

File No. 170235

Committee Item No. \_\_\_\_\_  
Board Item No. 34

**COMMITTEE/BOARD OF SUPERVISORS**  
AGENDA PACKET CONTENTS LIST

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

Date: \_\_\_\_\_  
Date: March 14, 2017

**Cmte Board**

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion                                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Resolution                                   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/> | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/> | <input type="checkbox"/>            | Youth Commission Report                      |
| <input type="checkbox"/> | <input type="checkbox"/>            | Introduction Form                            |
| <input type="checkbox"/> | <input type="checkbox"/>            | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Public Correspondence                        |

**OTHER**

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 185733 - March 1, 2017</u>          |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Tentative Map Referral - May 3, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificate - January 13, 2017</u>            |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u>                                    |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____  |

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

Date: March 9, 2017  
Date: \_\_\_\_\_

1 [Final Map 8812 - 5 Hallam Street]

2  
3 **Motion approving Final Map 8812, a six residential unit condominium project, located at**  
4 **5 Hallam Street, being a subdivision of Assessor's Parcel Block No. 3755, Lot No. 096,**  
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 8812", a six residential unit  
9 condominium project, located at 5 Hallam Street, being a subdivision of Assessor's Parcel  
10 Block No. 3755, Lot No. 096, comprising 2 sheets, approved March 1, 2017, by Department of  
11 Public Works Order No. 185733 is hereby approved and said map is adopted as an Official  
12 Final Map 8812; and, be it

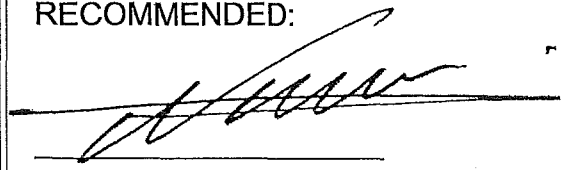
13       FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
14 and incorporates by reference herein as though fully set forth the findings made by the  
15 Planning Department, by its letter dated May 3, 2016, that the proposed subdivision is  
16 consistent with the objectives 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.

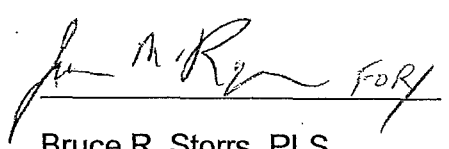
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RECOMMENDED:



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: 185733**

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

APPROVING FINAL MAP 8812, 5 HALLAM STREET, A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 096 IN ASSESSORS BLOCK NO. 3755.

**A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT**

The City Planning Department in its letter dated May 3, 2016, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

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


Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 8812", each comprising 2 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated May 3, 2016, from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

It is recommended that the Board of Supervisors adopt this legislation.

RECOMMENDED:

APPROVED:

  
 2017 MAR -3 AM 11:46  
 RECEIVED  
 BOARD OF SUPERVISORS  
 SAN FRANCISCO



2/23/2017

3/1/2017

X Bruce R. Storrs

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

X Mohammed Nuru

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



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



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



## TENTATIVE MAP DECISION

Date: November 23, 2015

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

<b>Project ID:</b> 8812			
<b>Project Type:</b> 6 Residential Units New Construction Condominium Project			
<b>Address#</b>	<b>StreetName</b>	<b>Block</b>	<b>Lot</b>
5	HALLAM ST	3755	096
<b>Tentative Map Referral</b>			

Attention: Mr. Scott F. Sanchez

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

Sincerely,

<b>Robert Hanley</b>	Digitally signed by: Robert Hanley DN: CN = Robert Hanley C = US O = BSM OU = DPW Date: 2015.11.24 09:37:11 -08'00'
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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 3, CEQA Determination Date 1/23/14, based on the attached checklist.

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

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

**PLANNING DEPARTMENT**

Signed **Esmeralda Jardines** Digitally signed by Esmeralda Jardines  
 DN: cn=Esmeralda Jardines, o=City Planning, ou=Current Planning, email=Esmeralda.Jardines@sf.gov, serial=2015.05.23 13:45:42 -0700

Date May 3, 2016

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



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**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.        3755        Lot No.    096

Address:        5 Hallam St

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

David Augustine, Tax Collector

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

**Dated this 13th day of January. This certificate is valid for the earlier of 60 days from this date or December 31, 2017. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.**



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**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. 3755 Lot No. 096

Address: 5 Hallam St

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

Map: \$1,321,831

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$15,862.00

Amount of Assessments not yet due: \$853.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

**Dated this 13th day of January. This certificate is valid for the earlier of 60 days from this date or December 31, 2017. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.**



**OWNER'S STATEMENT:**

WE HEREBY STATE THAT WE ARE THE OWNERS AND HOLDERS OF RECORD TITLE INTEREST OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE PARCEL SHOWN UPON THIS MAP, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF THIS FINAL MAP, AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.  
IN WITNESS WHEREOF WE HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 24 DAY OF January, 2017.

5 HALLAM STREET, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
BY: [Signature]  
SEAMUS NAUGHTEN, MANAGING MEMBER

Umpqua Bank  
BY: [Signature]  
PRINT NAME: PATRICIA D. MCCOY  
PRINT OFFICER STATUS: SENIOR VICE PRESIDENT

**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 January 24, 2017  
BEFORE ME Elizabeth Ann Boraga, A NOTARY PUBLIC  
PERSONALLY APPEARED Seamus Naughten

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

SIGNATURE [Signature] (SEAL)  
NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2141740

MY COMMISSION EXPIRES: Feb 16, 2020  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

**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 Maricopa )  
ON 1/24, 2017  
BEFORE ME Patricia D. McCoy, A NOTARY PUBLIC  
PERSONALLY APPEARED Patricia D. McCoy

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

SIGNATURE [Signature] (SEAL)  
NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2140514

MY COMMISSION EXPIRES: Feb 18, 2020  
PRINCIPAL PLACE OF BUSINESS: Maricopa

**GENERAL NOTES**

A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 6 DWELLING UNITS.

B) ALL INGRESS (ES), EGRESS (ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAYS, STAIRWAYS, 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 BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.

E) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS PARCEL 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 HALLAM ST ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).

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

H) 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.

I) ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. \_\_\_\_\_, ADOPTED, 20\_\_\_\_ APPROVED THIS MAP ENTITLED "FINAL MAP NO. 8812", IN TESTIMONY WHEREOF, I HAVE HERELYTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

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

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 ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS PARCEL 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 HALLAM ST ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).

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

APPROVALS  
THIS MAP IS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY ORDER NO. \_\_\_\_\_

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
MOHAMMED NURU  
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

APPROVED AS TO FORM  
DENNIS J. HERRERA, CITY ATTORNEY

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL  
ON \_\_\_\_\_, 20\_\_\_\_, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. \_\_\_\_\_, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. \_\_\_\_\_

**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 DOLMEN PROPERTY GROUP IN JAN 2015. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I DO HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THE WITHIN MAP AND THAT THEY ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

[Signature] 1/24/17  
LUTHER L. CLEH  
LICENSE # 7639



**CITY AND COUNTY SURVEYOR'S STATEMENT**

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

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO

BY: [Signature] DATE: MARCH 2  
BRUCE R. STORRS, L.S. 6914 3/2/17



**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF CONDOMINIUM  
MAPS, AT PAGE(S) \_\_\_\_\_  
AT THE REQUEST OF GEOMETRIX SURVEYING ENGINEERING, INC.

BY: \_\_\_\_\_  
COUNTY RECORDER  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

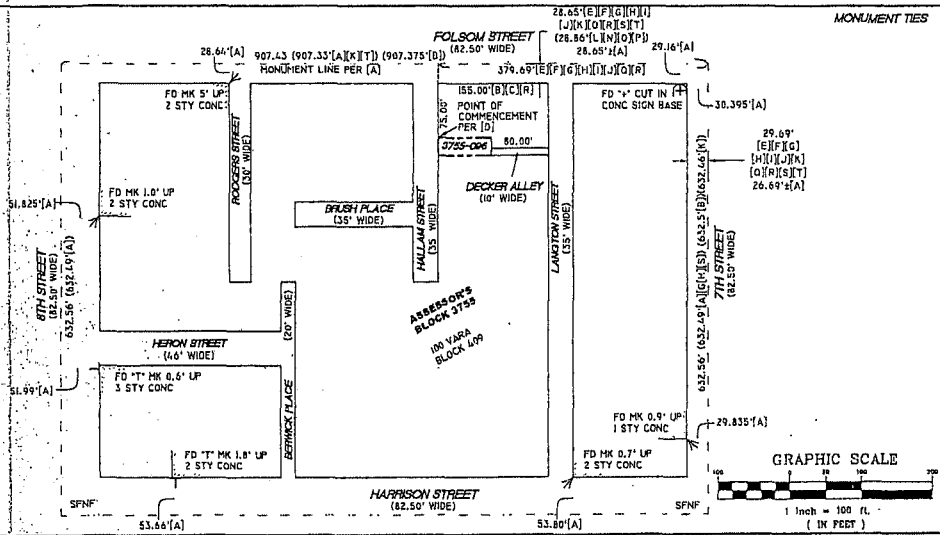
**FINAP MAP #8812**

OF  
A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT  
A SUBDIVISION OF THAT REAL PROPERTY  
DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED  
ON JAN 09, 2015 IN DOC#2015-K002763-00 O.R.  
PART OF 100 VARA BLOCK NO. 409  
CITY AND COUNTY OF SAN FRANCISCO

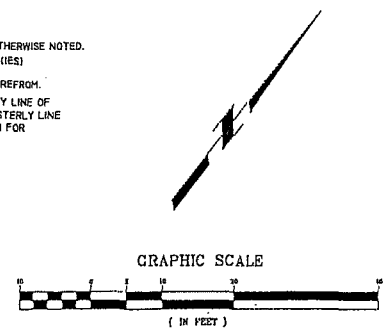
**GEOMETRIX SURVEYING ENGINEERING INC.**



5436 CALIFORNIA STREET  
SAN FRANCISCO, CA 94116  
(415) 422-8877  
(415) 422-8577EX  
WWW.GEOMETRIXSURVEY.COM



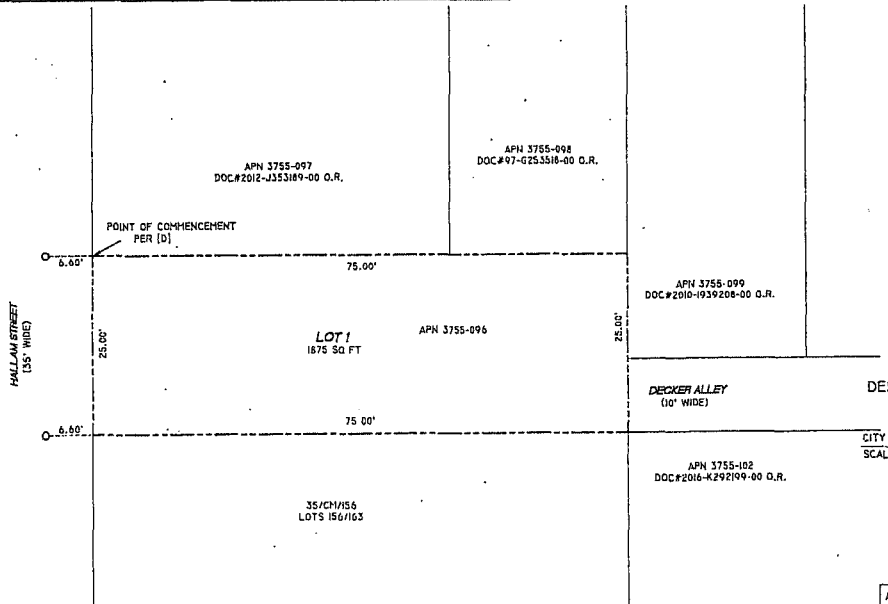
- GENERAL NOTES:**
- (1) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  - (2) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
  - (3) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.
  - (4) ONLY THE SOUTHERLY LINE OF FOLSOM STREET, THE WESTERLY LINE OF 7TH STREET, THE EASTERLY LINE OF HALLAM ST AND THE WESTERLY LINE OF LANGTON ST WERE ESTABLISHED. ALL OTHERS ARE SHOWN FOR REFERENCE ONLY.



**BASIS OF SURVEY**  
GRANT DEED RECORDED IN DOC NO. 2015-K002763-00 O.R. ON JAN 9, 2015.  
THE MONUMENT LINE ON FOLSOM ST, AS SHOWN HEREON.

- LEGEND**
- O.R. OFFICIAL RECORDS CITY AND COUNTY OF SAN FRANCISCO
  - SET RIVET AND BRASS TAG \*PLS 7639\*
  - PROPERTY LINE
  - U.O. UNKNOWN ORIGIN
  - ( ) RECORD DIMENSIONS
  - ⊥ FOUND T CUT IN CURB
  - ⊥ FOUND L CUT IN CURB
  - SFNF SEARCHED FOR NOT FOUND

- REFERENCES:**
- THE FOLLOWING DOCUMENTS WERE REVIEWED AS A PART OF THE SURVEY. MAP REFERENCES UTILIZED IN THE OPINION ARE SHOWN NEXT TO THE RECORD DIMENSIONS IN BRACKETS [ ].
  - [A] CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NO. 256 ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY AND COUNTY OF SAN FRANCISCO.
  - [B] BLOCK DIAGRAM 100 VARA BLK. 409, 731 PP. 82-89 DATED DEC 7, 1909, ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY AND COUNTY OF SAN FRANCISCO.
  - [C] BLOCK DIAGRAM 100V-409 NOT DATED, ON FILE IN THE OFFICE OF THE CITY ENGINEER, CITY AND COUNTY OF SAN FRANCISCO.
  - [D] GRANT DEED RECORDED IN DOC NO. 2015-K002763-00 O.R. ON JAN 9, 2015.
  - [E] CONDOMINIUM MAP FILED IN BOOK 39 OF PARCEL MAPS, PAGES 56-156, OFFICIAL RECORDS CITY AND COUNTY OF SAN FRANCISCO.
  - [F] CONDOMINIUM MAP FILED IN BOOK 39 OF PARCEL MAPS, PAGES 169-441, OFFICIAL RECORDS CITY AND COUNTY OF SAN FRANCISCO.
  - [G] CONDOMINIUM MAP FILED IN BOOK 37 OF CONDO MAPS, PAGES 33-55, OFFICIAL RECORDS CITY AND COUNTY OF SAN FRANCISCO.
  - [H] CONDOMINIUM MAP FILED IN BOOK 31 OF CONDO MAPS, PAGES 69-122, OFFICIAL RECORDS CITY AND COUNTY OF SAN FRANCISCO.
  - [I] CONDOMINIUM MAP FILED IN BOOK 33 OF CONDO MAPS, PAGES 134-136, OFFICIAL RECORDS CITY AND COUNTY OF SAN FRANCISCO.
  - [J] CONDOMINIUM MAP FILED IN BOOK 36 OF CONDO MAPS, PAGES 60-62, OFFICIAL RECORDS CITY AND COUNTY OF SAN FRANCISCO.
  - [K] CONDOMINIUM MAP FILED IN BOOK 35 OF CONDO MAPS, PAGES 156-158 OFFICIAL RECORDS CITY AND COUNTY OF SAN FRANCISCO.
  - [L] CONDOMINIUM MAP FILED IN BOOK 36 OF CONDO MAPS, PAGES 114-116, OFFICIAL RECORDS CITY AND COUNTY OF SAN FRANCISCO.
  - [M] CONDOMINIUM MAP FILED IN BOOK 36 OF CONDO MAPS, PAGES 129-132, OFFICIAL RECORDS CITY AND COUNTY OF SAN FRANCISCO.
  - [N] CONDOMINIUM MAP FILED IN BOOK 34 OF CONDO MAPS, PAGES 11-13, OFFICIAL RECORDS CITY AND COUNTY OF SAN FRANCISCO.
  - [O] CONDOMINIUM MAP FILED IN BOOK 36 OF CONDO MAPS, PAGES 17-19, OFFICIAL RECORDS CITY AND COUNTY OF SAN FRANCISCO.
  - [P] CONDOMINIUM MAP FILED IN BOOK 43 OF CONDO MAPS, PAGES 1-13, OFFICIAL RECORDS CITY AND COUNTY OF SAN FRANCISCO.
  - [Q] CONDOMINIUM MAP FILED IN BOOK 50 OF CONDO MAPS, PAGES 10-21, OFFICIAL RECORDS CITY AND COUNTY OF SAN FRANCISCO.
  - [R] PARCEL MAP FILED IN BOOK 14 OF PARCEL MAPS, PAGE 39, OFFICIAL RECORDS CITY AND COUNTY OF SAN FRANCISCO. (SUBSEQUENT CONDO MAPS NOT SHOWN)
  - [T] CONDOMINIUM MAP FILED IN BOOK 60 OF CONDO MAPS, PAGES 182-184, OFFICIAL RECORDS CITY AND COUNTY OF SAN FRANCISCO.



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

ASSESSOR'S PARCEL NUMBER	UNIT
APN 3755-237	UNIT 1
APN 3755-238	UNIT 2
APN 3755-239	UNIT 3
APN 3755-240	UNIT 4
APN 3755-241	UNIT 5
APN 3755-242	UNIT 6

**FINAL MAP #8812**

OF  
A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT  
A SUBDIVISION OF THAT REAL PROPERTY  
DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED  
ON JAN 09, 2015 IN DOC#2015-K002763-00 O.R.  
PART OF 100 VARA BLOCK NO. 409  
CITY AND COUNTY OF SAN FRANCISCO

**GEOMETRIX**  
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