

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 544-5227

MEMORANDUM

Date: April 23, 2021
To: Joaquin Torres, Assessor-Recorder
From: Angela Calvillo, Clerk of the Board
Subject: Final Map No. 10166 - 42 Otis Street

On April 20, 2021, the Board of Supervisors approved Map 10166; the certification is below. Additionally, I have attached the Tax Statement, stating 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.

FINAL MAP 10166
A 24 RESIDENTIAL AND 5 COMMERCIAL UNIT
MIXED USE CONDOMINIUM PROJECT BEING A SUBDIVISION OF THE
LANDS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY
15, 2016, DOCUMENT NO. 2016-K287073, OFFICIAL RECORDS.
BEING A PORTION OF MISSION BLOCK 13
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. M21-066, ADOPTED April 20, 2021,
APPROVED THIS MAP ENTITLED "FINAL MAP 10166".
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF
THE OFFICE TO BE AFFIXED.
BY: Alisa Omeria DATE: April 23, 2021
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

TAX STATEMENT:
I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND
COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT
THE SUBDIVIDER HAS FILED A STATEMENT FROM THE TREASURER AND TAX COLLECTOR OF THE
CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS OR
HER OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID
STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.
DATED 23rd DAY OF April, 2021.
Alisa Omeria
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA
BOARD OF SUPERVISOR'S APPROVAL:
ON April 20, 2021, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF
SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION
NO. M21-066, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE
BOARD OF SUPERVISOR'S IN FILE NO. 210376

Final Map No. 10166 - 42 Otis Street
April 23, 2021
Page 2

c: Douglas Legg, Office of the Assessor-Recorder
Holly Lung, Office of the Assessor-Recorder
Copy to the File

1 [Final Map No. 10166 - 42 Otis Street]

2

3 **Motion approving Final Map No. 10166, a 24 residential unit and five commercial unit,**
4 **mixed-use condominium project, located at 42 Otis Street, being a subdivision of**
5 **Assessor’s Parcel Block No. 3505, Lot No. 020; and adopting findings pursuant to the**
6 **General Plan, and the eight priority policies of Planning Code, Section 101.1.**

7

8 MOVED, That the certain map entitled “Final Map No. 10166”, a 24 residential unit and
9 five commercial unit, mixed-use condominium project, located at Otis Street, being a
10 subdivision of Assessor’s Parcel Block No. 3505, Lot No. 020, comprising four sheets,
11 approved March 26, 2021, by Department of Public Works Order No. 204475 is hereby
12 approved and said map is adopted as an Official Final Map No. 10166; 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 August 25, 2020, that the proposed subdivision is
16 consistent with the General Plan and the eight priority policies of Planning Code, Section
17 101.1; and, be it

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

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

25

1 DESCRIPTION APPROVED:

RECOMMENDED:

2

3 /s/_____

/s/_____

4 James M. Ryan, PLS

Alaric Degrafinried

5 Acting City and County Surveyor

Acting Director of Public Works

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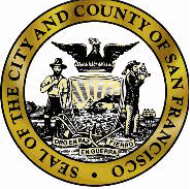
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City and County of San Francisco

Tails

Motion: M21-066

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 210376

Date Passed: April 20, 2021

Motion approving Final Map No. 10166, a 24 residential unit and five commercial unit, mixed-use condominium project, located at 42 Otis Street, being a subdivision of Assessor's Parcel Block No. 3505, Lot No. 020; and adopting findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

April 20, 2021 Board of Supervisors - APPROVED

Ayes: 11 - Chan, Haney, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 210376

I hereby certify that the foregoing Motion was APPROVED on 4/20/2021 by the Board of Supervisors of the City and County of San Francisco.

A handwritten signature in blue ink, appearing to read "Angela Calvillo".

Angela Calvillo
Clerk of the Board

BOARD OF SUPERVISOR'S APPROVAL:

ON April 20, 2021, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION

NO. M21-066, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE

BOARD OF SUPERVISOR'S IN FILE NO. 210376.

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. M21-066, ADOPTED April 20, 2021, APPROVED THIS MAP ENTITLED "FINAL MAP 10166".

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

BY: Signed in counterpart DATE: April 23, 2021
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVALS:

THIS MAP IS APPROVED THIS 26th DAY OF March, 2021

BY ORDER NO. 204475

BY: [Signature] DATE: March 31, 2021

ALARIC DEGRAFINRIED,
ACTING DIRECTOR OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY

BY: [Signature]
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

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 23rd DAY OF April, 2021.

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

CITY AND COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED 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.

ACTING CITY AND COUNTY SURVEYOR,
CITY AND COUNTY OF SAN FRANCISCO

BY: [Signature] DATE: 3-11-2021
JAMES M RYAN PLS 8630



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 COSTANOAN LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON APRIL 9, 2019. 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 DECEMBER 31, 2022 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: [Signature] DATE: 2/19/21

DAVID B. RON
PLS No. 8954



RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2021,
AT _____ M. IN BOOK _____ OF FINAL MAPS, AT PAGES _____,
AT THE REQUEST OF MARTIN M. RON ASSOCIATES.

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

FINAL MAP 10166

A 24 RESIDENTIAL AND 5 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT BEING A SUBDIVISION OF THE LANDS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 15, 2016, DOCUMENT NO. 2016-K287073, OFFICIAL RECORDS.

BEING A PORTION OF MISSION BLOCK 13
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF RECORD TITLE INTEREST IN THE REAL PROPERTY SUBDIVIDED AND SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

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

OWNER: COSTANOAN LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: BORA OZTURK
TITLE: MANAGER

BY: [Signature]
NAME: YOLA OZTURK
TITLE: MANAGER

BY: [Signature]
NAME: NIKHIL GERA
TITLE: MANAGER

BENEFICIARY: BANK OF MARIN

BY: [Signature]

NAME: Sherrri Hendrickson

TITLE: Senior Vice President

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 MARIN

ON FEBRUARY 9 2021 BEFORE ME, DINO LOUIS ALBISIO, NOTARY PUBLIC

PERSONALLY APPEARED SHERRI HENDRICKSON
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: [Signature]

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2216578

MY COMMISSION EXPIRES: OCTOBER 29, 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: MARIN COUNTY, CA.

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 12 2021 BEFORE ME, Stuart Adams, Notary Public

PERSONALLY APPEARED Bora Ozturk
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: [Signature]

NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2522403

MY COMMISSION EXPIRES: May 17, 2024

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 TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California

COUNTY OF San Francisco

ON January 12 2021 BEFORE ME, Stuart Adams, Notary Public

PERSONALLY APPEARED Yola Ozturk
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: [Signature]

NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2528603

MY COMMISSION EXPIRES: May 17, 2024

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 TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF CONTRA COSTA

ON 18TH JANUARY 2021 BEFORE ME, IAN MCKINLAY, NOTARY PUBLIC

PERSONALLY APPEARED NIKHIL GERA
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: [Signature]

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2330377

MY COMMISSION EXPIRES: JULY 16, 2024

COUNTY OF PRINCIPAL PLACE OF BUSINESS: CONTRA COSTA

FINAL MAP 10166

A 24 RESIDENTIAL AND 5 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT BEING A SUBDIVISION OF THE LANDS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 15, 2016, DOCUMENT NO. 2016-K287073, OFFICIAL RECORDS.

BEING A PORTION OF MISSION BLOCK 13

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

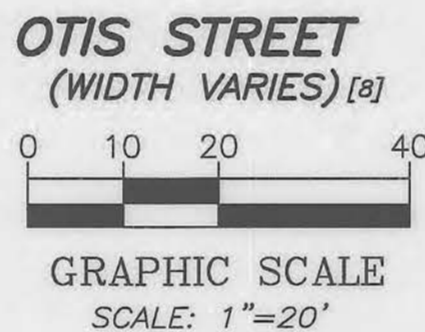
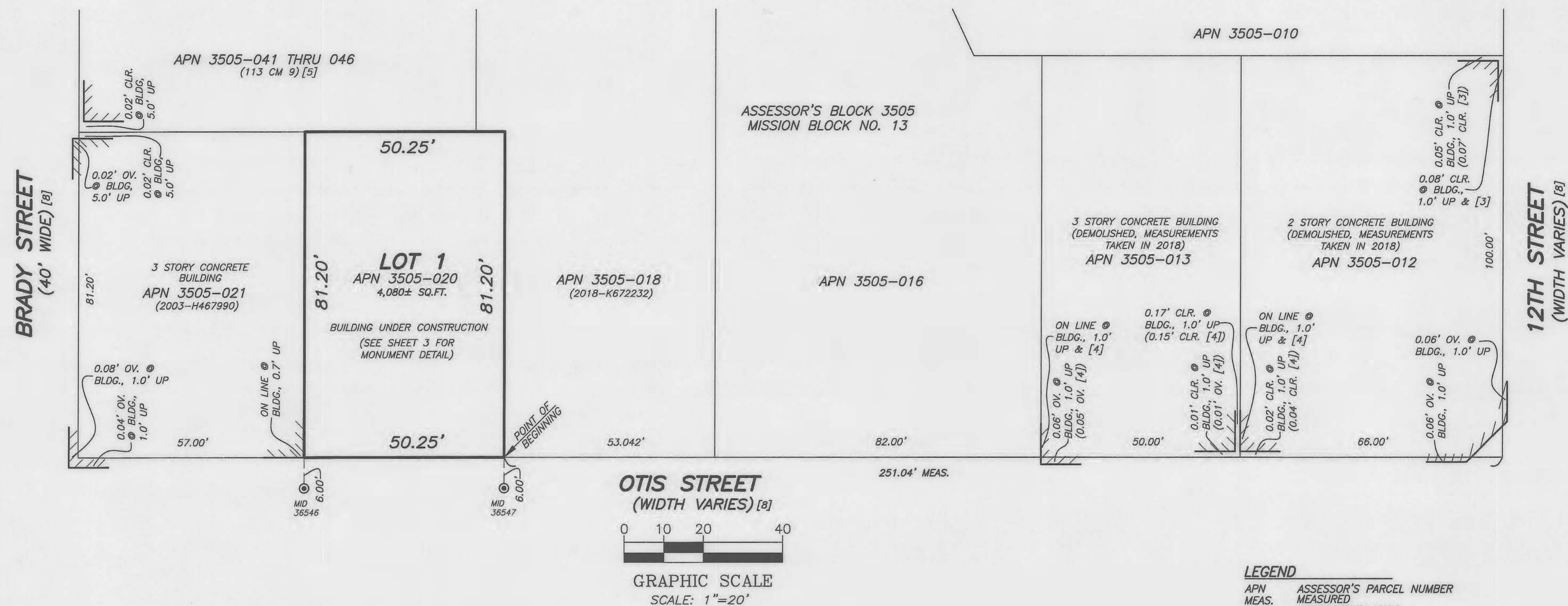
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

JANUARY 2021

SHEET 2 OF 4

APN 3505-020

42 OTIS STREET



LEGEND

- APN ASSESSOR'S PARCEL NUMBER
- MEAS. MEASURED
- CM CONDOMINIUM MAPS
- CLR. CLEAR OF THE PROPERTY LINE
- OV. OVER THE PROPERTY LINE
- BLDG. BUILDING
- MID MONUMENT IDENTIFICATION NUMBER PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- ⊙ NAIL & 3/4" BRASS TAG IN SIDEWALK STAMPED PLS 8954 (TO BE SET)
- PROPERTY LINE
- APN/RIGHT OF WAY LINE

NOTES:

1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
3. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
4. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:
 - a. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED OCTOBER 11, 2018, DOCUMENT NO. 2018-K681919, OFFICIAL RECORDS.
 - b. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED DECEMBER 7, 2018, DOCUMENT NO. 2018-K701582, OFFICIAL RECORDS.
 - c. "DECLARATION OF USE" RECORDED JUNE 6, 2019, DOCUMENT NO. 2019-K779249, OFFICIAL RECORDS.
 - d. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED SEPTEMBER 10, 2020, DOCUMENT NO. 2020015389, OFFICIAL RECORDS.

MAP REFERENCES:

- [1] BLOCK DIAGRAM OF MISSION BLOCK 13 DATED MARCH 25, 1910 ON FILE AS 3505c.TIF IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [2] "MAP OF A PORTION OF THE MISSION DISTRICT OF THE CITY AND COUNTY OF SAN FRANCISCO FROM NINTH ST. TO FOURTEENTH ST." APPROVED IN MAY 1914, LAST AMENDED OCTOBER 29, 1940 ON FILE AS B-18 IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [3] SURVEY NO. 6882 DATED NOVEMBER 29, 1922 BY HUGH DONEGAN ON FILE AS 3505d.TIF IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [4] UNRECORDED SURVEY NO. 11,925 DATED FEBRUARY 29, 1936 BY DONEGAN ON FILE IN THE OFFICE OF MARTIN M. RON ASSOCIATES, INC.
- [5] "FINAL MAP NO. 5548" FILED JANUARY 13, 2010 IN BOOK 113 OF CONDOMINIUM MAPS AT PAGES 9-10, SAN FRANCISCO COUNTY RECORDS.
- [6] "PARCEL MAP 9292" FILED JULY 3, 2017 IN BOOK 49 OF PARCEL MAPS AT PAGES 110-130, OFFICIAL RECORDS.
- [7] "MAP OF THE PACIFIC IMPROVEMENTS COMPANY'S SUBDIVISION OF MISSION BLOCKS NUMBER 13 AND 14" FILED FEBRUARY 8, 1896 IN MAP BOOK "E" AND "F", AT PAGE 66, OFFICIAL RECORDS.
- [8] OFFICIAL GRADE MAP NO. 284 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [9] "PARCEL MAP 9640" RECORDED FEBRUARY 12, 2020 IN BOOK 50 OF PARCEL MAPS, AT PAGES 41-45, OFFICIAL RECORDS.

NOTE: ALL MONUMENT POINTS SET ON MAP REFERENCE [2] WITHIN THE SUBJECT BLOCK NOT PLOTTED HEREON WERE SEARCHED FOR AND NOT FOUND WHILE PERFORMING THE FIELD WORK. ALL SET SURVEY POINTS SHOWN ON MAP REFERENCES [3]-[6] NOT PLOTTED HEREON WERE SEARCHED FOR AND NOT FOUND WHILE PERFORMING THE FIELD WORK.

BUILDING MEASUREMENTS NOTE:

BUILDING CORNER TIES ON PROPERTIES ARE SHOWN TO SUPPORT A PREVAILING PATTERN OF OCCUPATION WHICH SUPPORT THE SUBJECT BOUNDARY RESOLUTION AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES.

BASIS OF SURVEY:

THE CITY MONUMENT LINE ON MISSION/OTIS STREET AS SHOWN HEREON ON SHEET 3 IS THE BASIS OF SURVEY. SEE MAP REFERENCE [2].

FIELD SURVEY COMPLETION:

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON NOVEMBER 1, 2019. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS

LOT NO.	CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
LOT 1	1 THRU 29	APN 3505-054 THRU 3505-082

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

FINAL MAP 10166

A 24 RESIDENTIAL AND 5 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT BEING A SUBDIVISION OF THE LANDS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 15, 2016, DOCUMENT NO. 2016-K287073, OFFICIAL RECORDS.

BEING A PORTION OF MISSION BLOCK 13
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

JANUARY 2021

SHEET 3 OF 4

APN 3505-020

42 OTIS STREET



GENERAL NOTES:

a) THIS MAP IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 24 DWELLING UNITS AND 5 COMMERCIAL UNITS.

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

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

(i) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND

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

d) IN THE EVENT THE AREAS IDENTIFIED IN (c) (ii) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.

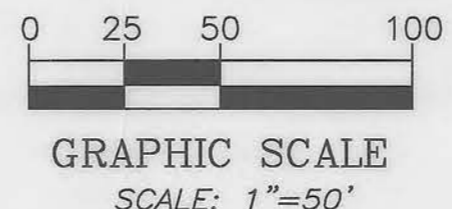
e) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE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

f) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER OTIS 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 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.



MONUMENT DETAIL
SCALE: 1"=50'



LEGEND

- MEAS. MEASURED
- MID MONUMENT IDENTIFICATION NUMBER PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- FOUND BRASS PIN IN LEAD PLUG IN MONUMENT WELL
- FOUND BRASS PIN IN LEAD PLUG IN MONUMENT WELL (CURRENTLY PAVED OVER, SEE MAP REFERENCE [6])
- PROPERTY LINE
- - - RIGHT OF WAY LINE
- - - - MONUMENT LINE

FINAL MAP 10166

A 24 RESIDENTIAL AND 5 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT BEING A SUBDIVISION OF THE LANDS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 15, 2016, DOCUMENT NO. 2016-K287073, OFFICIAL RECORDS.

BEING A PORTION OF MISSION BLOCK 13
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

JANUARY 2021

SHEET 4 OF 4

APN 3505-020

42 OTIS STREET