

File No. 150905

Committee Item No. _____

Board Item No. 21

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____
Board of Supervisors Meeting

Date: _____
Date: September 22, 2015

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 checked="" 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 (Use back side if additional space is needed)

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 183951</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PW/Planning Ten Map Decision - January 29, 2015</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Notice of Special Restrictions - September 6, 2012</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Treasurer/Tax Collector Certifications - August 10, 2015</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u> |

Completed by: John Carroll
Completed by: _____

Date: September 17, 2015
Date: _____

1 [Final Map 8466 - 1650 Broadway Street]
2

3 **Motion approving Final Map 8466, a 34 residential unit Condominium Project, and 2 lot**
4 **merger, located at 1650 Broadway Street, being a subdivision of Assessor's Block No.**
5 **0570, Lot Nos. 010 and 011, and adopting findings pursuant to the General Plan, and**
6 **the eight priority policies of Planning Code, Section 101.1.**

7
8 MOVED, That the certain map entitled "FINAL MAP 8466", a 34 residential unit
9 Condominium Project and 2 lot merger, located at 1650 Broadway Street, being a subdivision
10 of Assessor's Block No. 0570, Lot Nos. 010 and 011, comprising 3 sheets, approved August
11 25, 2015, by Department of Public Works Order No.183950 is hereby approved and said map
12 is adopted as an Official Final Map 8466; and, be it

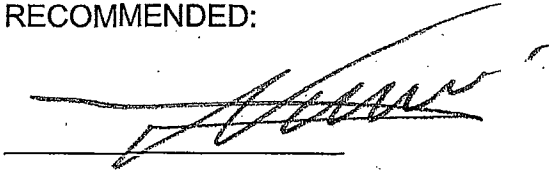
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the City
15 Planning Department, by its letter dated January 29, 2015, that the proposed subdivision is
16 consistent with the objectives and policies of the General Plan and the eight priority policies of
17 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.
25

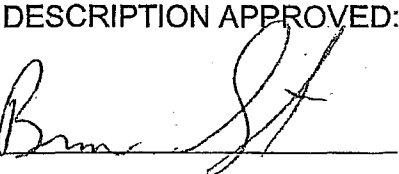
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RECOMMENDED:



Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2015 SEP -9 AM 8:12

u

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: 183950

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

APPROVING FINAL MAP 8466, 1650 BROADWAY STREET, A 34 UNIT RESIDENTIAL CONDOMINIUM PROJECT AND TWO LOT MERGER, BEING A SUBDIVISION OF LOT 010 AND 011 IN ASSESSORS BLOCK NO. 0570.

A 34 UNIT RESIDENTIAL CONDOMINIUM PROJECT AND TWO LOT MERGER.

The City Planning Department in its letter dated January 29, 2015, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that said Final Map complies with all subdivision requirements related thereto. Pursuant to the California Subdivision Map Act and the San Francisco Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Map.

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 8466", 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 January 29, 2015, 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:

Bruce R. Storrs, PLS
City and County Surveyor, DPW

Mohammed Nuru



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

cc: File (2)
Board of Supervisors (signed)
Tax Collector's Office

APPROVED:

MOHAMMED NURU, DIRECTOR

8/25/2015

8/25/2015

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: December 3, 2014

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

Attention: Mr. Scott F. Sanchez

Project ID: 8466			
Project Type: 2 Lot Merger and 34 Units Residential New Construction Condominium			
Address#	StreetName	Block	Lot
1650	BROADWAY	0570	011
1650	BROADWAY	0570	010
Tentative Map Referral			

_____ 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 environmental review per Class 1 California Environmental Quality Act Guidelines.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

_____ 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 reasons (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

Enclosures:

- Application
- Print of Tentative Map

Sincerely,


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

PLANNING DEPARTMENT

Signed LA

Date JAN 29, 2015

Planner's Name LAURA AJELLO

For Scott F. Sanchez, Zoning Administrator

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)
And When Recorded Mail To:)
Name: Andrew Wiegell)
Wiegell Law Group)
Address: 414 Gough Street)
Suite 1)
City: San Francisco)
California 94102)

CONFIRMED COPY of document recorded

09/06/2012, 2012J498832

RECORDED FOR OFFICIAL USE
SAN FRANCISCO COUNTY RECORDER

Space Above This Line For Recorder's Use

I (We) 1650 Broadway LLC, the owner(s) 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):

Attached as Exhibit A

Being Assessor's Block 0570, Lots 010 & 011, commonly known as 1622-1662 BROADWAY (AKA 1650 BROADWAY), 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 Conditional Use Application No. 2008.0862C authorized by the Planning Commission of the City and County of San Francisco on March 12, 2009 as set forth in Planning Commission Motion No. 17840, to allow for new construction of a seven-story, 34-unit residential building with 49 parking spaces in an RM-3 (Residential, Mixed, Medium Density) District and a 80-A Height and Bulk District.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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

1. This authorization is for a Conditional Use Authorization under Planning Code Sections 253 and 303 to allow new construction of a seven-story, 34-unit residential building with 49 parking spaces within two basement levels with the RM-3 (Residential, Mixed, Moderate Density) District and an 80-A Height and Bulk District, in general conformance with plans filed with the Application as received on January 29, 2009 and stamped "EXHIBIT B" included in the docket for Case No. 2008.0862C, reviewed and approved by the Commission on March 12, 2009.

Design and Construction

2. Final design, materials, glazing, color, texture, and detailing shall be reviewed and approved by the Planning Department prior to the approval of any building permit application.
3. Highly reflective spandrel glass, mirror glass, or deeply tinted glass shall not be permitted. Only clear glass shall be used at all levels.
4. The zinc siding and roofing material proposed at the upper levels of the project shall be of a light color.
5. All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.
6. The garage door shall be a maximum width of 14 feet. The curb cut shall be a maximum width of 12 feet including curb returns.
7. All proposed street trees shall be 24-inch box sized minimum.
8. The seventh (top) floor (as illustrated on Exhibit B), may be increased an additional 100 square feet maximum to allow for architectural articulation/shaping along the exterior façade(s). The additional area (up to 100 sf) shall be documented on the seventh floor plan submitted as part of the building permit application.
9. Construction hours for interior and exterior construction work shall be limited to Monday through Friday between the hours of 7 AM and 8 PM. No weekend construction (interior and exterior) shall be permitted.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Affordable Dwelling Units

10. Under Section 315 of the Planning Code, the project is subject to the Inclusionary Housing requirement. The number of below-market-rate (BMR) units required depends upon whether the affordable units are being provided on-site, off-site, or through payment of in-lieu fees or the project applicant may choose a combination of two or three of the options. The project applicant shall make a final determination prior to issuance of the site/building permit for the approved project.
- a. If this requirement is being met on-site, the Applicant shall designate a total of 12 (twelve) percent of the dwelling units as affordable [Below Market Rate (hereinafter "BMR")] units to be constructed as part of the Project. This equals four (4) of the thirty-four (34) dwelling units currently proposed.
 - b. If this requirement is being met off-site, the Applicant shall designate a total of 17 (seventeen) percent of the dwelling units as affordable [Below Market Rate (hereinafter "BMR")] units to be constructed as part of the Project. This equals six (6) off-site units.
 - c. Payment of an in-lieu fee which shall be determined according to the procedures set forth in Section 315.6 of the Planning Code. The project applicant can pay an in lieu fee to satisfy the requirements of Inclusionary Housing requirement. The in lieu fee shall be paid to the Treasurer for use by the Mayor's Office of Housing for the purpose of constructing on an alternative site. The amount of the fee shall take into account the number of units required by the project applicant to meet the off-site housing development and the affordability gap as identified in the "Jobs Housing Nexus Analysis" prepared by Keyser Marston Associates, Inc. in June 1997 for the Maximum Annual Rent or Maximum Purchase Price for the equivalent unit sizes.
 - d. Compliance through a combination of the above methods per Planning Code Section 315.4(e)3. Project sponsor can provide any combination of construction of on-site units as provided in 315.4, off-site units as provided in Section 315.5, or payment of an in-lieu fee as provide in Section 315.6, provided that the project sponsor constructs or pays the fee at the appropriate percentage or fee level required for that option.
 - e. If applicable, BMR units shall be designated on the building plans prior to approval of any building permit. BMR units shall (1.) reflect the unit size mix of the market rate units, (2.) shall be constructed and marketed concurrently with the construction and sale of the market rate units, and (3.) shall be of comparable quality and materials as the market rate units in the project. The project proposes thirty-four (34) dwelling units which are planned to be ten (10) one-bedroom units, ten (10) two-bedroom units, ten (10) two-bedrooms-plus-den units and four (4) three-bedroom units. The subject on-site BMR units shall be distributed in unit sizes as follows if thirty-four (34) units are built on the site as proposed: one (1) one-bedroom unit, one (1) two-bedroom unit, one (1) two-

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

bedrooms-plus-den unit and one (1) three-bedroom unit distributed throughout the structure with one unit per floor and equal to the market rate units in quality of construction and finish materials.

- f. All BMR rental units shall be rented or sold to qualifying households, as defined in the terms of the Affordable Housing Monitoring Procedures Manual (hereinafter "Procedures Manual") published and adopted by Resolution No. 13405 on September 10, 1992 by the Planning Commission, and as set forth in the Inclusionary Affordable Housing Program legislation and Section 315.8 (a) of the Planning Code.
- g. If the units in the building are made available as rental units, the BMR unit shall be rented to qualifying households, as defined in the Affordable Housing Monitoring Procedures Manual (hereinafter "Procedures Manual") published and adopted by Resolution 13405 on September 10, 1992 by the Planning Commission, whose gross annual income, adjusted for household size, does not exceed sixty (60) percent of the median income for the San Francisco Principal Metropolitan Statistical Area (PMSA). The percentage of median income specified herein shall be the maximum income for qualifying households and the basis for base rent for BMR units. Base rent for such units, together with the utility allowance as described in the Procedures Manual, shall not exceed thirty (30) percent of sixty (60) percent of such median income adjusted annually for permitted rent increases as described in the Procedures Manual, for a period of fifty (50) years from the date of initial rental of the BMR unit. The owner of the BMR unit may apply to the City Planning Commission to modify this condition to permit conversion of a BMR rental unit to an affordable condominium ownership unit pursuant to the requirements of the Procedures Manual, provided that such unit shall be governed by the sale and resale procedures outlined in the Procedures Manual.
- h. If the units in the building are offered for sale, the BMR unit shall be sold to first time home buyer households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed one hundred (100) percent of the median income for the San Francisco Principal Metropolitan Statistical Area (PMSA). The initial sales price of such units shall be calculated according to the Procedures Manual based on such percentage of median income. This restriction shall apply for a fifty (50) year period from the date of the initial sale of the BMR unit.
- i. The Applicant shall administer the marketing and reporting procedures, including the payment of administrative fees to the monitoring agency if such fees are authorized by ordinance, according to the procedures established in the Procedures Manual or as otherwise provided by law.
- j. If the units are provided for sale, the sale and resale of the BMR unit shall satisfy the marketing, sales, reporting and monitoring procedures, including the payment of administrative fees to the monitoring agency if such a fee is authorized by ordinance, according to the procedures established in the Procedures Manual.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

- k. The definitions, procedures and requirements for BMR units are set forth in the Procedures Manual. Terms used in these Conditions of Approval and not otherwise defined shall have the meanings set forth in the Procedures Manual.
- l. The definitions, procedures and requirements for BMR units set forth in the Procedures Manual, are incorporated herein as Conditions of Approval. Terms used in these Conditions of Approval and not otherwise defined shall have the meanings set forth in the Procedures Manual.
- m. Prior to issuance of any building permit for the project (including any building permit issued for any partial phase of the project), the Project Sponsor shall have designated the BMR units in accordance with Items a, b and e above;
- n. Prior to issuance of the Building Permit, the Project Sponsor shall record a Notice of Special Restriction on the property that records a copy of this approval and identifies the BMR units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to the Mayor's Office of Housing or its successor (MOH), the monitoring agency for the BMR unit.

Mitigation Measures

- 11. The "Mitigation Monitoring and Reporting Program" and "Improvement Measures Implementation Program" identified in the Mitigated Negative Declaration (MND), Case No. 2005.0893E for the project shall be incorporated as Conditions of Approval for this Conditional Use Authorization, Case No. 2008.0862C and are attached hereto as "EXHIBIT 1" and "EXHIBIT 2." In the event discrepancies occur between the attached exhibits and the final MND, the more stringent measures shall apply.

Planning Code Compliance

- 12. The Project Sponsor shall appoint a community liaison to deal with issues and other related matters of concern to nearby residents. The Applicant shall report the name and telephone number of this officer to the Zoning Administrator for reference, and for inclusion in the Case Docket. Should implementation of this Project result in complaints from neighborhood residents, which are not resolved by the Project Sponsor and are subsequently reported to the Zoning Administrator and found to be in violation of the Planning Code and/or the specific Conditions of Approval for the Project as set forth in EXHIBIT A of this motion, the Zoning Administrator shall report such complaints to the Planning Commission which may thereafter hold a public hearing on the matter in accordance with the hearing notification and conduct procedures as set forth in Sections 174, 306.3 and 306.4 of the Code to consider revocation or modification of this Conditional Use authorization.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

13. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines up to \$500 a day in accordance with Planning Code Section 176.
14. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Planning Code Section 351(e)(1).

Planning Commission Recommendations

15. The project sponsor is encouraged to work with the owner to reduce or address impacts on the adjacent property to the east (Lot 009) due to the construction impacts of the project. Such construction impacts include, but are not limited to: tie back into the adjacent foundation, property line windows and any other Fire and Building Code issues related to the project being proposed to the shared property line.
16. The project sponsor is encouraged to explore the feasibility of providing two on-site car share spaces as part of the total approved parking count. If car share is not provided on-site, the project sponsor is encouraged to explore providing two off-site car share spaces within the immediate vicinity of the project.

Recordation

17. Prior to the issuance of the Building Permit for the Project the Zoning Administrator shall approve and order the recordation of a notice in the Official Records of the Recorder of the City and County of San Francisco for the premises (Assessor's 2083, Lot 001), which notice shall state that construction has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.
18. The Project Sponsor shall photocopy the Notice of Special Restrictions onto the coversheet of the plan sets submitted with the Building Permit Application for this project.
19. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor. This authorization may be extended at the discretion of the Zoning Administrator only if the failure to issue a permit by the Department of Building Inspection is delayed by a city, state, or federal agency or by appeal of the issuance of such permit.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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.

Dated: 9/6/12 at San Francisco, California

1650 Broadway LLC
By: [Signature] President
(Owner's Signature)

(Agent's Signature)

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

GFC:pg\NWTeam\wp51\2008\CU\2008.0862C - 1622-1662 Broadway (aka 1650 Broadway - NSR

EXHIBIT "A"

PROPERTY DESCRIPTION

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

PARCEL I:

BEGINNING at a point on the Northerly line of Broadway, distant thereon 162 feet and 9 inches Westerly from the Westerly line of Van Ness Avenue; running thence Westerly along the said Northerly line of Broadway 36 feet and 8 inches; thence at a right angle Northerly 137 feet and 6 inches; thence at a right angle Easterly 1 foot and 5- $\frac{3}{4}$ inches; thence at a right angle Northerly 8 feet and 4 inches; thence at a right angle Easterly 33 feet and 3 inches; thence at a right angle Southerly 8 feet and 4 inches; thence at a right angle Easterly 1 foot and 11- $\frac{1}{4}$ inches; and thence at a right angle Southerly 137 feet and 6 inches to the point of beginning.

BEING a portion of Western Addition Block No. 94.

Assessor's Lot 10, Block 0570

PARCEL II:

BEGINNING at a point on the Northerly line of Broadway, distant thereon 124 feet and 11 inches Easterly from the Easterly line of Franklin Street; running thence Easterly along said line of Broadway 60 feet and 5 inches; thence at a right angle Northerly 137 feet and 6 inches; thence at a right angle Westerly 60 feet and 5 inches; thence at a right angle Southerly 137 feet and 6 inches to the point of beginning.

BEING a portion of Western Addition Block No. 94.

Assessor's Lot 011, Block 0570

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Francisco

On September 6, 2012 before me, Fatimah S. Sikin, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Ernest J. McNabb
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: [Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Notice of Special Restrictions Under the Planning Code

Document Date: September 6, 2012 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Ernest J. McNabb Signer's Name: _____

Corporate Officer — Title(s): President Corporate Officer — Title(s): _____

Individual

Partner — Limited General

Attorney in Fact

Trustee

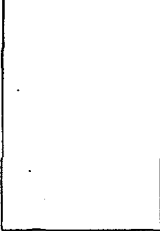
Guardian or Conservator

Other: _____

Signer Is Representing: _____

himself

RIGHT THUMBPRINT OF SIGNER
Top of thumb here



Individual

Partner — Limited General

Attorney in Fact

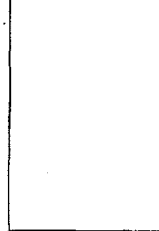
Trustee

Guardian or Conservator

Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here



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

Property Tax Section



José Cisneros, Treasurer

CERTIFICATE SHOWING TAXES A LIEN, BUT NOT YET DUE

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

Block No. 0570 Lot No. 010

Address: 1620 VACANT LOT

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

Map: \$ 4,891,081

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$58,692.97

Amount of Assessment not yet due: \$579.03

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this August 10, 2015. This certificate is valid for the earlier of 60 days from this date or December 31, 2015. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.

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

Property Tax Section



José Cisneros, Treasurer

**CERTIFICATE 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. 0570 Lot No. 010

Address: 1620 VACANT LOT

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 August 10, 2015. This certificate is valid for the earlier of 60 days from this date or December 31, 2015. 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. 0570 Lot No. 011

Address: 1650 BROADWAY

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

Map: \$ 27,030,152

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$324,361.82

Amount of Assessment not yet due: \$579.18

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 August 10, 2015. This certificate is valid for the earlier of 60 days from this date or December 31, 2015. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.

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

Property Tax Section



José Cisneros, Treasurer

**CERTIFICATE 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. 0570 Lot No. 011

Address: 1650 BROADWAY

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 August 10, 2015. This certificate is valid for the earlier of 60 days from this date or December 31, 2015. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.

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OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND HOLDERS OF SECURITY INTEREST OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO MAKING AND RECORDING OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE; THAT SAID MAP CONSTITUTES AND CONSISTS OF A SURVEY MAP SHOWING MONUMENTATION ON THE GROUND WITHIN THE MEANING OF PARAGRAPHS 4120 AND 4263 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA; AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP PURSUANT TO DIVISION 4, PART 5, CHAPTER 3, ARTICLE 4 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA.

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

OWNERS:

DELRIICH PARTNERS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: ALL EXCEL LTD., ITS MANAGER

Quelle

BY: ANGELA CHEUNG, AUTHORIZED SIGNATORY

OWNER'S ACKNOWLEDGMENT:

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

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON 7-14-15 BEFORE ME, HEATHER FOLSOM, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: ANGELA CHEUNG
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) (S/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ 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
Heather Folsom HEATHER FOLSOM
SIGNATURE: PRINTED NAME:
1-24-19 2095250
COMMISSION EXPIRES: COMMISSION # OF NOTARY:

SAN FRANCISCO
PRINCIPAL COUNTY OF BUSINESS:

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20____, AT _____ M.
IN BOOK _____ OF CONDOMINIUM MAPS, AT PAGE(S) _____, AT THE REQUEST OF
FREDERICK T. SEHER.

SIGNED _____
COUNTY RECORDER

TRUSTEE / BENEFICIARY ACKNOWLEDGMENT:

INDUSTRIAL AND COMMERCIAL BANK OF CHINA (USA) NA

NAME OF TRUSTEE / BENEFICIARY:

BY: *[Signature]* EXECUTIVE VICE PRESIDENT
TITLE:

Michael Lai
PRINT NAME:

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

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON 7-14-2015 BEFORE ME, LOUISA LEUNG, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: MICHAEL LAI
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) (S/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ 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] LOUISA LEUNG
SIGNATURE: PRINTED NAME:
11-3-2016 1995404
COMMISSION EXPIRES: COMMISSION # OF NOTARY:

SAN FRANCISCO
PRINCIPAL COUNTY OF BUSINESS:

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ANGELA CHEUNG ON MARCH 14, 2014. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED 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.



Frederick T. Seher
FREDERICK T. SEHER, PLS
LICENSE NO. 8216
LICENSE EXPIRES MARCH 31, 2016
DATE: 08/21/15

CITY AND COUNTY SURVEYOR'S STATEMENT:

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



BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO
Bruce R. Storrs
BRUCE R. STORRS PLS 8914
DATE: SEPTEMBER 1 2015

FINAL MAP NO. 8466
A 34 UNIT RESIDENTIAL
CONDOMINIUM PROJECT

BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON MARCH 20, 2013, DOCUMENT NUMBER 2013-1622666-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF WESTERN ADDITION BLOCK NO. 094
CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
JULY, 2015



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7890 FAX (415) 921-7855

SHEET ONE OF THREE SHEETS

AB: 0570 LOT: 010 & 011 1650 BROADWAY

TAX STATEMENT:

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

DATED _____ DAY OF _____ 20__

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

CLERK'S STATEMENT:

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

ITS MOTION NO. _____ ADOPTED _____ 20__ APPROVED THIS MAP ENTITLED: "FINAL MAP NO. 8466"

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 _____ DAY OF _____ 20__

BY ORDER NO. _____

BY: _____ DATE: _____

MOHAMMED HURU
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY

BY: _____
DEPUTY CITY ATTORNEY, CITY AND COUNTY OF SAN FRANCISCO

BOARD OF 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 SUPERVISORS IN FILE NO. _____

GENERAL NOTES:

A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4765. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF THIRTY-FOUR (34) DWELLING UNITS.

B) ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.

C) UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS, AND RESTRICTIONS, THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:

(i) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
(ii) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.

D) IN THE EVENT THE AREAS IDENTIFIED IN (C)(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 LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.

E) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.

F) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER BROADWAY ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).

G) SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM ADJACENT ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DEPICTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

NOTES:

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

"NOTICE OF SPECIAL RESTRICTION UNDER THE PLANNING CODE"
RECORDED ON SEPTEMBER 04, 2012
DOCUMENT NUMBER 2012-091832-00, ON REEL K726 AT IMAGE 0711

FINAL MAP NO. 8466
A 34 UNIT RESIDENTIAL
CONDOMINIUM PROJECT

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ALSO BEING A PART OF WESTERN ADDITION BLOCK NO. 094

CITY AND COUNTY OF SAN FRANCISCO

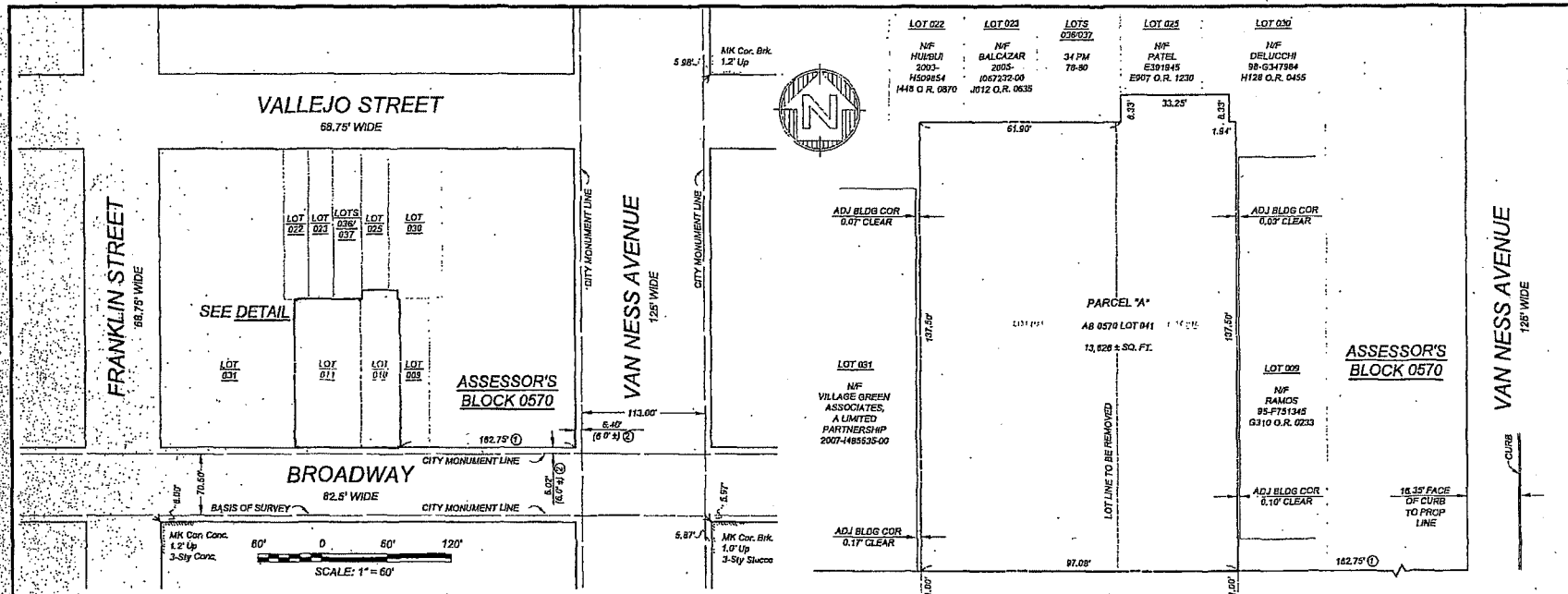
CALIFORNIA
JULY, 2015



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

SHEET TWO OF THREE SHEETS

AB: 0570 LOT: 010 & 011 1650 BROADWAY



MONUMENT LINE AND BOUNDARY CONTROL

MAP AND DEED REFERENCES:

- ① GRANT DEED RECORDED MARCH 20, 2013, DOCUMENT NUMBER 2013-J622666-00, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
- ② MONUMENT MAP NO. 018, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

ASSESSOR'S PARCEL NUMBER (APN) NOTE:

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

UNIT NO.:	PROPOSED APN:
UNITS 101-102	045-048
UNITS 104-105	047-048
UNITS 201-205	048-053
UNITS 301-306	054-059
UNITS 401-406	060-065
UNITS 501-506	068-071
UNITS 601-604	072-075
UNIT 606	076
UNITS 701-702	077-078

LEGEND:

- SET NAIL & TAG L.S. 8216 (OR AS NOTED)
- () INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
- NF NOW OR FORMERLY

LINETYPES:

- MONUMENT LINE
- RIGHT OF WAY (R.O.W.)
- PROPERTY LINE
- ADJOINING LOT LINE

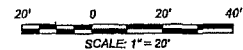
BOUNDARY NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED; MONUMENT LINES ARE AS SHOWN.
2. ALL DISTANCES SHOWN HEREON ARE MEASURED UNLESS SHOWN OTHERWISE.
3. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
4. DETAILS NEAR PROPERTY LINES ARE NOT TO SCALE AND ARE EXAGGERATED FOR CLARITY.

BASIS OF SURVEY:

BLOCK LINES OF BLOCK 0570 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE IDENTIFIED AS BASIS OF SURVEY LINE. RELATIONSHIPS BETWEEN MONUMENT LINES AND THE BLOCK LINES WERE ESTABLISHED IN CONFORMANCE WITH COMPELLING EVIDENCE OF OCCUPATION AND FIELD SURVEY DATA SUCH AS: 'L' CUTS, BUILDING STRUCTURES, FENCES, RETAINING WALLS AND OFFICIAL CONCRETE SIDEWALKS AND CURBS, ALONG WITH THE MAP AND DEED REFERENCES AS LISTED HEREON.

DETAIL



FINAL MAP NO. 8466
A 34 UNIT RESIDENTIAL CONDOMINIUM PROJECT

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ALSO BEING A PART OF WESTERN ADDITION BLOCK NO. 094

CITY AND COUNTY OF SAN FRANCISCO
SCALE AS NOTED

CALIFORNIA
JULY, 2015



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PHONE (415) 921-7890 FAX (415) 921-7555

SHEET THREE OF THREE SHEETS

AB: 0570 LOT: 010 & 011 1650 BROADWAY