
- LEGEND:**
- SET BRASS NAIL & TAG (3/4") L.S. 8216 IN CURB
  - ( ) INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
  - ⊙ INDICATES FOUND CITY MONUMENT PER ⊙, STONE OR CONCRETE MONUMENT WITH LEAD PLUG AND BRASS TACK, IN WELL (OR AS NOTED)
  - CITY MONUMENT SEARCHED FOR, NOT FOUND
  - CLR CLEAR OF PROPERTY LINE
  - CNC CONCRETE
  - MN MONUMENT NAME PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
  - NF NOW OR FORMERLY

**RESOLUTION NOTE:**  
 MONUMENTS IN THE AREA HAVE BEEN DESTROYED, PARTICULARLY ALONG OCEAN AVENUE. THE LOCATION OF THE FOUND MONUMENT AT SOUTHWOOD DRIVE AND MIRAMAR AVENUE WAS HELD. HOLDING THE RECORD MONUMENT LINE ANGLE BETWEEN MIRAMAR AVENUE AND OCEAN AVENUE, THE FOUND MONUMENT AT PLYMOUTH AVENUE AND OCEAN AVENUE WAS HELD IN THE RECORD POSITION.

**BASIS OF BEARINGS:**  
 THE BEARING N 75°22'00" W OF THE MONUMENT LINE ALONG OCEAN AVENUE, AS SHOWN ON THAT MAP ENTITLED "MAP OF WESTWOOD PARK", FILED MARCH 20, 1917 IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, AT BOOK "H" OF MAPS AT PAGES 65-71, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN HEREON.

- MAP AND DEED REFERENCES:**
- GRANT DEED RECORDED OCTOBER 12, 2018, DOCUMENT NUMBER 2018-K041813-08, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
  - MONUMENT MAP NO. 197, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
  - "MAP OF WESTWOOD PARK, SAN FRANCISCO, CALIFORNIA", FILED MARCH 20, 1917 IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, AT BOOK "H" OF MAPS, PAGES 65-71.
  - EASEMENT RECORDED OCTOBER 11, 1923 IN BOOK 757 OF DEEDS, PAGE 157, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
  - "MAP SHOWING THE WIDENING OF OCEAN AVENUE AT MIRAMAR AVENUE" FILED FEBRUARY 27, 1935 IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, AT BOOK "M" OF MAPS, PAGE 91.



**FINAL MAP NO. 8995**  
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 CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA  
 SCALE AS NOTED FEBRUARY, 2017



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