

File No. 170979

Committee Item No. _____

Board Item No. 39

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: September 19, 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. 186155 - July 24, 2017</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Decision - June 12, 2015</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Commission Motion No. 19387 - June 11, 2015</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificates - July 21, 2017</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: Brent Jalipa

Date: September 14, 2017

Prepared by: _____

Date: _____

1 [Final Map 8551 - 1230 Mason Street]
2

3 **Motion approving Final Map 8551, a 6 residential unit condominium project, located at**
4 **1230 Mason Street, being a subdivision of Assessor's Parcel Block No. 0191, Lot**
5 **No. 017, and adopting findings pursuant to the General Plan, and the eight priority**
6 **policies of Planning Code, Section 101.1.**
7

8 MOVED, That the certain map entitled "FINAL MAP 8551", a 6 residential unit
9 condominium project, located at 1230 Mason Street, being a subdivision of Assessor's Parcel
10 Block No. 0191, Lot No. 017, comprising 4 sheets, approved July 24, 2017, by Department of
11 Public Works Order No. 186155 is hereby approved and said map is adopted as an Official
12 Final Map 8551; and, be it

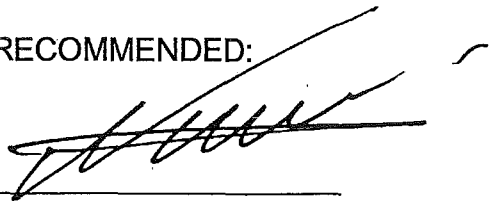
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the
15 Planning Department, by its letter dated June 12, 2015, that the proposed subdivision is
16 consistent with the objectives and 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.
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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

2017 SEP -5 AM 10:05

BY *[Signature]*

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: 186155

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

APPROVING FINAL MAP 8551, 1230 MASON STREET, A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS PARCEL NUMBER 0191-017.

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated June 12, 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 8551", 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 June 12, 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:



7/24/2017

7/24/2017

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





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



RECEIVED

15 JUN 12 AM 11:46

TENTATIVE MAP DECISION

Date: February 26, 2015

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

Project ID: 8551			
Project Type: 6 Units Condo Conversion			
Address#	StreetName	Block	Lot
1230	MASON ST	0191	017
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

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.

X


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):

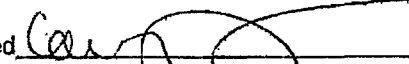
Enclosures:

- Application
- Print of Tentative Map

Sincerely,


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

PLANNING DEPARTMENT

Signed 

Date 6-12-15

Planner's Name CARLY CULOS

For Scott F. Sanchez, Zoning Administrator



SAN FRANCISCO PLANNING DEPARTMENT

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. 19387

HEARING DATE: JUNE 11, 2015

Date: June 1, 2015
Case No.: 2015-003838CND
Project Address: 1230 Mason Street
Zoning: RC-3 (Residential – Commercial, Medium Density) District
65-A Height and Bulk District
Block/Lot: 0191/017
Project Sponsor: R. Boyd McSparran
c/o Goldstein, Gellman, Melbostad, Harris & McSparran, LLP
1388 Sutter Street, #1000
San Francisco, CA 94109
Staff Contact: Carly Grob – (415) 575-9138
carly.grob@sfgov.org
Recommendation: Approval

ADOPTING FINDINGS RELATING TO THE REVIEW FOR CONSISTENCY WITH THE GENERAL PLAN TO ALLOW A CONDOMINIUM CONVERSION SUBDIVISION OF A THREE-STORY OVER GARAGE, SIX-UNIT BUILDING INTO RESIDENTIAL CONDOMINIUMS WITHIN A RC-3 (RESIDENTIAL-COMMERCIAL, MEDIUM DENSITY) ZONING DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.

PREAMBLE

On February 27, 2015, R. 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-over-garage, six-unit building into residential condominiums within a RC-3 (Residential – Commercial, Medium Density) Zoning District and a 65-A 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 June 11, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Condominium Conversion Subdivision Application No. 2

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. 2015-003838CND 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.

Motion No. 19387
Hearing Date: June 11, 2015

CASE NO. 2015-003838CND
1230 Mason Street

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. 2015-003838CND.**

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on June 11, 2015.

Jonas Ionin
Commission Secretary

AYES: Antonini, Fong, Hillis, Richards

NAYS: None

ABSENT: Johnson, Moore, Wu

ADOPTED: June 11, 2015



**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. 0191 Lot No. 017

Address: 1230 Mason 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 4th day of August. 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. 0191 Lot No. 017

Address: 1230 Mason St

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

Map: \$4,907,787

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$58,894.00

Amount of Assessments not yet due: \$1,371.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 4th day of August. This certificate is valid for the earlier of 60 days from this date or December 31, 2017. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.

OWNER'S STATEMENT:

THE UNDERSIGNED OWNERS ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP, TITLED "FINAL MAP No. 8551", COMPRISING OF FOUR (4) SHEETS, BY OUR SIGNATURES HERETO, WE DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP, THE SUBJECT PROPERTY SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNERS:

Karl Wood
KARL WOOD
Teresa Byrne
TERESA BYRNE
Andrea Biguria
ANDREA BIGURIA
Noriko Kakiwara
NORIKO KAKIHARA
Luigi A. Anzivino
LUIGI A. ANZIVINO
Carolyn Beebe
CAROLYN BEEBE
Benjamin R. Hoil
BENJAMIN R. HOIL
Tiffany Su
TIFFANEY SU
HERE ATTNY IN FACT
TIFFANEY SU

OWNERS' 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 ACCURACY, TRUTHFULNESS, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF San Francisco
ON May 4 2017, BEFORE ME, N.J. Shanta, Notary Public
PERSONALLY APPEARED KARL WOOD & TERESA BYRNE, 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 THEIR PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL:
SIGNATURE: [Signature]
(Note: seal optional if the following information is completed)
NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2073931
MY COMMISSION EXPIRES: 8-6-18
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

OWNERS' 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 ACCURACY, TRUTHFULNESS, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF San Francisco
ON May 5 2017, BEFORE ME, N.J. Shanta, Notary Public
PERSONALLY APPEARED DANIEL STILL & ANDREA BIGURIA, 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 THEIR PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL:
SIGNATURE: [Signature]
(Note: seal optional if the following information is completed)
NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2073931
MY COMMISSION EXPIRES: 8-6-18

OWNERS' 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 ACCURACY, TRUTHFULNESS, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF San Francisco
ON May 4 2017, BEFORE ME, N.J. Shanta, Notary Public
PERSONALLY APPEARED JAMES MCFADDEN & NORIKO KAKIHARA, 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 THEIR PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL:
SIGNATURE: [Signature]
(Note: seal optional if the following information is completed)
NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2073931
MY COMMISSION EXPIRES: 8-6-18
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

OWNERS' ACKNOWLEDGMENT:

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STATE OF CALIFORNIA
COUNTY OF San Francisco
ON May 4 2017, BEFORE ME, N.J. Shanta, Notary Public
PERSONALLY APPEARED LUIGI A. ANZIVINO & CAROLYN BEEBE, 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 THEIR PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL:
SIGNATURE: [Signature]
(Note: seal optional if the following information is completed)
NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2073931
MY COMMISSION EXPIRES: 8-6-2018
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

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 ACCURACY, TRUTHFULNESS, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF San Francisco
ON May 4 2017, BEFORE ME, N.J. Shanta, Notary Public
PERSONALLY APPEARED BENJAMIN R. HOIL, 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 THEIR PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL:
SIGNATURE: [Signature]
(Note: seal optional if the following information is completed)
NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2073931
MY COMMISSION EXPIRES: 8-6-18

OWNERS' ACKNOWLEDGMENT:

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STATE OF CALIFORNIA
COUNTY OF San Francisco
ON June 6 2017, BEFORE ME, N.J. Shanta, Notary Public
PERSONALLY APPEARED STANLEY SU & TIFFANEY SU, 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 THEIR PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL:
SIGNATURE: [Signature]
(Note: seal optional if the following information is completed)
NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2073931
MY COMMISSION EXPIRES: 8-6-2018
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

FINAL MAP

No. 8551

A SIX UNIT RESIDENTIAL
CONDOMINIUM PROJECT BEING
A SUBDIVISION OF THE REAL PROPERTY DESCRIBED
IN THAT CERTAIN DEED RECORDED ON APRIL 5,
2017, AS Doc.-2017-K430076-00, ALSO BEING A
PORTION OF 50 VARA BLOCK No. 160
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
APRIL, 2017
BAY AREA LAND SURVEYING, INC.
3065 RICHMOND PARKWAY STE 101

1927

BENEFICIARY'S STATEMENT:

THE UNDERSIGNED AS BENEFICIARY, UNDER THE DEED OF TRUSTS RECORDED ON AUGUST 14, 2009, AT SERIES NUMBER 2009-1816330-00 NOVEMBER 24, 2009, AT SERIES NUMBER 2009-1877875-00 DECEMBER 23, 2009, AT SERIES NUMBER 2009-1896135-00, IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED "PARCEL MAP NO. 8551."

IN WITNESS WHEREOF, THE UNDERSIGNED, BANK OF MARIN, HAVING EXECUTED THIS STATEMENT THIS 8th DAY OF June, 2017

BY: [Signature]
TITLE: Senior Vice President

BENEFICIARY 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 ACCURACY, TRUTHFULNESS, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF MARIN
ON June 8, 2017, BEFORE ME, D.E. MURPHY
PERSONALLY APPEARED BANK OF MARIN, 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 THEIR PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: [Signature]
(Note: seal optional if the following information is completed)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2040830

MY COMMISSION EXPIRES: Dec 10, 2017

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Marin

BENEFICIARY'S STATEMENT:

THE UNDERSIGNED AS BENEFICIARY, UNDER THE DEED OF TRUSTS RECORDED ON APRIL 30, 2012, AT SERIES NUMBER 2012-J03509-00 DECEMBER 12, 2012, AT SERIES NUMBER 2012-J557825-00 APRIL 14, 2016, AT SERIES NUMBER 2016-K229992-00, IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED "PARCEL MAP NO. 8551."

IN WITNESS WHEREOF, THE UNDERSIGNED, STERLING BANK & TRUST, F.S.B., HAVING EXECUTED THIS STATEMENT THIS 9th DAY OF June, 2017

BY: [Signature]
TITLE: Senior Vice President

BENEFICIARY 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 ACCURACY, TRUTHFULNESS, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON June 9, 2017, BEFORE ME, [Signature] Stephen Adams
PERSONALLY APPEARED STERLING BANK AND TRUST, F.S.B., 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 THEIR PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: [Signature]
(Note: seal optional if the following information is completed)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2047194

MY COMMISSION EXPIRES: OCT 27, 2017

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

BENEFICIARY'S STATEMENT:

THE UNDERSIGNED AS BENEFICIARY, UNDER THE DEED OF TRUST RECORDED ON APRIL 5, 2017, AT SERIES NUMBER 2017-K430077-00, IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED "PARCEL MAP NO. 8551."

IN WITNESS WHEREOF, THE UNDERSIGNED, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR STERLING BANK & TRUST, F.S.B., HAVING EXECUTED THIS STATEMENT THIS 9th DAY OF June, 2017

BY: [Signature]
TITLE: Senior Vice President

BENEFICIARY 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 ACCURACY, TRUTHFULNESS, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON June 9, 2017, BEFORE ME, [Signature] Stephen Adams
PERSONALLY APPEARED MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR STERLING BANK & TRUST, F.S.B., 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 THEIR PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: [Signature]
(Note: seal optional if the following information is completed)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2047194

MY COMMISSION EXPIRES: OCT 27, 2017

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

1328

FINAL MAP No. 8551

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON APRIL 5, 2017, AS DOC.-2017-K430076-00, ALSO BEING A PORTION OF 50 VARA BLOCK No. 160 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA APRIL, 2017

BAY AREA LAND SURVEYING, INC.
3065 RICHMOND PARKWAY, STE. 101

TAX STATEMENT:

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

DATED _____ DAY OF _____, 20__

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

CLERK'S STATEMENT:

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION No. _____ ADOPTED _____, 20__, APPROVED THIS MAP ENTITLED "FINAL MAP No. 8551".

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 24TH DAY OF July, 2017, BY ORDER No. 186155.

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. HERRERRA, CITY ATTORNEY

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

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 ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF 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 Storrs* DATE: July 25 2017
BRUCE R. STORRS, L.S. 6914

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 KARL WOOD ON FEBRUARY 5, 2015.

I HEREBY STATE THAT ALL 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.



Michael J. Foster
MICHAEL J. FOSTER, L.S. 7170
DATE: APRIL 27, 2017

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. _____.

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20__, AT _____ M., IN BOOK _____ OF CONDOMINIUM MAPS AT PAGES _____, AT THE REQUEST OF MICHAEL J. FOSTER.

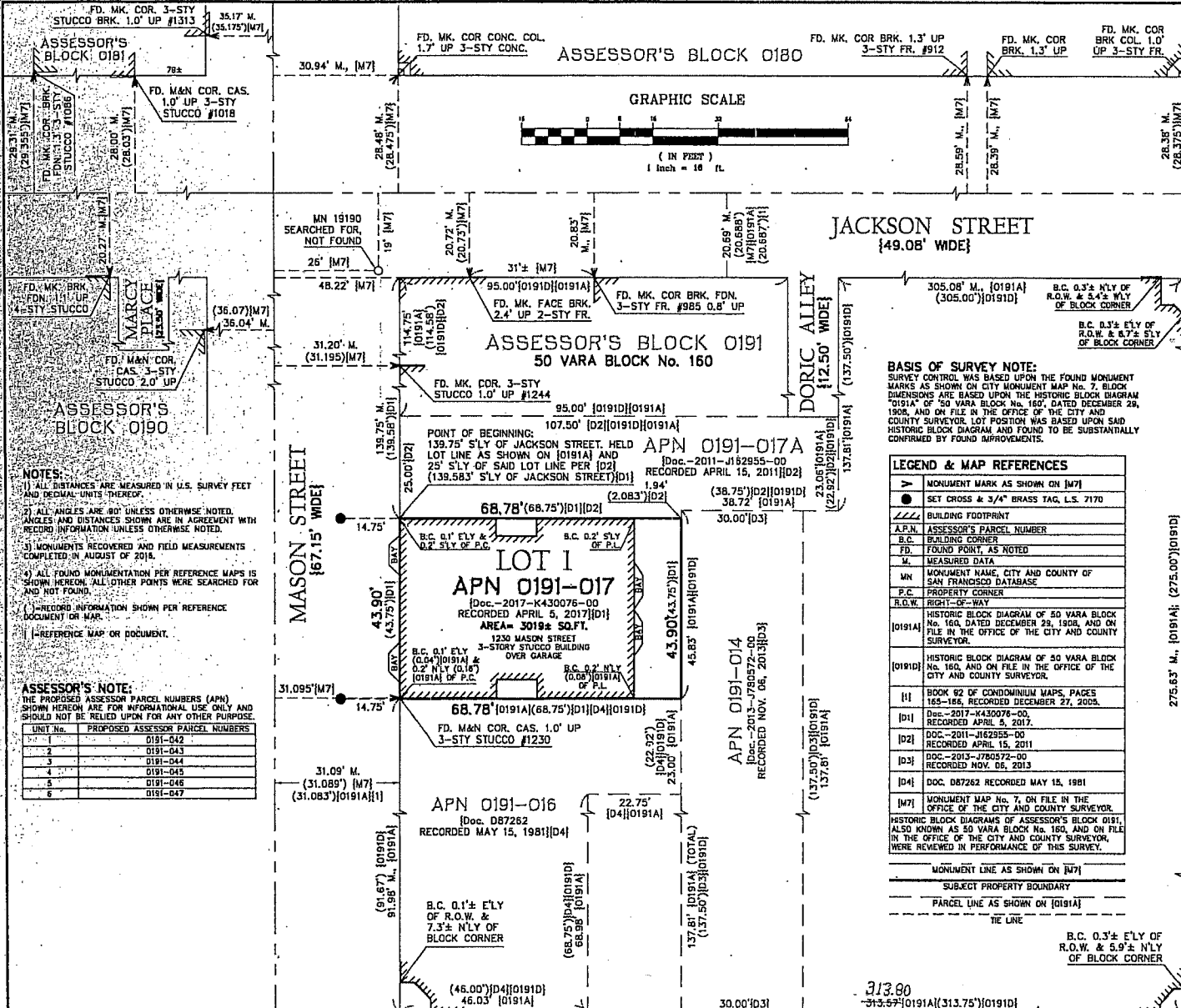
BY: _____
COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP No. 8551

A SIX UNIT RESIDENTIAL
CONDOMINIUM PROJECT BEING
A SUBDIVISION OF THE REAL PROPERTY DESCRIBED
IN THAT CERTAIN DEED RECORDED ON APRIL 5,
2017, AS DOC.-2017-K430076-00, ALSO BEING A
PORTION OF 50 VARA BLOCK No. 160
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
APRIL, 2017
BAY AREA LAND SURVEYING, INC.

3065 RICHMOND PARKWAY, STE. 101

1329



- GENERAL NOTES:**
- A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 & 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF SIX (6) DWELLING UNITS.
 - B) ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXISTING 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 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), 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 OF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER MASON STREET ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNERS(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) BROADBAND COMMUNICATION SYSTEM INSTALLATION AND SERVICES EASEMENT UNDER THE PROPERTY EXIST UNDER THE FOLLOWING DOCUMENT:
 - Doc.-2010-1856342-00, RECORDED APRIL 22, 2010.

BASIS OF SURVEY NOTE:

SURVEY CONTROL WAS BASED UPON THE FOUND MONUMENT MARKS AS SHOWN ON CITY MONUMENT MAP No. 7, BLOCK DIMENSIONS ARE BASED UPON THE HISTORIC BLOCK DIAGRAM '0191A' OF 50 VARA BLOCK No. 160, DATED DECEMBER 29, 1908, AND ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR. LOT POSITION WAS BASED UPON SAID HISTORIC BLOCK DIAGRAM AND FOUND TO BE SUBSTANTIALLY CONFIRMED BY FOUND IMPROVEMENTS.

LEGEND & MAP REFERENCES

	MONUMENT MARK AS SHOWN ON [M7]
	SET CROSS & 3/4" BRASS TAG, L.S. 7170
	BUILDING FOOTPRINT
	A.P.N. ASSESSOR'S PARCEL NUMBER
	B.C. BUILDING CORNER
	F.D. FOUND POINT, AS NOTED
	M. MEASURED DATA
	MN MONUMENT NAME, CITY AND COUNTY OF SAN FRANCISCO DATABASE
	P.C. PROPERTY CORNER
	R.O.W. RIGHT-OF-WAY
[0191A]	HISTORIC BLOCK DIAGRAM OF 50 VARA BLOCK No. 160, DATED DECEMBER 29, 1908, AND ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
[0191D]	HISTORIC BLOCK DIAGRAM OF 50 VARA BLOCK No. 160, AND ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
[1]	BOOK 92 OF CONDOMINIUM MAPS, PAGES 163-166, RECORDED DECEMBER 27, 2005.
[D1]	Doc.-2017-K430076-00, RECORDED APRIL 5, 2017.
[D2]	DOC.-2011-1162955-00 RECORDED APRIL 15, 2011
[D3]	DOC.-2013-1780572-00 RECORDED NOV. 06, 2013
[D4]	DOC. 087262 RECORDED MAY 15, 1981
[M7]	MONUMENT MAP No. 7, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
	HISTORIC BLOCK DIAGRAMS OF ASSESSOR'S BLOCK 0191, ALSO KNOWN AS 50 VARA BLOCK No. 160, AND ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR, WERE REVIEWED IN PERFORMANCE OF THIS SURVEY.

- NOTES:**
- 1) ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET AND DECIMAL UNITS THEREOF.
 - 2) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. ANGLES AND DISTANCES SHOWN ARE IN AGREEMENT WITH RECORD INFORMATION UNLESS OTHERWISE NOTED.
 - 3) MONUMENTS RECOVERED AND FIELD MEASUREMENTS COMPLETED IN AUGUST OF 2016.
 - 4) ALL FOUND MONUMENTATION PER REFERENCE MAPS IS SHOWN HEREON. ALL OTHER POINTS WERE SEARCHED FOR AND NOT FOUND.
 - 5) RECORD INFORMATION SHOWN PER REFERENCE DOCUMENT OR MAP.
 - 6) REFERENCE MAP OR DOCUMENT.

ASSESSOR'S 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 ASSESSOR PARCEL NUMBERS
1	0191-042
2	0191-043
3	0191-044
4	0191-045
5	0191-046
6	0191-047

313.80
313.57 [0191A] (313.75) [0191D]

FINAL MAP No. 8551

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON APRIL 5, 2017, AS DOC.-2017-K430076-00, ALSO BEING A PORTION OF 50 VARA BLOCK No. 160 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA APRIL, 2017 SCALE 1" = 16'

BAY AREA LAND SURVEYING, INC.

3065 RICHMOND PARKWAY, STE. 101

1330