

File No. 170195

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

Board Item No. 69.

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_

Date: \_\_\_\_\_

Board of Supervisors Meeting

Date: February 28, 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

**(Click the text below for a direct link to the document)**

- |                          |                                     |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 185686 - February 7, 2017</u>        |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Tentative Map Referral - May 10, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificates - January 20, 2017</u>            |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u>                                     |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____   |

Prepared by: John Carroll

Date: February 23, 2017

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [Final Map 8902 - 233 and 237 Shipley Street]

2  
3 **Motion approving Final Map 8902, a 21 unit residential condominium project, located at**  
4 **233 and 237 Shipley Street, being a merger and resubdivision of Assessor's Parcel**  
5 **Block No. 3753, Lot Nos. 095 and 096, 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 8902," a 21 unit residential  
9 condominium project, located at 233 and 237 Shipley Street, being a merger and  
10 resubdivision of Assessor's Parcel Block No. 3753, Lot Nos. 095 and 096, comprising 3  
11 sheets, approved February 7, 2017, by Department of Public Works Order No. 185686 is  
12 hereby approved and said map is adopted as an Official Final Map 8902; and, be it

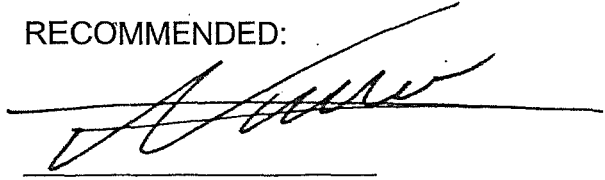
13       FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
14 and incorporates by reference herein as though fully set forth the findings made by the  
15 Planning Department, by its letter dated May 10, 2016, that the proposed subdivision is  
16 consistent with the objectives 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.

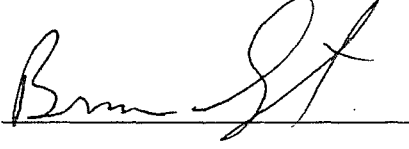
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RECOMMENDED:



Mohammed Nuru  
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS  
City and County Surveyor



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



**Edwin M. Lee, Mayor**  
**Mohammed Nuru, Director**

**Bruce R. Storrs, City and County Surveyor**

**DPW Order No: 185686**

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

APPROVING FINAL MAP 8902, 233 AND 237 SHIPLEY STREET, A 21 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A MERGER AND RESUBDIVISION OF LOTS 095 AND 096 IN ASSESSORS BLOCK NO. 3753

**A 21 UNIT RESIDENTIAL CONDOMINIUM PROJECT**

The City Planning Department in its letter dated MAY 10, 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 and one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 8902", 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 MAY 10, 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:



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

2/6/2017

2/7/2017

X Bruce R. Storrs

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.



**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  
 sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



**TENTATIVE MAP DECISION**

Date: January 26, 2016

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

<b>Project ID:</b> 8902			
<b>Project Type:</b> 21 Units New Construction Condominium Project			
<b>Address#</b>	<b>StreetName</b>	<b>Block</b>	<b>Lot</b>
237	SHIPLEY ST	3753	095
233	SHIPLEY ST	3753	096
<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,

Robert Hanley  
Digitally signed by: Robert Hanley  
 DN: CN = Robert Hanley C = US O = BSM OU = DPW  
 Date: 2016.01.26 16:09:22 -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 2013.0318E, CEQA Determination Date May 5, 2014, 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 Esmeralda Jardines  
Digitally signed by Esmeralda Jardines  
 DN: cn=sgov, dc=cityplanning, ou=CityPlanning, o=Current Planning, cn=Esmeralda Jardines, email=Esmeralda.Jardines@sfgov.org  
 Date: 2016.05.10 10:12:33 -07'00'

Date May 10, 2016

Planner's Name Esmeralda Jardines  
 for, Scott F. Sanchez, Zoning Administrator



---

**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.            3753            Lot No.    095**

**Address:            237 Shipley St**

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 20th day of January. 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.**



---

**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.            3753            Lot No. 095**

**Address:            237 Shipley St**

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

**Map:                    \$1,511,160**

**Established or estimated tax rate:                    1.2000%**

**Estimated taxes liened but not yet due:                    \$18,134.00**

**Amount of Assessments not yet due:                    \$853.00**

**These estimated taxes and special assessments have been paid.**

David Augustine, Tax Collector

**Dated this 20th day of January. 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.**





---

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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.            3753            Lot No.    096**

**Address:            233V Shipley St**

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 20th day of January. 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.**



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**Block No.            3753            Lot No. 096**

**Address:            233V Shipley St**

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

**Map:                    \$1,511,160**

**Established or estimated tax rate:                    1.2000%**

**Estimated taxes liened but not yet due:                    \$18,134.00**

**Amount of Assessments not yet due:                    \$853.00**

**These estimated taxes and special assessments have been paid.**

A handwritten signature in black ink, appearing to read "David Augustine".

David Augustine, Tax Collector

**Dated this 20th day of January. 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**

THE UNDERSIGNED OWNER IS THE ONLY PARTY HAVING RECORD TITLE INTEREST TO THE CONSENT, TO THE PREPARATION AND THE FILING OF THIS MAP COMPRISING OF THREE (3) SHEETS. BY MY SIGNATURE HERETO I HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNERS:  
BY: [Signature] BY: [Signature]  
STEVEN K. CHAN HEIDI M.F. CHAN

**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 December 21, 2016 BEFORE ME, Katerina Borinquales  
A NOTARY PUBLIC, PERSONALLY APPEARED Steven K. Chan & Heidi M.F. Chan  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE (THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES)) AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.  
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:  
SIGNATURE [Signature]

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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2013088  
MY COMMISSION EXPIRES: March 17, 2017  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

**BENEFICIARY**

FIRST REPUBLIC BANK  
BY: [Signature] TITLE: VICE PRESIDENT

**BENEFICIARY'S ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF San Francisco

ON 12-27-16 BEFORE ME, Trina Massis  
A NOTARY PUBLIC, PERSONALLY APPEARED Steven Lee Chan  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE (THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES)) AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.  
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:  
SIGNATURE [Signature]

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)  
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 21506412  
MY COMMISSION EXPIRES: 4-20-2020  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF STEVEN CHAN ON JANUARY 21, 2013. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2016, 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.

Recorder's Statement form with signature of Heidi M.F. Chan, date 12/19/16, and professional seal of Heidi M.F. Chan, State of California, No. 7779.

**CITY AND COUNTY SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO  
BY: [Signature]  
BRUCE R. STORRS, C.S. 0914



**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 \_\_\_\_\_, APPROVED THIS MAP ENTITLED "FINAL MAP 8902".

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

**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

**APPROVALS**

THIS MAP IS APPROVED THIS 7<sup>TH</sup> DAY OF FEBRUARY, 2017.  
BY ORDER NO. 185686

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

MOHAMMED NURU  
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

DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**BOARD OF SUPERVISOR'S 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 SUPERVISOR'S IN FILE NO. \_\_\_\_\_

**FINAL MAP 8902**

A 21 RESIDENTIAL UNIT CONDOMINIUM PROJECT  
A MERGER AND RESUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THOSE CERTAIN GRANT DEEDS RECORDED APRIL 16, 1991 AS DOCUMENT NO.'s 1991-EB88980 AND 1991-EB88986, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO, BEING A PORTION OF 100 VARA BLOCK 363.  
CITY AND COUNTY OF SAN FRANCISCO  
CALIFORNIA  
DECEMBER, 2016

WS  
Westover  
Surveying  
336 CLAREMONT BLVD. STE 2  
SAN FRANCISCO, CA 94127  
(415) 242-5400  
www.westoversurveying.com  
SHEET 1 OF 3 SHEETS

**CONDOMINIUM GENERAL NOTES**

a) This map is the survey map portion of a condominium plan as described in California Civil Code Sections 4120 and 4285. This Condominium Project is limited to a maximum of twenty-one (21) residential condominium 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 lines 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) (i) are not properly maintained, repaired, and replaced according to the City requirements, each homeowner shall be responsible to the extent of his/her proportionate obligation to the homeowners' association for the maintenance, repair, and replacement of those areas. Failure to undertake such maintenance, repair, and replacement may result in City enforcement and abatement actions against the homeowners' association and/or the individual homeowners, which may include, but not be limited to imposition of a lien against the homeowner's property.

e) Approval of this map shall not be deemed approval of the design, location, size, density or use of any structure(s) or ancillary areas of the property associated with structures, new or existing, which have not been reviewed or approved by appropriate City agencies nor shall such approval constitute a waiver of the subdividers 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 Shipley Street are permitted through and are subject to the restrictions set forth in the Building Code and Planning Code of the City and County of San Francisco. This map does not convey any ownership interest in such encroachment areas to the condominium unit owner(s).

g) Significant encroachments, to the extent they were visible and observed, are noted hereon. However, it is acknowledged that other encroachments from onto adjoining properties may exist or be constructed. It shall be the responsibility solely of the property owners involved to resolve any issues that may arise from any encroachments whether depicted hereon or not. This map does not purport to convey any ownership interest in an encroachment area to any property owner.

**BASIS OF SURVEY**

THE MONUMENT LINES WERE ESTABLISHED BY RECORD MEASUREMENTS FROM FOUND MARKS AS SHOWN ON MONUMENT MAP NO. 314.

THE BLOCK LINES WERE ESTABLISHED AS FOLLOWS:

THE SOUTHEASTERLY LINE OF SHIPLEY STREET WAS ESTABLISHED BY RECORD DISTANCES SHOWN ON (R4) BEING A TOTAL OF 403.67' FROM THE HARRISON STREET MONUMENT LINE.

THE NORTHEASTERLY LINE OF 6TH STREET WAS ESTABLISHED OFFSET 52.33' FROM THE MONUMENT LINE AS SHOWN ON (R7) & (R10).

THE SOUTHWESTERLY LINE OF 5TH STREET WAS ESTABLISHED 825.29' FROM THE NORTHEASTERLY LINE OF 6TH STREET AS AS SHOWN ON (R4) & (R7). THIS WAS ALSO SUPPORTED BY LONG STANDING BUILDING FRONTAGES ALONG SAID STREET AS SHOWN HEREON.

THE SOUTHEASTERLY LINE OF FOLSOM STREET WAS NOT ESTABLISHED ON THIS SURVEY.

THE SUBJECT PARCEL WAS ESTABLISHED BY DEED DISTANCE OF 250.00 FEET FROM THE SOUTHWESTERLY LINE OF 5TH STREET WHICH IS SUPPORTED BY LONG STANDING BUILDINGS ON THE ADJOINING LOTS AS SHOWN IN THE DETAILS HEREON.

**GENERAL NOTES**

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
3. ALL MEASURED VALUES ARE EQUAL TO RECORD VALUES SHOWN ON ONE OR MORE OF THE REFERENCES UNLESS OTHERWISE NOTED.
4. MONUMENT MARKS PER (R3) WITHIN THE SUBJECT BLOCK NOT SHOWN HEREON WERE EITHER SFNF OR NOT ACCESSIBLE AT THE TIME OF THE SURVEY. MONUMENTS PER CITY AND COUNTY OF SAN FRANCISCO DATABASE, MN-19002, MN-19347, MN-19348, & MN-19354 WERE ALL SEARCHED FOR BUT NOT FOUND.
5. DIMENSIONS FROM PROPERTY LINES TO BUILDING CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY AND REQUESTED BY THE CITY AND COUNTY OF SAN FRANCISCO SURVEYOR. THEY ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY.

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

UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBERS
UNITS 101-103	3753-346,347,348
UNITS 201-206	3753-349,350,351,352,353,354
UNITS 301-306	3753-355,356,357,358,359,360
UNITS 401-406	3753-361,362,363,364,365,366

**REFERENCES**

- (R1) GRANT DEED RECORDED APRIL 18, 1991 AS DOCUMENT NUMBER 1991-E88990-00, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (R2) GRANT DEED RECORDED APRIL 18, 1991 AS DOCUMENT NUMBER 1991-E88990-00, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (R3) MONUMENT MAP 314 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- (R4) BLOCK DIAGRAM OF THE 100 VARA BLOCK 383, DATED JAN 31-10, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- (R5) FIELD NOTES DATED 08-18-22 & CATALOGUED AS 3743\_4957M ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- (R6) CONDOMINIUM MAP FILED NOVEMBER 1, 1998 IN BOOK 61 OF CONDOMINIUM MAPS AT PAGES 19-23, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (R7) CONDOMINIUM MAP FILED JUNE 30, 2000 IN BOOK 63 OF CONDOMINIUM MAPS AT PAGES 110-116, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (R8) CONDOMINIUM MAP FILED FEBRUARY 22, 2002 IN BOOK 73 OF CONDOMINIUM MAPS AT PAGES 13-17, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (R9) CONDOMINIUM MAP FILED DECEMBER 7, 2004 IN BOOK 89 OF CONDOMINIUM MAPS AT PAGES 4-8 RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (R10) CONDOMINIUM MAP FILED OCTOBER 4, 2012 IN BOOK 119 OF CONDOMINIUM MAPS AT PAGES 113-114 RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (R11) PARCEL MAP FILED OCTOBER 31, 2015 IN BOOK 48 OF PARCEL MAPS AT PAGES 121-122 RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (R12) PARCEL MAP FILED AUGUST 18, 1999 IN BOOK 80 OF PARCEL MAPS AT PAGES 81-84 RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.

**SPECIAL RESTRICTIONS:**

THIS PARCEL MAP IS SUBJECT TO THE CONDITIONS PER THAT "NOTICE OF SPECIAL RESTRICTIONS" RECORDED NOVEMBER 19, 2014 IN DOCUMENT 2014-073342-00 IN THE CITY AND COUNTY OF SAN FRANCISCO RECORDER'S OFFICE AND THAT "DECLARATION OF RESTRICTIONS AND STATEMENT REGARDING EMINENT DOMAIN LIMITATIONS IN THE SOUTH OF MARKET REDEVELOPMENT PROJECT AREA" RECORDED DECEMBER 11, 2006 IN DOCUMENT 2006-126609-00, CITY AND COUNTY OF SAN FRANCISCO RECORDER'S OFFICE.

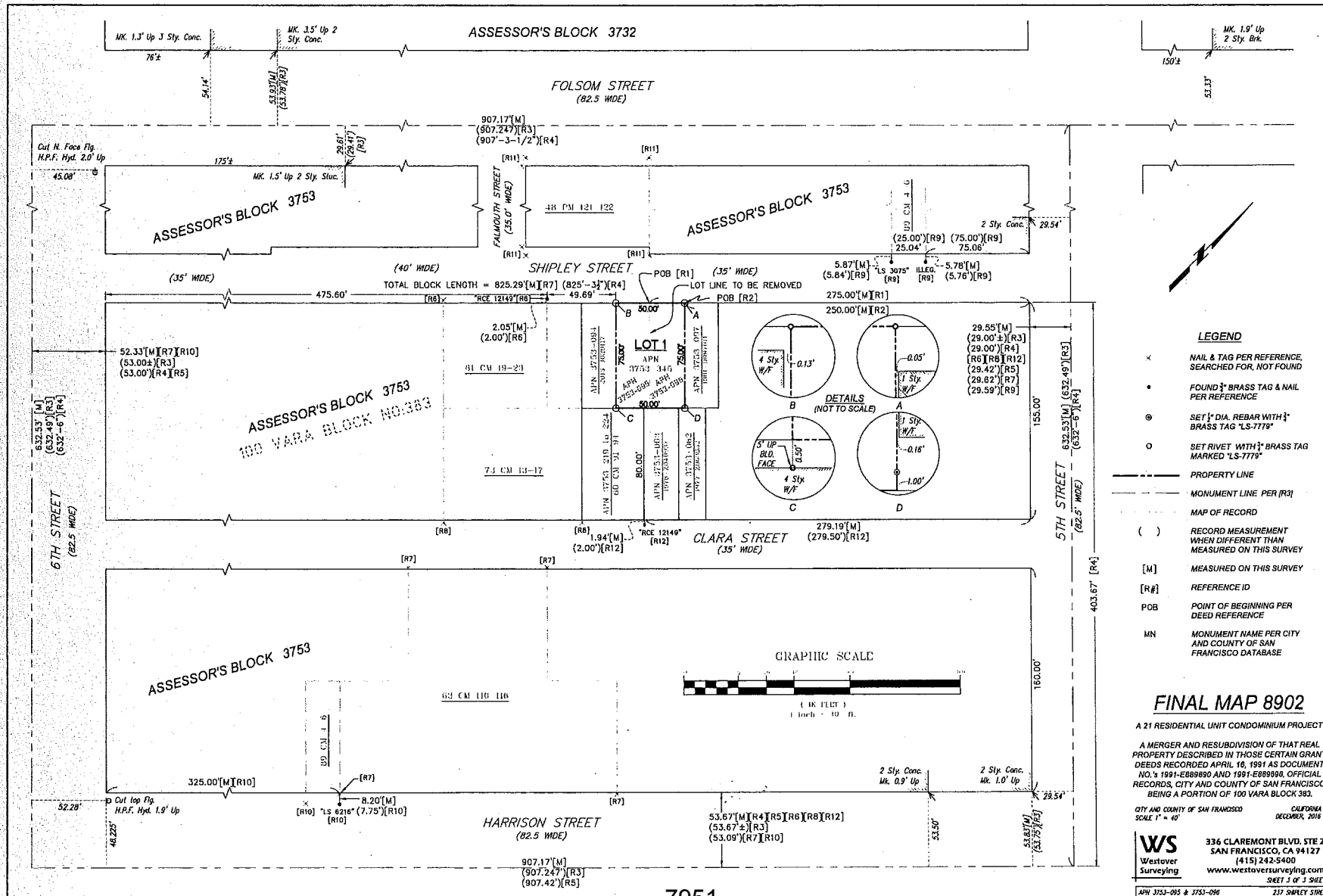
**FINAL MAP 8902**

A 21 RESIDENTIAL UNIT CONDOMINIUM PROJECT

A MERGER AND RESUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THOSE CERTAIN GRANT DEEDS RECORDED APRIL 16, 1991 AS DOCUMENT NO.'s 1991-E88990 AND 1991-E88996, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO, BEING A PORTION OF 100 VARA BLOCK 383.

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA  
DECEMBER, 2016

**WS**  
Westover  
Surveying  
336 CLAREMONT BLVD, STE 2  
SAN FRANCISCO, CA 94127  
(415) 242-5400  
www.westoversurveying.com



**LEGEND**

- ✕ NAIL & TAG PER REFERENCE SEARCHED FOR, NOT FOUND
- FOUND 1" BRASS TAG & NAIL PER REFERENCE
- ⊙ SET 1" DIA. REBAR WITH 1" BRASS TAG "LS-7779"
- SET RIVET WITH 1" BRASS TAG MARKED "LS-7779"
- PROPERTY LINE
- - - MONUMENT LINE PER [R]
- MAP OF RECORD
- ( ) RECORD MEASUREMENT WHEN DIFFERENT THAN MEASURED ON THIS SURVEY
- [M] MEASURED ON THIS SURVEY
- [R#] REFERENCE ID
- POB POINT OF BEGINNING PER DEED REFERENCE
- MN MONUMENT NAME PER CITY AND COUNTY OF SAN FRANCISCO DATABASE

**FINAL MAP 8902**

A 21 RESIDENTIAL UNIT CONDOMINIUM PROJECT

A MERGER AND RESUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THOSE CERTAIN GRANT DEEDS RECORDED APRIL 18, 1991 AS DOCUMENT NO. 1891-E88880 AND 1991-E88980, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO, BEING A PORTION OF 100 VARA BLOCK 383.

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA  
 SCALE 1" = 40' DECEMBER, 2016

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 SHEET 1 OF 3 SHEETS

APN 3753-005 & 3753-006 237 SHIPLEY STREET