

File No. 130059

Committee Item No. \_\_\_\_\_  
Board Item No. 45

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

Committee \_\_\_\_\_

Date \_\_\_\_\_

Board of Supervisors Meeting

Date January 29, 2013

**Cmte Board**

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget Analyst Report
- Legislative Analyst Report
- Introduction Form (for hearings)
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Award Letter
- Application
- Public Correspondence

**OTHER** (Use back side if additional space is needed)

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\_\_\_\_\_

Completed by: Robert Moyer

Date January 22, 2013

Completed by: \_\_\_\_\_

Date \_\_\_\_\_

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

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[Final Map 6479 - 300-304 Sanchez Street, 3509-3511 16<sup>th</sup> Street]

**Motion approving Final Map 6479, a Four Residential Unit and One Commercial Unit, Mixed-Use Condominium Project, located at 300-304 Sanchez Street, 3509-3511 16<sup>th</sup> Street being a subdivision of Assessor's Block No. 3564, Lot No. 107, and adopting findings pursuant to the General Plan and City Planning Code, Section 101.1.**

MOVED, That the certain map entitled "FINAL MAP 6479", comprising 3 sheets, approved January 3, 2013, by Department of Public Works Order No. 180926, is hereby approved and said map is adopted as an Official Final Map 6479; and be it

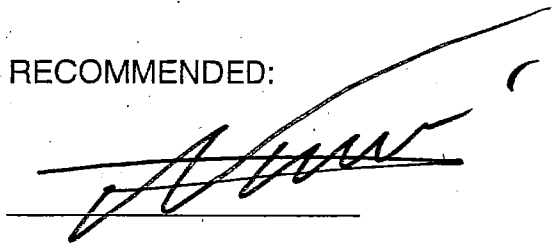
FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own and incorporates by reference herein as though fully set forth the findings made by the City Planning Department, by its letter dated July 27, 2011, that the proposed subdivision is consistent with the objectives and policies of the General Plan and the Eight Priority Policies of Section 101.1 of the Planning Code; and be it

FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes the Director of the Department of Public Works to enter all necessary recording information on the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's Statement as set forth herein; and be it

FURTHER MOVED, That approval of this map is also conditioned upon compliance by the subdivider with all applicable provisions of the San Francisco Subdivision Code and amendments thereto.

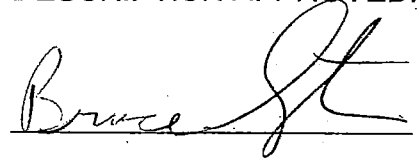
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RECOMMENDED:



Mohammed Nuru  
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS  
City and County Surveyor



Office of the City and County Surveyor  
875 Stevenson Street, Room 410  
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: 180926**

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

APPROVING FINAL MAP 6479, 300-304 SANCHEZ STREET, 3509-3511 16<sup>TH</sup> STREET, A 5 UNIT MIXED-USE CONDOMINIUM PROJECT (4 RESIDENTIAL UNITS AND 1 COMMERCIAL UNIT), BEING A SUBDIVISION OF LOT 107 IN ASSESSORS BLOCK NO. 3564.

A 5 UNIT MIXED-USE CONDOMINIUM PROJECT (4 RESIDENTIAL UNITS AND 1 COMMERCIAL UNIT)

The City Planning Department in its letter dated July 27, 2011, 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. Four (4) paper copies 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 6479", 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 July 27, 2011, 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:

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

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

APPROVED:

Mohammed Nuru  
Director of Public Works.

APPROVED: January 3, 2013

MOHAMMED NURU, DIRECTOR

1/4/2013

1/8/2013

X Bruce R. Storrs

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Storrs, Bruce  
City and County Surveyor

X Mohammed Nuru

---

Nuru, Mohammed  
Director



**OWNERS' STATEMENT:**

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF THE REAL PROPERTY SHOWN AND SHOWN ON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED "FINAL MAP 6479," IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

*Flora Ramirez*  
FLORA RAMIREZ  
*Simon Mangano*  
SIMONE MANGANO

300 SANCHEZ STREET, LLC BY ENRIQUE RODRIGUEZ, MANAGING PARTNER

BENEFICIARY:  
300 SANCHEZ STREET, LLC BY ENRIQUE RODRIGUEZ, MANAGING PARTNER

*Ken C. Hardy*  
KENN C. HARDY  
BENEFICIARY:  
MATTHEW STOCKER

TRUSTEE/BENEFICIARY:  
2347 15TH STREET, LLC BY ENRIQUE RODRIGUEZ, MANAGING MEMBER

**OWNER'S/BENEFICIARY'S ACKNOWLEDGMENT:**

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO  
I, MARIA C. SANTOS, NOTARY PUBLIC,  
PERSONALLY APPEARED ENRIQUE RODRIGUEZ,  
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/THY/ THEY EXECUTED THE SAME IN HIS/HER OWN FREE WILL AND UNDER THE BELIEF AND WITHOUT ANY COERCION, UNLAWFUL INFLUENCE OR UNLAWFUL INDUCEMENT, AND THAT HE/SHE/THY/ THEY SO BEHAVED IN MY PRESENCE AND IN VIEW OF THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
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  
SIGNATURE *Maria C. Santos*  
PRINTED NAME MARIA C. SANTOS  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO  
COMMISSION EXPIRES 10-18-2012  
COMMISSION NUMBER 18182820 (SEAL OPTIONAL, IF COMPLETED)

**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 PROFESSIONAL LAND SURVEYING ACT AND LOCAL ORDINANCE, AT THE REQUEST OF ENRIQUE RODRIGUEZ IN APRIL OF 2011. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE THE FIELD SURVEY AND TO BE RECORDED AND TO BE RECORDED AND TO BE RECORDED TO SUBSTANTIALLY CONFORM TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



DATE: December 16, 2012  
*Richard L. Langford*  
RICHARD L. LANGFORD, P.L.S. 8895  
LICENSE EXPIRATION DATE: JUNE 30, 2013

**BOARD OF SUPERVISORS' APPROVAL:**

ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 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. \_\_\_\_\_

**TAX STATEMENT:**

I, ANGELA CALVILLO, CLERK OF CALIFORNIA, DO HEREBY STATE THAT THE SUBDIVIDER HAS FILED A STATEMENT FROM THE CONTROLLER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, IN CONNECTION WITH THE PROPERTY AND NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT AS TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE PAID BY SAID BOARD AND BY ITS TERMS MADE TO INURE TO THE BENEFIT OF THE CITY AND COUNTY OF SAN FRANCISCO CONDITIONED FOR PAYMENT OF THE ABOVE TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, HAS BEEN FILED WITH AND APPROVED BY SAID BOARD.

ANGELA CALVILLO, 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, DO HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. \_\_\_\_\_ ADOPTED \_\_\_\_\_ 20\_\_\_\_ APPROVED THIS MAP ENTITLED "FINAL MAP 6479," IN TESTIMONY WHEREOF, I HAVE HERETOBY 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

**APPROVED AS TO FORM:**

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 CHANGES HAVE BEEN MADE IN ACCORDANCE WITH THE TENTATIVE MAP AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLETED WITH, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.



DATE: January 4, 2013  
*Bruce R. Storms*  
BRUCE R. STORMS, P.L.S. 8914  
LICENSE EXPIRATION DATE: SEPTEMBER 30, 2013

**APPROVALS:**

THIS MAP IS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
BY ORDER NO. \_\_\_\_\_ DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
MORHAMMED NUUU  
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF \_\_\_\_\_  
CONDOMINIUM MAPS, AT PAGES \_\_\_\_\_ AT THE REQUEST OF RICHARD L. LANGFORD, P.L.S.  
SIGNER: \_\_\_\_\_  
COUNTY RECORDER  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**FINAL MAP 6479**

A FIVE UNIT MIXED USE CONDOMINIUM PROJECT  
FOUR RESIDENTIAL UNITS AND ONE COMMERCIAL UNIT  
BEING A SUBDIVISION OF LOT 107 AS SHOWN ON THE PARCEL MAP  
FILED MARCH 8, 1998 IN BOOK 42 OF PARCEL MAPS AT PAGE 134  
IN THE OFFICIAL RECORDS OF THE  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
OCTOBER 2012

LANGFORD LAND SURVEYING  
124 PRESTON COURT  
SAN FRANCISCO, CA 94103  
415-771-7111 Fax: 415-771-3333  
ASSASSIN'S BLOCK 384, LOT 107  
300-302-304 SANCHEZ STREET # 300-301 19TH STREET  
SHEET 1 OF 3

**BENEFICIARY'S ACKNOWLEDGMENT:**

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO  
ON 10-25-2012  
PERSONALLY APPEARED KEVIN G. HARRY, NOTARY PUBLIC,  
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 HE/SHE/THEY INTENDED TO SIGN 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  
SIGNATURE *Kevin G. Harry*  
PRINTED NAME Kevin G. Harry  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS CALIFORNIA  
COMMISSION EXPIRES 09-05-15 (SEAL OPTIONAL IF COMPLETED)  
COMMISSION NUMBER 194123

**BENEFICIARY'S ACKNOWLEDGMENT:**

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO  
ON 10-25-2012  
PERSONALLY APPEARED MATTHEW STOCKER, NOTARY PUBLIC,  
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 HE/SHE/THEY INTENDED TO SIGN 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  
SIGNATURE *Matthew Stocker*  
PRINTED NAME Matthew Stocker  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO  
COMMISSION EXPIRES JULY 20, 2010 (SEAL OPTIONAL IF COMPLETED)  
COMMISSION NUMBER 192594

**OWNER'S ACKNOWLEDGMENT:**

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO  
ON 10-25-2012  
PERSONALLY APPEARED SONIA HEREDIA, NOTARY PUBLIC,  
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 HE/SHE/THEY INTENDED TO SIGN 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  
SIGNATURE *Sonia Heredia*  
PRINTED NAME Sonia Heredia  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO  
COMMISSION EXPIRES JULY 20, 2010 (SEAL OPTIONAL IF COMPLETED)  
COMMISSION NUMBER 192594

**OWNER'S ACKNOWLEDGMENT:**

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO  
ON 10-25-2012  
PERSONALLY APPEARED JIMMY NGUYEN, NOTARY PUBLIC,  
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 HE/SHE/THEY INTENDED TO SIGN 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  
SIGNATURE *Jimmy Nguyen*  
PRINTED NAME Jimmy Nguyen  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO  
COMMISSION EXPIRES JULY 20, 2010 (SEAL OPTIONAL IF COMPLETED)  
COMMISSION NUMBER 192594

**TRUSTEE/BENEFICIARY'S ACKNOWLEDGMENT:**

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO  
ON 10-25-2012  
PERSONALLY APPEARED ENRIQUE RODRIGUEZ, NOTARY PUBLIC,  
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 HE/SHE/THEY INTENDED TO SIGN 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  
SIGNATURE *Enrique Rodriguez*  
PRINTED NAME Enrique Rodriguez  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO  
COMMISSION EXPIRES NOV 18, 2010 (SEAL OPTIONAL IF COMPLETED)  
COMMISSION NUMBER 192143

**OWNER'S ACKNOWLEDGMENT:**

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO  
ON 10-25-2012  
PERSONALLY APPEARED FLORA RAIMONZ, NOTARY PUBLIC,  
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 HE/SHE/THEY INTENDED TO SIGN 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  
SIGNATURE *Flora Raimonz*  
PRINTED NAME Flora Raimonz  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS CAN FRANCISCO  
COMMISSION EXPIRES NOV 22, 2010 (SEAL OPTIONAL IF COMPLETED)  
COMMISSION NUMBER 192594

**OWNER'S ACKNOWLEDGMENT:**

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO  
ON 10-25-2012  
PERSONALLY APPEARED SIMON NGUYEN, NOTARY PUBLIC,  
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 HE/SHE/THEY INTENDED TO SIGN 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  
SIGNATURE *Simon Nguyen*  
PRINTED NAME Simon Nguyen  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO  
COMMISSION EXPIRES NOV 22, 2010 (SEAL OPTIONAL IF COMPLETED)  
COMMISSION NUMBER 192594

**FINAL MAP 6479**

A FIVE UNIT MIXED USE CONDOMINIUM PROJECT  
FROM RESUBDIVISION MAP 2545 AS SHOWN ON THE PARCEL MAP  
BEING A SUBDIVISION IN BOOK 42 OF PARCEL MAPS AT PAGE 134  
FILED MARCH 9, 1998 IN THE OFFICIAL RECORDS OF THE  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
OCTOBER 2012

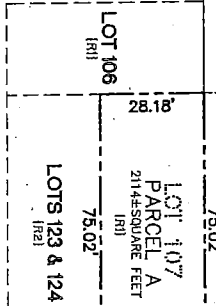
LANFORD LAND SURVEYING  
424 PIERCE COURT  
SAN FRANCISCO, CA 94103  
415-771-3783  
ASSASSINATOR'S BLOCK 3944, LOT 107  
300-300-304 SANCHEZ STREET & 3008-3511 10TH STREET  
SHEET 2 OF 3

PROSPER STREET {31.25' WIDE}

16TH STREET {80' WIDE}

MONUMENT LINE AS SHOWN ON M234

ASSESSOR'S BLOCK 3564  
MISSION BLOCK 101A



SANCHEZ STREET {82.50' WIDE}

MONUMENT LINE AS SHOWN ON M234

17TH STREET {64' WIDE}

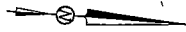
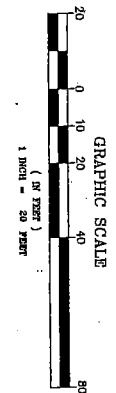
UNIT NO.	PROPOSED ASSASSOR PARCEL NUMBER
300	143
302	144
304	145
306	146
308	147

- NOTES:**
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
  - ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
  - THE DISTANCES SHOWN FROM MONUMENT MARKS TO MONUMENTS ARE MEASURED ALONG THE MONUMENT LINE.
  - THE DISTANCES OF BOUNDARY EVIDENCE INCLUDING A REVIEW OF DOCUMENTS AND FIELD MEASUREMENTS TO MONUMENTS AND IMPROVEMENTS.
  - RECORD/FILED INFORMATION FOUND TO BE IN DISCREPANCY WITH MEASURED VALUES. ALL OTHER ANGLES AND DISTANCES SHOWN HEREON HAVE BEEN OBTAINED BY FIELD MEASUREMENTS AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.
  - RECORD/FILED INFORMATION SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION SHOWN FOR REFERENCE.

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

BELL SYSTEM MARKING

SANCHEZ STREET {82.50' WIDE}



**GENERAL NOTES:**

- THE SUBMISSION DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE DAVIS-STUBBINS COMMON INTEREST DEVELOPMENT ACT. THIS IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN PER CIVIL CODE SECTION 13512. THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN SHALL BE LIMITED TO FOUR RESIDENTIAL UNITS AND ONE COMMERCIAL UNIT.
- ALL INTERESTS, EGRESS(ESE) PATH(S) OF TRAVEL, FIRE/EMERGENCY EXITS(S), AND EXISTING COMPONENTS, EXIST PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S) AND COMMON USE AREAS CODE REQUIRES FOR COMMON INTEREST DEVELOPMENT SHALL BE SHOWN ON THIS MAP AND SHALL BE SUBJECT TO THE PROVISIONS OF THE DAVIS-STUBBINS COMMON INTEREST DEVELOPMENT ACT.
- UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS ASSOCIATION, INCLUDING ITS CONSTITUTION, COVENANTS AND BYLAWS, THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
  - ALL GENERAL USE COMMON AREA IMPROVEMENTS, AND
  - ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE IMPROVEMENTS AND PRIVATE DRIVEWAYS, AND
  - ALL OTHER IMPROVEMENTS AND OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.
- IN THE EVENT THE AREAS DESCRIBED IN (C) (i) ARE NOT PROPERLY MAINTAINED, THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF SUCH IMPROVEMENTS. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF SUCH IMPROVEMENTS. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF SUCH IMPROVEMENTS.
- PROVIDENT OF THIS MAP SHALL NOT BE DEPENDENT 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 APPROVED AGENCIES, AND WHICH MAY BE SUBJECT TO ANY OTHER APPLICABLE MUNICIPAL CODE VIOLATIONS, ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL CODES, INCLUDING, BUT NOT LIMITED TO, THE CITY ENGINEER'S SIGNING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.
- BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ON OR OVER SANCHEZ STREET SHALL BE CONSIDERED ENCROACHMENTS AND SHALL BE REMOVED OR OTHERWISE 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 OWNERS.
- ENCROACHMENT AREAS TO THE CONDOMINIUM OWNERS, IF ANY EXIST OR MAY BE CONSTRUCTED, SHALL BE IDENTIFIED BY A DASHED LINE ON THIS MAP. THE RESPONSIBILITY FOR THE REMOVAL OF SUCH ENCROACHMENTS SHALL BE SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE THEREFROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

**LEGEND/REFERENCES**

- O.R. - OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
- R1 - PARCEL MAP FILED MARCH 9, 1996 IN BOOK 42 OF PARCEL MAPS O.R., AT PAGE 134
- R2 - PARCEL MAP FILED FEBRUARY 27, 2003 IN BOOK 73 OF CONDOMINIUM MAPS O.R., AT PAGES 81-83
- M234 - CITY OF SAN FRANCISCO MONUMENT MAP 234 ON FILE IN THE OFFICE OF THE CITY ENGINEER
- SET 3/4" BRASS TAG INSCRIBED "T.L.S. 8895" ALL CUTS AND TAGS SHOWN IN CORRESPONDING POSITIONS ON R1 AND R2 WERE NOT FOUND - DESTROYED BY SPECIAL RE-CONSTRUCTION

**FINAL MAP 6479**

A FIVE UNIT MIXED USE CONDOMINIUM PROJECT  
FOUR RESIDENTIAL UNITS AND ONE COMMERCIAL UNIT  
BEING A SUBDIVISION OF LOT 107 AS SHOWN ON THE PARCEL MAP  
FILED MARCH 9, 1996 IN BOOK 42 OF PARCEL MAPS AT PAGE 134  
IN THE OFFICIAL RECORDS OF THE  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

OCTOBER 2012

LAWRENCE LAND SURVEYING  
LAWRENCE & ASSOCIATES  
LIVERMORE, CA 94551  
PHONE (925) 452-2200  
WWW.LAWRENCELANDSURVEYING.COM

SHEET 3 OF 3

ASSESSOR'S BLOCK 3564, LOT 107  
300-302-304 SANCHEZ STREET & 3000-3511 16TH STREET





I, José Cisneros, Tax Collector of the City and County San Francisco, State of California, do hereby certify that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 3564 Lot No. 107

Address: 300-304 Sanchez St.

for unpaid City & County property taxes or special assessments collected as taxes.

A handwritten signature in black ink, appearing to read "José Cisneros", written over a horizontal line.

José Cisneros

Tax Collector

Dated this 19th day of December 2012



Edwin M. Lee, Mayor  
Edward D. Reiskin, Director  
Fuad S. Sweiss, PE, PLS,  
City Engineer & Deputy Director of Engineering



Phone: (415) 554-5827  
Fax: (415) 554-5324  
[www.sfdpw.org](http://www.sfdpw.org)  
[Subdivision.Mapping@sfdpw.org](mailto:Subdivision.Mapping@sfdpw.org)

Department of Public Works  
Office of the City and County Surveyor  
875 Stevenson Street, Room 410  
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

11.04.27

Date: July 18, 2011

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

Attention: Mr. Scott F. Sanchez

Project ID: 6479			
Project Type: 5 Unit Condo Conversion (4 Residential, 1 Commercial)			
Address#	StreetName	Block	Lot
300 - 304	SANCHEZ ST	3564	107
3509 - 3511	16TH ST	3564	107
Tentative Map Referral			

SW

Pursuant to Section 1325 of the City and County of San Francisco Subdivision Code and Section 4.105 of the 1996 City Charter, a print of the above referenced Map is submitted for your review, CEQA and General Plan conformity determination. Under the provisions of the Subdivision Map Act and the City and County of San Francisco Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the receipt of the application or CEQA Determination per SMA 664521(c). Under these same state and local codes, DPW is required to approve, conditionally approve, or disapprove the above referenced map within 50 days of the receipt of the application or CEQA Determination per SMA 664521(c). Failure to do so constitutes automatic approval. Thank you for your timely review of this Map.

Enclosures:

- Print of Parcel Map
- List "B"
- Proposition "M" Findings
- Photos

Sincerely,

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 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):

DATE 7/27/11

PLANNING DEPARTMENT  
  
Mr. Scott F. Sanchez, Acting Zoning Administrator