

File No. 171220

Committee Item No. _____

Board Item No. 36

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: November 28, 2017

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER

- Public Works Order No. 186687 - November 6, 2017
- Planning Decision - February 10, 2017
- Notice of Special Requirements - February 7, 2017
- Planning Commission Motion No. 19808, December 8, 2016
- Tax Certificates - October 19, 2017
- Final Maps
- _____
- _____

Prepared by: Brent Jalipa

Date: November 21, 2017

Prepared by: _____

Date: _____

1 [Final Map 9109 - 1353-9th-Avenue]

2

3 **Motion approving Final Map 9109, a six residential unit condominium project, located at**
4 **1353-9th Avenue, being a subdivision of Assessor’s Parcel Block No. 1764, Lot No. 010,**
5 **and adopting findings pursuant to the General Plan, and the eight priority policies of**
6 **Planning Code, Section 101.1.**

7

8 MOVED, That the certain map entitled “FINAL MAP 9109”, a six residential unit
9 condominium project, located at 1353 9th Avenue, being a subdivision of Assessor’s Parcel
10 Block No. 1764, Lot No. 010, comprising four sheets, approved November 6, 2017, by
11 Department of Public Works Order No. 186687 is hereby approved and said map is adopted
12 as an Official Final Map 9109; 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 February 10, 2017, 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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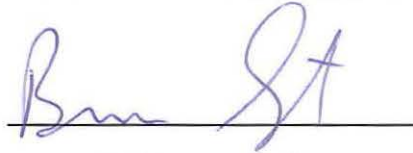
RECOMMENDED:



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.SFPublicWorks.org



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

Public Works Order No: 186687

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

APPROVING FINAL MAP 9109, 1353 9th AVENUE, A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT,
BEING A SUBDIVISION OF ASSESSORS PARCEL NUMBER 1764-010

A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated February, 10, 2017 stated that the subdivision is consistent 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 9109”, each comprising 4 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 February, 10, 2017, from the City Planning Department finding the subdivision consistent 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:



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





TENTATIVE MAP DECISION

Date: August 17, 2016

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

Project ID: 9109			
Project Type: 6 Units Condo Conversion			
Address#	StreetName	Block	Lot
1353	09TH AVE	1764	010
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

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

Sincerely,

 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.

Planning Commission Motion 19808 and Notice of Special Restrictions 2017K405649

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 _____ Date _____

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

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY

And When Recorded Mail To:

Name: Byron Hing, et al.,

Address: 1353 9th Avenue

**City: San Francisco
State: California, Zip: 94122**



**San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2017-K405649-00**

Check Number 0105

Tuesday, FEB 07, 2017 09:25:44

Ttl Pd \$63.00 Rcpt # 0005549321

dm2/DM/1-17

(Space Above This Line For Recorder's Use)

We, Melvin Jay Rabeck and Pamela Fern Rabeck, Trustees of the Rabeck Living Trust, dated 05/07/2010; Danny Tan, a single man; Chi Nicolas Nhan, a single man; Vi Nhan, a single man; Tony Kong and Daisy Chan Kong, Trustees of the Tony and Daisy Kong Family Trust, dated October 10, 2004; Byron Hing and Liza Hing, Trustees of the Byron and Liza Hing Revocable Trust, dated June 24, 2008; and Julie Alonso, an unmarried woman; the owners of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows (or see attached sheet marked "Exhibit A" on which property is more fully described).

BEING ASSESSOR'S BLOCK: 1764, LOT: 010;

COMMONLY KNOWN AS: 1353 9TH AVENUE;

hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code)

Said Restrictions consist of conditions attached to the approval of Condominium Conversion Application No **2016-010889CND** by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID 9109

The tentative map filed with the present application indicates that the subject building at 1353 9th Avenue is a six-unit building located in the Inner Sunset NCD (Neighborhood Commercial District) Zoning District. The subject lot is approximately 3,000 square feet in area. On lot of this size within the Inner Sunset NCD Zoning District, a maximum of four dwelling units can be considered legal and conforming to the Planning Code. Therefore, the remaining two units must be considered legal, nonconforming dwelling units.

The restrictions and conditions of which notice is hereby given are:

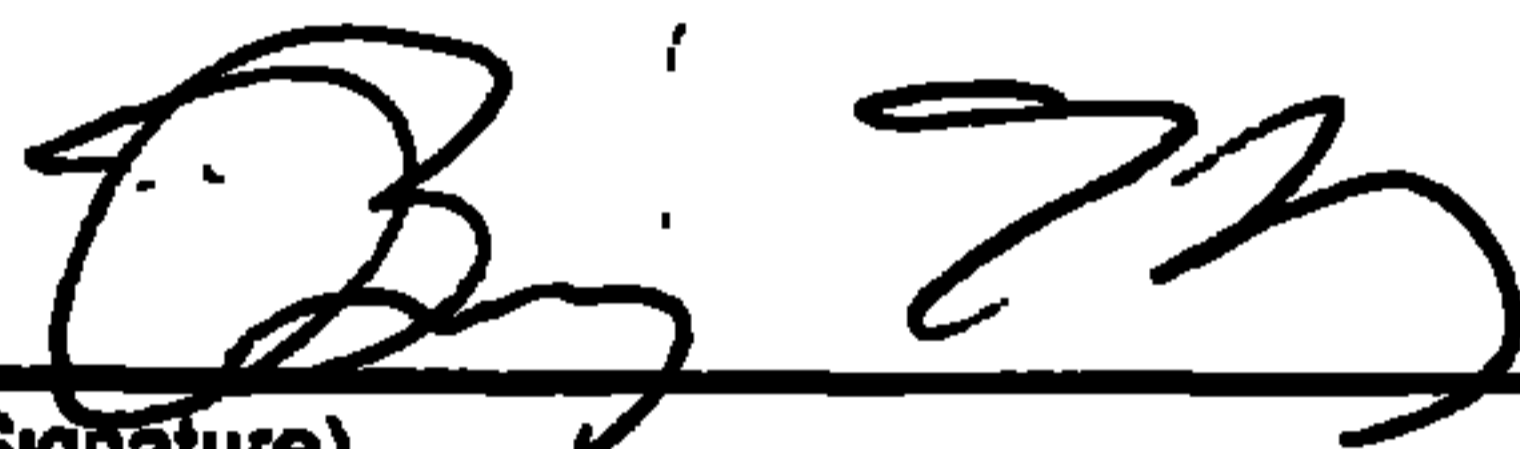
- 1 That two of the dwelling units shall be designated as nonconforming dwelling units if and

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

when any future expansion occurs Section 181 of the Planning Code provides that a nonconforming use, and any structure occupied by such a use shall not be enlarged, intensified, extended or moved to another location, unless the result will be the elimination of the non-conforming use with exceptions outlined under Section 181(b) of the Code

2. That the remaining four dwelling units shall remain legal and conforming, subject to all of the restrictions of the Code, and any other applicable City Codes. In case of conflict, the more restrictive City Code shall apply
3. Minor modifications as determined by the Zoning Administrator may be permitted
4. The property owners shall record a copy of these conditions with the Office of the Recorder of the City and County of San Francisco as part of the property records for the block and lot identified above

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco, except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code, this document would no longer be in effect and would be null and void.


(Signature) _____ Byron Hing, Trustee
(Printed Name) _____
Dated: January 30, 2017 at San Francisco, California.
(Month, Day) (City)

(Signature) _____ Liza Hing, Trustee
(Printed Name) _____
Dated: _____, 20____ at _____, California.
(Month, Day) (City)

(Signature) _____ Tony Kong, Trustee
(Printed Name) _____
Dated: _____, 20____ at _____, California.
(Month, Day) (City)

(Signature) _____ Daisy Chan Kong, Trustee
(Printed Name) _____
Dated: _____, 20____ at _____, California.
(Month, Day) (City)


NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

when any future expansion occurs. Section 181 of the Planning Code provides that a nonconforming use, and any structure occupied by such a use shall not be enlarged, intensified, extended or moved to another location, unless the result will be the elimination of the non-conforming use with exceptions outlined under Section 181(b) of the Code.

2. That the remaining four dwelling units shall remain legal and conforming, subject to all of the restrictions of the Code, and any other applicable City Codes. In case of conflict, the more restrictive City Code shall apply
3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The property owners shall record a copy of these conditions with the Office of the Recorder of the City and County of San Francisco as part of the property records for the block and lot identified above.

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code, this document would no longer be in effect and would be null and void.

(Signature) Byron Hing, Trustee
(Printed Name)
Dated: _____, 20____ at _____, California.
(Month, Day) (City)

 _____, Trustee
(Signature) Liza Hing, Trustee
(Printed Name)
Dated: January 23, 2017 at San Francisco, California.
(Month, Day) (City)

(Signature) Tony Kong, Trustee
(Printed Name)
Dated: _____, 20____ at _____, California.
(Month, Day) (City)

(Signature) Daisy Chan Kong, Trustee
(Printed Name)
Dated: _____, 20____ at _____, California.
(Month, Day) (City)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE


when any future expansion occurs. Section 181 of the Planning Code provides that a nonconforming use, and any structure occupied by such a use shall not be enlarged, intensified, extended or moved to another location, unless the result will be the elimination of the non-conforming use with exceptions outlined under Section 181(b) of the Code.

2. That the remaining four dwelling units shall remain legal and conforming, subject to all of the restrictions of the Code, and any other applicable City Codes. In case of conflict, the more restrictive City Code shall apply.
3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The property owners shall record a copy of these conditions with the Office of the Recorder of the City and County of San Francisco as part of the property records for the block and lot identified above.

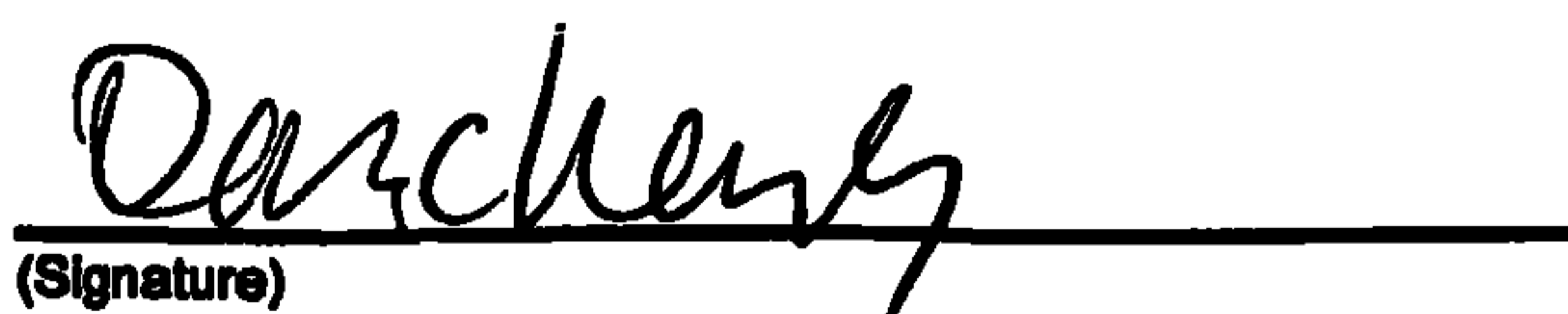
The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code, this document would no longer be in effect and would be null and void.

(Signature) Byron Hing, Trustee
(Printed Name)
Dated: _____, 20____ at _____, California.
(Month, Day) (City)

(Signature) Liza Hing, Trustee
(Printed Name)
Dated: _____, 20____ at _____, California.
(Month, Day) (City)



(Signature) Tony Kong, Trustee aka Anthony
(Printed Name)
Dated: Jan 11, 2017 at Granite Bay, California.
(Month, Day) (City) *see attached for Notarization*



(Signature) Daisy Chan Kong, Trustee
(Printed Name)
Dated: Jan 11, 2017 at Granite Bay, California.
(Month, Day) (City) *see attached for Notarization*

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE


(Signature)

Chi Nicholas Nhan
(Printed Name)

Dated: December 30, 2016 at San Francisco, California.
(Month, Day) (City)

Notary's Acknowledgment is attached.


(Signature)

Vi Nhan
(Printed Name)

Dated: 12-30-2016, 2016 at San Francisco, California.
(Month, Day) (City)

(Signature)

Julie Alonso
(Printed Name)

Dated: _____, 20____ at _____, California.
(Month, Day) (City)

(Signature)

Danny Tan
(Printed Name)

Dated: _____, 20____ at _____, California.
(Month, Day) (City)

(Signature)

Melvin Jay Rabeck, Trustee
(Printed Name)

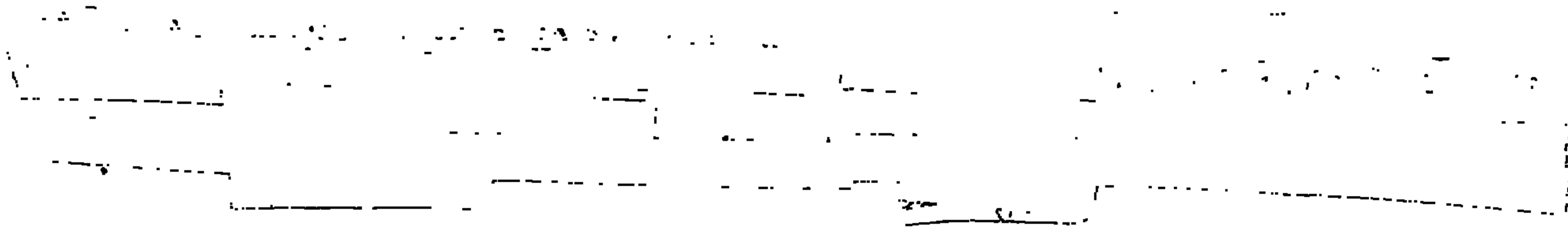
Dated: _____, 20____ at _____, California.
(Month, Day) (City)

(Signature)

Pamela Fern Rabeck, Trustee
(Printed Name)

Dated: _____, 20____ at _____, California.
(Month, Day) (City)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE



(Signature) **Chi Nicholas Nhan**

(Printed Name)
Dated: _____, **20** at _____, **California.**
(Month, Day) (City)

(Signature) **Vi Nhan**

(Printed Name)
Dated: _____, **20** at _____, **California.**
(Month, Day) (City)

Julie Alonso
(Signature) **Julie Alonso**

(Printed Name)
Dated: *Jan 31*, **2017** at *San Francisco*, **California.**
(Month, Day) (City)

(Signature) **Danny Tan**

(Printed Name)
Dated: _____, **20** at _____, **California.**
(Month, Day) (City)

(Signature) **Melvin Jay Rabeck, Trustee**

(Printed Name)
Dated: _____, **20** at _____, **California.**
(Month, Day) (City)

(Signature) **Pamela Fern Rabeck, Trustee**


(Printed Name)
Dated: _____, **20** at _____, **California.**
(Month, Day) (City)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

(Signature) Chi Nicholas Nhan
(Printed Name)
Dated: _____, 20____ at _____, California.
(Month, Day) (City)

(Signature) Vi Nhan
(Printed Name)
Dated: _____, 20____ at _____, California.
(Month, Day) (City)

(Signature) Julie Alonso
(Printed Name)
Dated: _____, 20____ at _____, California.
(Month, Day) (City)


(Signature) Danny Tan
(Printed Name)
Dated: 12/28, 2016 at San Francisco, California.
(Month, Day) (City)

(Signature) Melvin Jay Rabeck, Trustee
(Printed Name)
Dated: _____, 20____ at _____, California.
(Month, Day) (City)

(Signature) Pamela Fern Rabeck, Trustee
(Printed Name)
Dated: _____, 20____ at _____, California.
(Month, Day) (City)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

(Signature) **Chi Nicholas Nhan**

(Printed Name)

Dated: _____, **20** at _____, **California.**
(Month, Day) (City)

(Signature) **Vi Nhan**

(Printed Name)

Dated: _____, **20** at _____, **California.**
(Month, Day) (City)

(Signature) **Julie Alonso**

(Printed Name)

Dated: _____, **20** at _____, **California.**
(Month, Day) (City)

(Signature) **Danny Tan**

(Printed Name)

Dated: _____, **20** at _____, **California.**
(Month, Day) (City)

Melvin Jay Rabeck, Trustee
(Signature) **Melvin Jay Rabeck, Trustee**

(Printed Name)

Dated: 12/17, **2016** at San Jose, **California.**
(Month, Day) (City)

Pamela Fern Rabeck, Trustee
(Signature) **Pamela Fern Rabeck, Trustee**

(Printed Name)

Dated: 12/17, **2016** at San Jose, **California.**
(Month, Day) (City)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Each signature must be acknowledged by a notary public before recordation; add Notary Public Certification(s) and Official Notarial Seal(s).

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 January 30, 2017 before me, Ann A. Sellier, notary public
Date Here Insert Name and Title of the Officer

personally appeared Byron Hing
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Ann A. Sellier
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Notice of Special Restriction Document Date: 1/30/17
under the planning code
Number of Pages: 4 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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 1/23/17 before me, Connie Ho, Notary Public,
(here insert name and title of the officer)

personally appeared - Liza Hing -
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) is 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

[Handwritten Signature]
Signature

(Seal)



California All-Purpose 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.

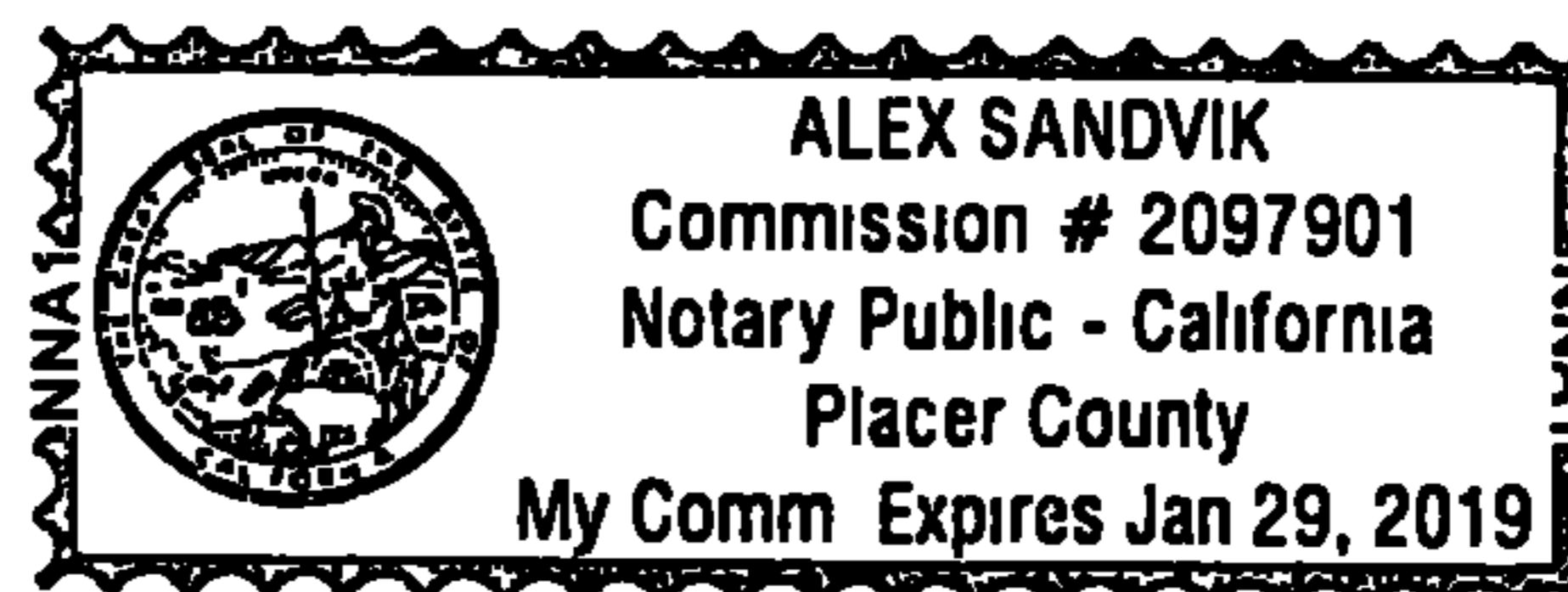
State of California

County of Placer

On January 11, 2017 before me, Alex Sandvik, Notary Public, personally appeared ANTHONY KONG and DAISY CHAN KONG who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *Alex Sandvik*

Alex Sandvik

My Commission Expires: Jan. 29, 2019

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Dec. 30, 2016 before me, PRITI PARIKH, notary public
Date Here Insert Name and Title of the Officer
personally appeared Vi Nhan and Chi Nhan
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Priti Parikh
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document Notice of Special Restrictions Under Planning Code Document Date: 12/30/16
Number of Pages: 4 plus Acknowledgment. Signer(s) Other Than Named Above: _____
Capacity(ies) Claimed by Signer(s)
Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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)

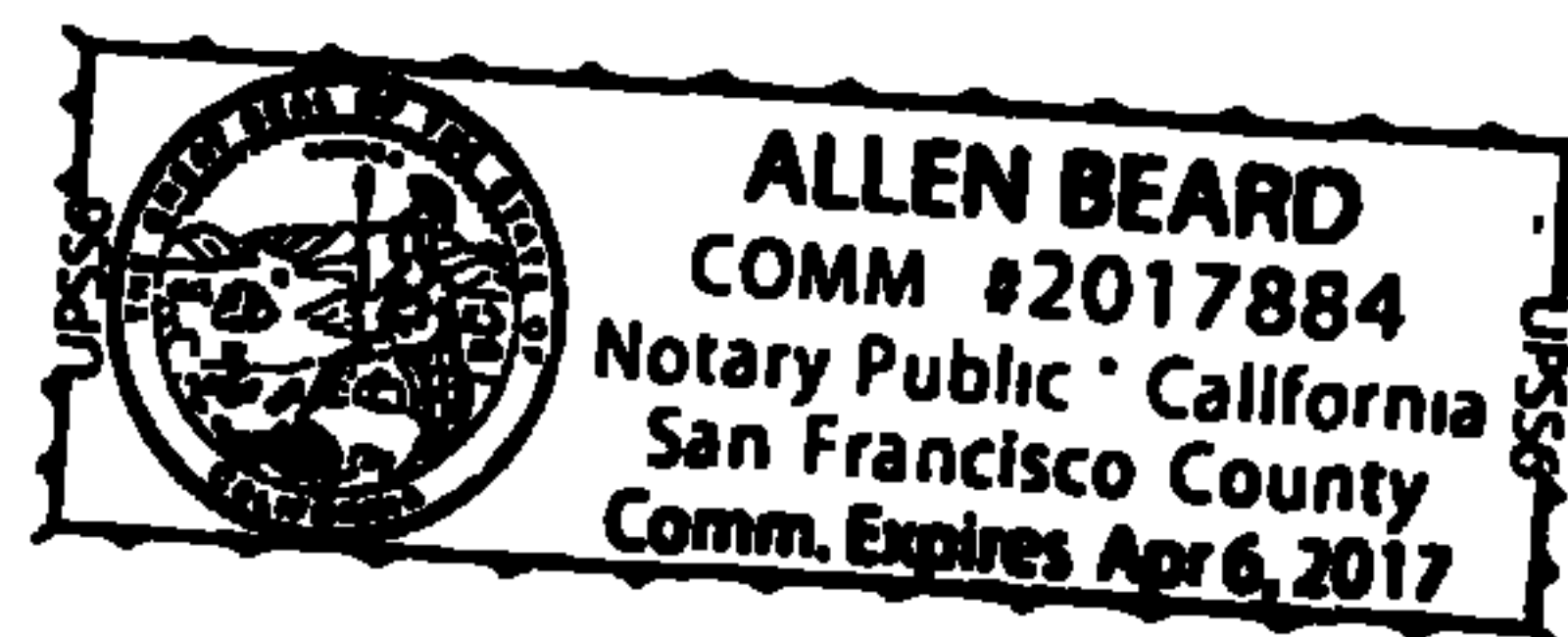
On January 31, 2017 before me, Allen Beard, Notary Public
(insert name and title of the officer)

personally appeared Julie Ann Alonso _____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Allen Beard (Seal)



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 Dec. 27, 2016 before me, Zhouyang Wang Notary Public
(insert name and title of the officer)

personally appeared Danny Tan
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

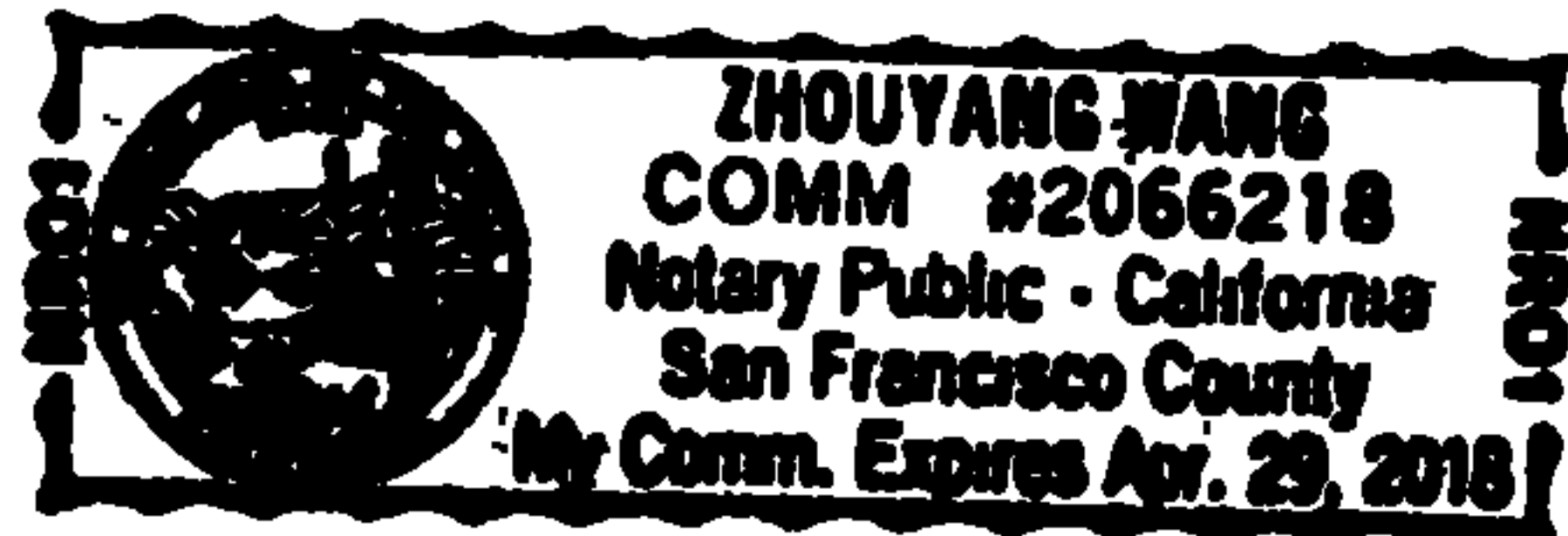
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Signature

Zhouyang

(Seal)



All-purpose Acknowledgment California only

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.

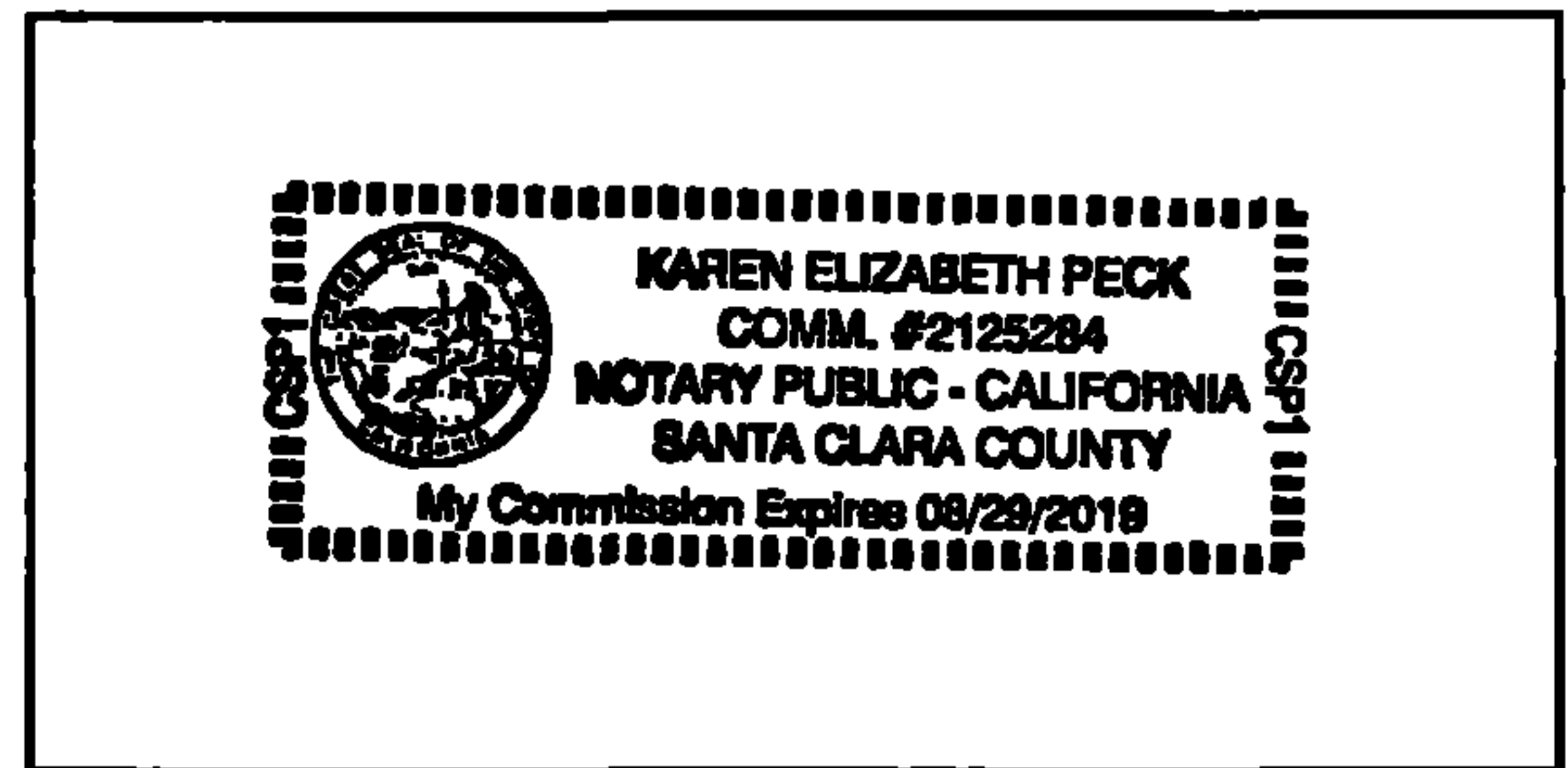
State of California

County of SANTA CLARA

On 12/17/16 before me, KAREN E. PECK (here insert name and title of the officer),

personally appeared MELVIN RABECK AND PAMELA RABECK

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.



Notary Seal

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 Karen E. Peck

Description of Attached Document

Type or Title of Document NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Document Date 12/17/16 Number of Pages 4

Signer(s) Other Than Named Above _____

EXHIBIT A

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

Beginning at a point on the Westerly line of 9th Avenue, distant thereon 250 feet Northerly from the Northerly line of Judah Street; running thence Northerly along the Westerly line of 9th Avenue 25 feet; thence at a right angle Westerly 120 feet; thence at a right angle Southerly 25 feet; thence at a right angle Easterly 120 feet to the point of beginning.

Being a portion of Outside Land Block No. 681.

Assessor's Lot 010; Block 1764



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6377

Planning Commission Motion No. 19808

HEARING DATE: DECEMBER 8, 2016

Case No.: 2016-010889CND
 Project Address: 1353 9th Avenue
 Zoning: Inner Sunset NCD (Neighborhood Commercial District)
 40-X Height and Bulk District
 Block/Lot: 1764/010
 Project Sponsor: Boyd McSparran
 Goldstein, Gellman, Melbostad, Harris & McSparran, LLP
 1388 Sutter Street, Suite 1000
 San Francisco, CA 94109
 Staff Contact: Laura Ajello – (415) 575-9142
laura.ajello@sfgov.org

ADOPTING FINDINGS RELATING TO THE REVIEW FOR CONSISTENCY WITH THE GENERAL PLAN TO ALLOW A CONDOMINIUM CONVERSION SUBDIVISION OF A THREE-STORY SIX-UNIT BUILDING INTO RESIDENTIAL CONDOMINIUMS WITHIN THE INNER SUNSET NCD (NEIGHBORHOOD COMMERCIAL DISTRICT) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On August 17, 2016, Boyd McSparran (hereinafter “Project Sponsor”) filed an application with the Department of Public Works, Bureau of Street Use and Mapping for Planning Department review to allow the Condominium Conversion Subdivision of a three-story, six-unit building into residential condominiums within the Inner Sunset NCD (Neighborhood Commercial District) Zoning District and a 40-X Height and Bulk District. The subject building is considered a legal use as the Report of Residential Building Record indicates that the legal authorized occupancy and use is a six-unit dwelling.

On December 8, 2016, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Condominium Conversion Subdivision Application No. 2016-010889CND.

Section 1396, Article 9 of the Subdivision Code of the City and County of San Francisco sets forth the following rules and regulations for condominium conversions:

- A. Units may be converted to condominiums so long as they meet the requirements of the Expedited Conversion Program per the Subdivision Code. An exception is provided for two-unit buildings where both units are owner-occupied for one year.
- B. The following categories of buildings may be converted to condominiums:
 - i. Buildings consisting of four units or less in which at least one of the units has been occupied continuously by one of the owners of record for five years prior to the date of application for conversion.
 - ii. Buildings consisting of six units or less in which at least three of the units have been occupied continuously by three of the owners of record for five years prior to the date of application for conversion.

The Subdivision Code requires that the Planning Commission hold a public hearing to review condominium conversion subdivisions containing five to six units for consistency with the General Plan where at least one unit is residential. The Code calls for a sales program which promotes affirmative action in housing, a non-transferable tenant right of first-refusal to purchase the unit occupied by the tenant and various relocation requirements, including the right to a \$1,000 relocation payment.

The Subdivision Code further provides for a lifetime lease for all tenants aged 62 years or older and/or are permanently disabled, and requires that no less than 40 percent of the tenants either have signed Intent to Purchase forms or be in a position of accepting such a lifetime lease. The Code prohibits any increase in rents while the conversion application is pending before the City.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff and other interested parties.

MOVED, that the Commission hereby approves the Condominium Conversion Subdivision requested in Application No. 2016-010889CND based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.

2. The applicant requests Planning Department review of a Condominium Conversion Subdivision Application to allow for the conversion of the multi-unit building.
3. As required by Section 1396 of the San Francisco Subdivision Code, at least three of the units have been owner occupied continuously by one or more of the owners of record for five years prior to the date of application for conversion.
4. Tenants in the subject building were notified of their right-of-first refusal to purchase the unit they occupy, as required by the Subdivision Code, and of other rights to which they are entitled under provisions of the same Code.
5. A search of the Rent Board database did not show any tenant petitions or eviction notices filed with the Rent Board in the last 5 years.
6. On balance, the Project is consistent with the Objectives and Policies of the General Plan, as follows:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 2:

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.4:

Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.

Property owners are required to correct outstanding code violations identified in a Physical Inspection Report issued by the Department of Building Inspection (DBI). All work must be completed and a DBI Certificate of Final Completion must be issued prior to DPW approval.

OBJECTIVE 3:

PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

Policy 3.3:

Maintain balance in affordability of existing housing stock by supporting affordable moderate ownership opportunities.

Conversions of rental stock to condominiums help achieve affordable homeownership, providing a category of housing stock for moderate income housing needs. Through the Expedited Conversion Program, properties are eligible to convert from rental units to ownership status so long as owner-occupancy requirements are met.

7. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The proposal would have no adverse effect upon existing neighborhood-serving retail uses as it is a change in form of residential tenure.

B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The proposal is a change in form of residential tenure and would not alter the existing housing and neighborhood character of the vicinity.

C. That the City's supply of affordable housing be preserved and enhanced,

No housing would be removed for this project.

D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The proposal is a change in form of residential tenure and would not affect public transit or neighborhood parking.

E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The proposal is a change in form of residential tenure and would not involve the industrial or service sectors of the City.

F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposal is subject to inspection by the Department of Building Inspection and will be required to make any code required repairs, including those related to life safety issues, prior to the recordation of the final condominium subdivision map.

G. That landmarks and historic buildings be preserved.

The proposal is a change in form of residential tenure and would not affect landmarks or historic buildings.

H. That our parks and open space and their access to sunlight and vistas be protected from development.

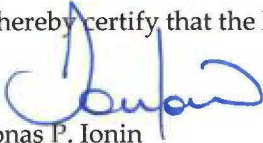
The proposal is a change in form of residential tenure and would not affect public parks or open space.

8. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
9. The Commission hereby finds that approval of the Condominium Conversion Subdivision would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, Department staff and other interested parties, the oral testimony presented to this Commission at the public hearings and all other written materials submitted by all parties, the Commission hereby **APPROVES Condominium Conversion Subdivision Application No. 2016-010889CND.**

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on December 8, 2016.



Jonas P. Ionin
Commission Secretary

AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore

NAYS: None

ABSENT: Richards

ADOPTED: December 8, 2016



**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. 1764 Lot No. 010

Address: 1353 09Th 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 19th day of October. 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. 1764 Lot No. 010

Address: 1353 09Th Ave

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

Map: \$3,073,264

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$36,028.00

Amount of Assessments not yet due: \$927.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 19th day of October. 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.

OWNERS' STATEMENT:

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF THE REAL PROPERTY SUBDIVIDED AND SHOWN ON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED "FINAL MAP 9109." IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS:

Melvin Jay Rabeck
MELVIN JAY RABECK, TRUSTEE OF THE RABECK LIVING TRUST, DATED 05/07/2010
Pamela Fern Rabeck
PAMELA FERN RABECK TRUSTEE OF THE RABECK LIVING TRUST, DATED 05/07/2010
Danny Tan
DANNY TAN
Chi-Nicholas Nhan
CHI-NICHOLAS NHAN
V. Nhan
V. NHAN
Tony Kong
TONY KONG, TRUSTEE OF THE TONY AND DAISY KONG FAMILY TRUST, DATED OCTOBER 10, 2004
Daisy Chan Kong
DAISY CHAN KONG, TRUSTEE OF THE TONY AND DAISY KONG FAMILY TRUST, DATED OCTOBER 10, 2004
Byron Hing
BYRON HING, TRUSTEE OF THE BYRON AND LIZA HING REVOCABLE TRUST OF JUNE 24, 2008
Liza Hing
LIZA HING, TRUSTEE OF THE BYRON AND LIZA HING REVOCABLE TRUST OF JUNE 24, 2008
Julie Alonso
JULIE ALONSO

TRUSTEE/BENEFICIARY:

Stephen H. Adams Sr. Vice President Sterling Bank & Trust
SIGNED PRINTED NAME TITLE & COMPANY

BENEFICIARY:

Kwok Chung Wong
KWOK CHUNG WONG, TRUSTEE OF THE KWOK CHUNG WONG AND HAR KWAN LUK REVOCABLE TRUST DATED 2003
Har Kwan Luk
HAR KWAN LUK, TRUSTEE OF THE KWOK CHUNG WONG AND HAR KWAN LUK REVOCABLE TRUST DATED 2003

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY
BY: _____
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF 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 BYRON HING IN FEBRUARY OF 2016. 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.



DATE: SEPTEMBER 19, 2017

Richard L. Langford
RICHARD L. LANGFORD, P.L.S. 6895
LICENSE EXPIRATION DATE: JUNE 30, 2019

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. _____.

CLERK'S 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 SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____ ADOPTED _____, 20____, APPROVED THIS MAP ENTITLED "FINAL MAP 9109." 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 6TH DAY OF November, 2017.
BY ORDER NO. 186687

BY: _____ DATE: _____
MOHAMMED NURU
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
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

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: Bruce R. Storrs DATE: OCTOBER 31, 2017
BRUCE R. STORRS PLS 6914



RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 201____, AT _____ M. IN BOOK _____ OF
CONDOMINIUM MAPS, AT PAGES _____, AT THE REQUEST OF RICHARD LANGFORD, PLS.

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

FINAL MAP 9109

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED
RECORDED SEPTEMBER 14, 2015 AS DOCUMENT 2015-K131724-00
IN THE OFFICIAL RECORDS OF THE
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
A PORTION OF OUTSIDE LAND BLOCK 681

JULY 2017

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (510) 530-5200
JOB#15-1956 DRAWING=1956COND.DWG

SHEET
1 OF 4

APN 1764-010, 1353 9TH AVENUE #1-6

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 8/20/2017
BEFORE ME, Caroline Hinoka Woods, NOTARY PUBLIC,
PERSONALLY APPEARED **MELVIN JAY RABECK**
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT. WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE Caroline Hinoka Woods
PRINTED NAME CAROLINE HINOKA WOODS
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO
COMMISSION EXPIRES 6/21/2019
COMMISSION NUMBER 2113061

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 8/20/2017
BEFORE ME, Caroline Hinoka Woods, NOTARY PUBLIC,
PERSONALLY APPEARED **PAMELA FERN RABECK**
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.

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STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON 8/20/2017
BEFORE ME, Caroline Hinoka Woods, NOTARY PUBLIC,
PERSONALLY APPEARED **DANNY TAN**
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.

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STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON 8/20/2017
BEFORE ME, Caroline Hinoka Woods, NOTARY PUBLIC,
PERSONALLY APPEARED **CHI NICHOLAS NHAN**
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.

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PRINTED NAME CAROLINE HINOKA WOODS
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO
COMMISSION EXPIRES 6/21/2019
COMMISSION NUMBER 2113061

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STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON 8/20/2017
BEFORE ME, Caroline Hinoka Woods, NOTARY PUBLIC,
PERSONALLY APPEARED **VI NHAN**
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.

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SIGNATURE Caroline Hinoka Woods
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PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO
COMMISSION EXPIRES 6/21/2019
COMMISSION NUMBER 2113061

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STATE OF CALIFORNIA
COUNTY OF PLACER
ON 8/20/17
BEFORE ME, D White, NOTARY PUBLIC,
PERSONALLY APPEARED **TONY KONG**
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT. WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE D White
PRINTED NAME D White
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)
PRINCIPAL COUNTY OF BUSINESS PLACER
COMMISSION EXPIRES 2/14/19
COMMISSION NUMBER 2100278

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 PLACER
ON 8/20/17
BEFORE ME, D White, NOTARY PUBLIC,
PERSONALLY APPEARED **DAISY CHAN KONG**
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.

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SIGNATURE D White
PRINTED NAME D White
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)
PRINCIPAL COUNTY OF BUSINESS PLACER
COMMISSION EXPIRES 2/14/19
COMMISSION NUMBER 2100278

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STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON 8/20/2017
BEFORE ME, Caroline Hinoka Woods, NOTARY PUBLIC,
PERSONALLY APPEARED **BYRON HING**
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.

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SIGNATURE Caroline Hinoka Woods
PRINTED NAME CAROLINE HINOKA WOODS
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO
COMMISSION EXPIRES 6/21/2019
COMMISSION NUMBER 2113061

FINAL MAP 9109

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED
RECORDED SEPTEMBER 14, 2015 AS DOCUMENT 2015-K131724-00
IN THE OFFICIAL RECORDS OF THE
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
A PORTION OF OUTSIDE LAND BLOCK 681

JULY 2017

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (510) 530-5200
JOB#15-1956 DRAWING=1956COND.DWG

SHEET
2 OF 4

APN 1764-010, 1353 9TH AVENUE #1-6

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 8/20/2017
BEFORE ME, CAROLINE HIROKO WONG, NOTARY PUBLIC,
PERSONALLY APPEARED LIZA HING
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE Caroline Hiroko Wong
PRINTED NAME CAROLINE HIROKO WONG
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO
COMMISSION EXPIRES 6/21/2019
COMMISSION NUMBER 2113061

OWNER'S ACKNOWLEDGMENT:

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STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON 8/20/2017
BEFORE ME, CAROLINE HIROKO WONG, NOTARY PUBLIC,
PERSONALLY APPEARED JULIE ALONSO
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE Caroline Hiroko Wong
PRINTED NAME CAROLINE HIROKO WONG
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO
COMMISSION EXPIRES 6/21/2019
COMMISSION NUMBER 2113061

BENEFICIARY'S ACKNOWLEDGMENT:

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STATE OF _____
COUNTY OF _____
ON _____
BEFORE ME, _____, NOTARY PUBLIC,
PERSONALLY APPEARED KWOK CHUNG 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 AND OFFICIAL SEAL
SIGNATURE _____
PRINTED NAME _____
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)
PRINCIPAL COUNTY OF BUSINESS _____
COMMISSION EXPIRES _____
COMMISSION NUMBER _____

BENEFICIARY'S ACKNOWLEDGMENT:

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STATE OF California
COUNTY OF San Francisco
ON September 17, 2017
BEFORE ME, DMITRIY GLAZER, NOTARY PUBLIC,
PERSONALLY APPEARED HAR KWAN LUK
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE Glazer
PRINTED NAME DMITRIY GLAZER
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)
PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES July 26, 2021
COMMISSION NUMBER 2205457

TRUSTEE/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 SEPT 1, 2017
BEFORE ME, NICK DEMOPOULOS, NOTARY PUBLIC,
PERSONALLY APPEARED STEPHEN ADAMS

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE Nick Demopoulos
PRINTED NAME NICK DEMOPOULOS
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO
COMMISSION EXPIRES OCT 27, 2017
COMMISSION NUMBER 2047194

PROPERTY SUBJECT TO:

OFFER OF LIFE TIME LEASE:

RECORDED MAY 9, 2017,
DOCUMENT # 2017-K448296-00

OFFER OF LIFE TIME LEASE:

RECORDED MAY 9, 2017,
DOCUMENT # 2017-K448297-00

OFFER OF LIFE TIME LEASE:

RECORDED MAY 9, 2017,
DOCUMENT # 2017-K448298-00

OFFER OF LIFE TIME LEASE:

RECORDED MAY 9, 2017,
DOCUMENT # 2017-K448299-00

OFFER OF LIFE TIME LEASE:

RECORDED MAY 9, 2017,
DOCUMENT # 2017-K448300-00

AGREEMENT BETWEEN CCSF AND PROPERTY OWNERS TO PROVIDE LIFE TIME LEASE:

RECORDED August 18, 2017
DOCUMENT NUMBER 2017-K496408

FINAL MAP 9109

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
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SHEET
3 OF 4

APN 1764-010, 1353 9TH AVENUE #1-6

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 NUMBER
1	1764-057
2	1764-058
3	1764-059
4	1764-060
5	1764-061
6	1764-062

IRVING STREET {80' WIDE}

EAST 240.00'

LEGEND/REFERENCES

- O.R. = OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
- R1 = THAT DEED RECORDED ON SEPTEMBER 14, 2015 AS O.R. DOCUMENT 2015-K131724-00
- R2 = THAT DEED RECORDED ON JANUARY 25, 2013 AS O.R. DOCUMENT 2013-J593346-00
- R3 = THAT DEED RECORDED ON JANUARY 10, 2006 AS O.R. DOCUMENT 2006-I107752-00
- R4 = THAT DEED RECORDED ON SEPTEMBER 22, 2006 AS O.R. DOCUMENT 2006-I259141-00
- M172 = CITY OF SAN FRANCISCO MONUMENT MAP 172, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
- MNXXXXX = MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- O = SET 3/4" BRASS TAG INSCRIBED "PLS 6895"
- = FOUND BRASS PIN IN LEAD PLUG IN MONUMENT WELL
- L = FOUND CUT - ORIGIN UNKNOWN
- APN = ASSESSOR'S PARCEL NUMBER (BLOCK-LOT)
- = SUBJECT PROPERTY LINE
- - - = MONUMENT LINE
- = RIGHT OF WAY LINE
- = OTHER PROPERTY LINE
- R5 = THAT MAP FILED ON JUNE 25, 2003 IN BOOK 81 OF CONDOMINIUM MAPS AT PAGES 36-39, O.R. THE TAGS SHOWN ON THIS MAP WERE SEARCHED FOR BUT NOT FOUND
- R6 = PARCEL MAP 3617, FILED ON FEBRUARY 16, 2007 IN BOOK 99 OF CONDOMINIUM MAPS AT PAGES 32 & 33, O.R. THE TAGS SHOWN ON THIS MAP WERE SEARCHED FOR BUT NOT FOUND

10TH AVENUE {70' WIDE}

9TH AVENUE {70' WIDE}

ASSESSOR'S BLOCK 1764
OUTSIDE LAND BLOCK 681

JUDAH STREET {80' WIDE}

EAST 240.00'

NOTES:

- ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
 - ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
 - THE DISTANCES SHOWN FROM MONUMENT LINES TO RIGHT-OF-WAY LINES REPRESENT A BOUNDARY SOLUTION BASED ON THE ANALYSIS OF BOUNDARY EVIDENCE INCLUDING A REVIEW OF DOCUMENTS AND FIELD MEASUREMENTS TO MONUMENTS AND IMPROVEMENTS.
 - THIS SURVEY SHOWS MONUMENTS OF RECORD OR NON-RECORD CONSISTENT WITH THE PURPOSE OF THE SURVEY.
 - THE BASIS OF BEARINGS IS THE MONUMENT LINE IN JUDAH STREET, TAKEN TO BE DUE EAST (ASSUMED).
- () = RECORD/FILED INFORMATION FOUND TO BE IN DISCREPANCY WITH MEASURED VALUES. ALL OTHER ANGLES AND DISTANCES SHOWN HEREON HAVE BEEN VERIFIED BY MEASUREMENTS IN THE FIELD AND ARE NOT FOUND TO BE IN DISCREPANCY WITH RELEVANT RECORD INFORMATION.
- { } = RECORD/FILED INFORMATION SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION SHOWN FOR REFERENCE.
- REFER TO THE NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE RECORDED ON FEBRUARY 7, 2017 AS O.R. DOCUMENT NUMBER 2017-K405649-00

GENERAL NOTES:

- 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 NUMBER OF SIX DWELLING UNITS.
- 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.
- 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:
 - ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
 - 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.
- 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.
- 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.
- BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER 9TH 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).
- SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM/ONTO ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DEPICTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

FINAL MAP 9109

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