File No. 221199 **Committee Item No.** _____
Board Item No. 39

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____ **Date:** _____
Board of Supervisors Meeting **Date:** December 6, 2022

Cmte Board

Cmte	Board	
☐	☒	**Motion**
☐	☐	**Resolution**
☐	☐	**Ordinance**
☐	☐	**Legislative Digest**
☐	☐	**Budget and Legislative Analyst Report**
☐	☐	**Youth Commission Report**
☐	☐	**Introduction Form**
☐	☐	**Department/Agency Cover Letter and/or Report**
☐	☐	**MOU**
☐	☐	**Grant Information Form**
☐	☐	**Grant Budget**
☐	☐	**Subcontract Budget**
☐	☐	**Contract/Agreement**
☐	☐	**Award Letter**
☐	☐	**Application**
☐	☐	**Public Correspondence**

OTHER

☐	☒	Public Works Order No. 207271
☐	☒	Planning Department - Tentative Map Decision 10/15/21
☐	☒	Planning Map Checklist
☐	☒	Tax Certificate - 10/14/22
☐	☒	Final Maps
☐	☐	

Prepared by: Jocelyn Wong **Date:** December 2, 2022
Prepared by: _____ **Date:** _____

FILE NO. 221199 MOTION NO.

[Final Map No. 11009 - 923-937 Kansas Street]

Motion approving Final Map No.11009, an eight residential unit condominium project, four lots being two residential condominiums, located at 923-937 Kansas Street, being a subdivision of Assessor's Parcel Block No. 4094, Lot Nos. 045, 046, 047, and 048; and adopting findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

MOVED, That the certain map entitled "FINAL MAP No. 11009," an eight residential unit condominium project, four lots being two residential condominiums, located at 923-937 Kansas Street, being a subdivision of Assessor's Parcel Block No.4094, Lot Nos. 045, 046, 047, and 048, comprising three sheets, approved November 2, 2022, by Department of Public Works Order No. 207271 is hereby approved and said map is adopted as an Official Final Map No.11009; 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 Planning Department, by its letter dated October 15, 2021, that the proposed subdivision is consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; 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.

DESCRIPTION APPROVED:	RECOMMENDED:
/s/	/s/
Katharine S. Anderson, PLS 8499	Carla Short
City and County Surveyor	Interim Director of Public Works

DocuSign Envelope ID: 96B41B47-F799-40DD-806D-72DE7B215CCD

San Francisco Public Works
General – Director's Office
49 South Van Ness Ave., Suite 1600
San Francisco, CA 94103
(628) 271-3160 www.SFPublicWorks.org

Public Works Order No: 207271

CITY AND COUNTY OF SAN FRANCISCO
SAN FRANCISCO PUBLIC WORKS

APPROVING FINAL MAP NO. 11009, 923-937 KANSAS STREET, AN 8 RESIDENTIAL UNIT CONDOMINIUM PROJECT, 4 LOTS BEING 2 RESIDENTIAL CONDOMNIUMS, BEING A SUBDIVISION OF LOTS 045-048 IN ASSESSOR'S BLOCK NO. 4094 (OR ASSESSOR'S PARCEL NUMBER 4094-045-048). [SEE MAP]

AN 8 RESIDENTIAL UNIT CONDOMINIUM PROJECT, 4 LOTS BEING 2 RESIDENTIAL CONDOMNIUMS

The City Planning Department in its letter dated October 15, 2021, stated that the subdivision is consistent 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 No. 11009", 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 October 15, 2021, from the City Planning Department stating the subdivision is consistent 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:

DocuSign Envelope ID: 96B41B47-F799-40DD-806D-72DE7B215CCD

X DocuSigned by: Katharine Anderson 9B16266D6122465...

Anderson, Katharine
City and County Surveyor

X DocuSigned by: 073CF73A4EA6486...

Short, Carla
Interim Director of Public Works

City and County of San Francisco
San Francisco Public Works - Bureau of Street Use and Mapping
49 South Van Ness Ave, Suite 300 - San Francisco, CA 94103
sfpublicworks.org - tel (628) 271-2000

Date: July 30, 2021

TENTATIVE MAP DECISION

Department of City Planning
49 South Van Ness Avenue
14th Floor, Suite 1400
San Francisco, CA 94103

Project ID:	11009		
Project Type:	4 lots, each being 2 new condominiums		
Address#	**StreetName**	**Block**	**Lot**
923 - 937	KANSAS ST	4094	045
923 - 937	KANSAS ST	4094	048
931 - 947	KANSAS ST	4094	046
927 - 945	KANSAS ST	4094	047
Tentative Map Referral			

Attention: Mr. Corey Teague.

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

(**In the course of review by City agencies, any discovered items of concern should be brought to the attention of Public Works for consideration.*)

Sincerely,

James Ryan Digitally signed by James Ryan Date: 2021.07.30 15:01:10 -07'00'

James Ryan, PLS Acting City and County Surveyor

[✓] The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class [ ], CEQA Determination Date [N/A], based on the attached checklist.

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

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

PLANNING DEPARTMENT

Signed Claire Feeney Date 15.Oct.21

Planner's Name Claire Feeney
for, Corey Teague, Zoning Administrator

CITY AND COUNTY OF SAN FRANCISCO
PLANNING DEPARTMENT
1650 Mission Street, Suite 400, San Francisco, CA 94013

New Condominium Conversion Checklist

Project Information

PROPERTY ADDRESS:		BLOCK / LOT:
923-937 Kansas		4094 / 045-048
CASE NO.:	ZONING:	DATE REVIEWED:
2021-007825CND	RH-2	09/15/2021

	CONFIRM COMPLIANCE WITH EACH CRITERION BY CHECKING BOXES	
☑	Enforcement	The property does not have any active violations or unauthorized window replacements.
☑	Density	The property does not exceed the Maximum Dwelling Unit Density for the property's Zoning District.

- ☑ Application: Name, Address, & Phone
- ☑ Preliminary Title Report
- ☐ Form No. 1: Previous Land Use, Permit numbers for any approved BPA, proposed sales prices for BMR units
  - ☐ Building Permit Application No. 2014-0702-0323, 2014-0702-0334, 2014-0702-0335, 2014-0702-0336 (if applicable)
  - ☐ Check for consistency with approved planning entitlements (DPW does not require submission):
    - ☐ Building Permit Application No. _____ (if applicable)
    - ☐ Notice of Special Restrictions No. _____ (if applicable)
    - ☐ Motion No. / Conditions of Approval _____ (if applicable)
    - ☐ Variance Decision (if applicable)
    - ☐ Environmental Application (if applicable)
    - ☐ Prepare CATEX Checklist if referral qualifies as a project.
- ☑ Form No. 2: Owner's Release of Interest in Common Areas
- ☐ Proof of Owner Occupancy (utility bill, tax statement, etc.)
- ☑ Form No. 3: Proposition "M" Findings Form
- ☐ Form No. 4: DBI review (required only if creating new lot line on property occupied with existing building(s), not required if only for merging adjoining lots
- ☑ Tentative Final Map
- ☑ Tentative Parcel Map
  - ☑ Legal lot of record
  - ☑ Shows existing conditions
  - ☑ Photos are consistent with the map

Note: Any applicable item not in the Docket should be requested from DPW

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

Property Tax Section

José Cisneros, Treasurer

TAX CERTIFICATE

I, David Augustine, Tax Collector of the City and County of 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 regarding the subdivision identified below:

There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: **4094**
Lot: **045**
Address: **935-937 KANSAS ST**

David Augustine, Tax Collector

Dated **October 21, 2022** this certificate is valid for the earlier of 60 days from **October 21, 2022** or **December 31, 2022.** If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at tax.certificate@sfgov.org to obtain another certificate.

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

Property Tax Section

José Cisneros, Treasurer

TAX CERTIFICATE

I, David Augustine, Tax Collector of the City and County of 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 regarding the subdivision identified below:

There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: **4094**
Lot: **046**
Address: **931-933 KANSAS ST**

David Augustine, Tax Collector

Dated **October 21, 2022** this certificate is valid for the earlier of 60 days from **October 21, 2022** or **December 31, 2022.** If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at tax.certificate@sfgov.org to obtain another certificate.

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

Property Tax Section

José Cisneros, Treasurer

TAX CERTIFICATE

I, David Augustine, Tax Collector of the City and County of 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 regarding the subdivision identified below:

There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: **4094**
Lot: **047**
Address: **927-929 KANSAS ST**

David Augustine, Tax Collector

Dated **October 21, 2022** this certificate is valid for the earlier of 60 days from **October 21, 2022** or **December 31, 2022.** If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at tax.certificate@sfgov.org to obtain another certificate.

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

Property Tax Section

José Cisneros, Treasurer

TAX CERTIFICATE

I, David Augustine, Tax Collector of the City and County of 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 regarding the subdivision identified below:

There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: **4094**
Lot: **048**
Address: **923-925 KANSAS ST**

David Augustine, Tax Collector

Dated **October 21, 2022** this certificate is valid for the earlier of 60 days from **October 21, 2022** or **December 31, 2022.** If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at tax.certificate@sfgov.org to obtain another certificate.

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: 939 KANSAS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: EA CAPITAL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: _____

NAME: LUCAS EASTWOOD
TITLE: MANAGER

BY: _____

NAME: NATASHA SADEGHI ALTMAN
TITLE: MANAGING MEMBER

BENEFICIARY: TECHNOLOGY CREDIT UNION

BY: _____

NAME: HANNA BUI
TITLE: V.P. NOTE DEPARTMENT MANAGER

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 October 17 2022 BEFORE ME, LISA BAUTISTA, A NOTARY PUBLIC,

PERSONALLY APPEARED LUCAS EASTWOOD, NATASHA SADEGHI ALTMAN,

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: _____

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2330800

MY COMMISSION EXPIRES: 07/24/2024

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

BENEFICIARY'S ACKNOWLEDGMENT:

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

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

ON October 18 2022 BEFORE ME, Lisa Bautista, A NOTARY PUBLIC,

PERSONALLY APPEARED Hanna Bui,

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 CA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: _____

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2330800

MY COMMISSION EXPIRES: 07/24/2024

COUNTY OF PRINCIPAL PLACE OF BUSINESS: 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 _____ 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 11009".

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

BY: _____ DATE: _____.
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVALS:

THIS MAP IS APPROVED THIS _____ DAY OF _____, 20__

BY ORDER NO. _____.

BY: _____ DATE: 11/07/2022

CARLA SHORT
INTERIM DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM:

DAVID CHIU, CITY ATTORNEY

BY: _____

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL:

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

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.

KATHARINE S. ANDERSON, PLS 8499
CITY AND COUNTY SURVEYOR, CITY AND COUNTY OF SAN FRANCISCO

BY: K Anderson DATE: 11/1/2022

PROFESSIONAL LAND SURVEYOR
KATHARINE S. ANDERSON
NO. 8499
STATE OF CALIFORNIA

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 939 KANSAS, LLC ON JANUARY 8, 2021. 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 SEPTEMBER 2024 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: Benjamin B. Ron DATE: 10-19-2022

BENJAMIN B. RON
PLS No. 5015

PROFESSIONAL LAND SURVEYOR
BENJAMIN B. RON
PLS 5015
STATE OF CALIFORNIA

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20__,

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 11009

8 RESIDENTIAL UNIT CONDOMINIUM PROJECT,
4 LOTS BEING 2 RESIDENTIAL CONDOMINIUMS,
BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 25, 2019,
DOCUMENT NO. 2019-K786296 (PARCELS TWO THROUGH FIVE)
OFFICIAL RECORDS

BEING A PORTION OF POTRERO NUEVO BLOCK 143

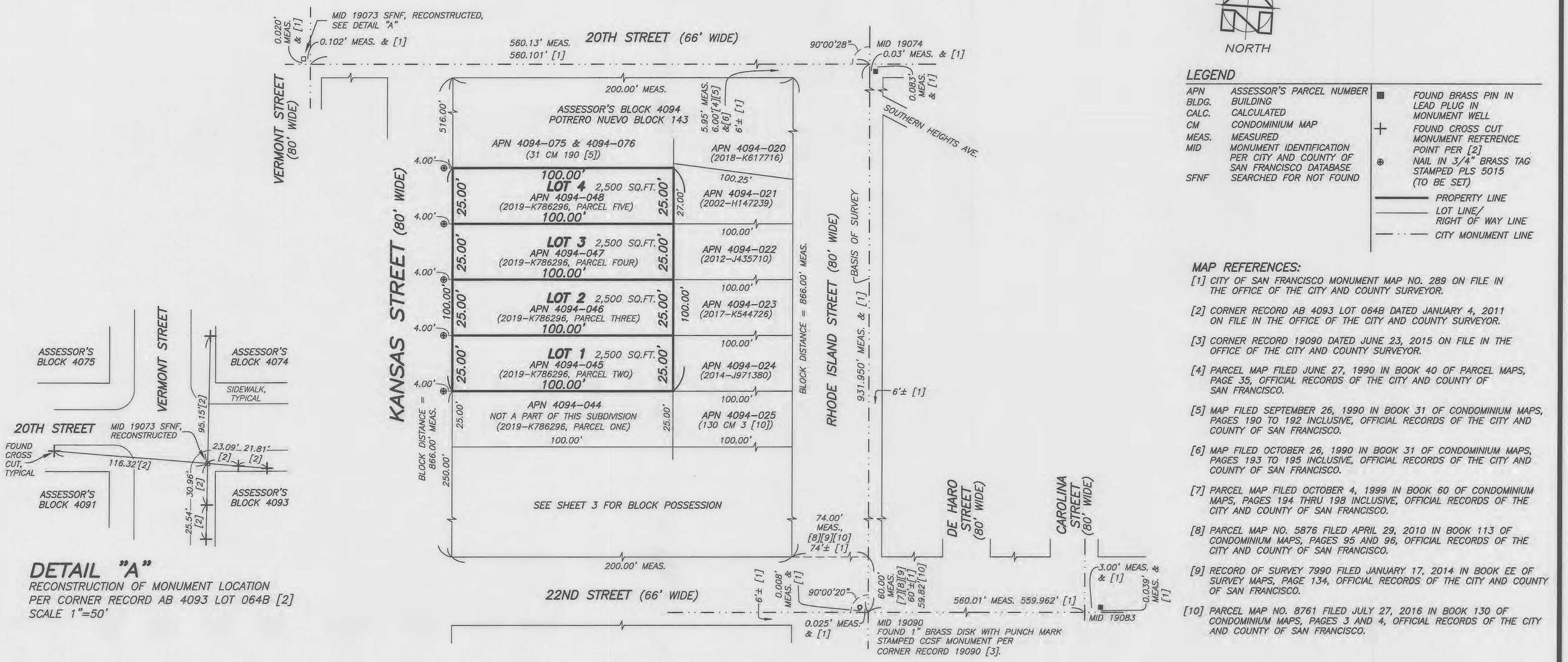
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

OCTOBER 2022 SHEET 1 OF 3

APN 4094-045 THRU 048 923-937 KANSAS STREET

T-1012 FM.dwg



DETAIL "A"

RECONSTRUCTION OF MONUMENT LOCATION
PER CORNER RECORD AB 4093 LOT 064B [2]
SCALE 1"=50'

NORTH

LEGEND

APN	ASSESSOR'S PARCEL NUMBER
BLDG.	BUILDING
CALC.	CALCULATED
CM	CONDOMINIUM MAP
MEAS.	MEASURED
MID	MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
SFNF	SEARCHED FOR NOT FOUND

- ■ FOUND BRASS PIN IN LEAD PLUG IN MONUMENT WELL
- \+ FOUND CROSS CUT MONUMENT REFERENCE POINT PER [2]
- ⊕ NAIL IN 3/4" BRASS TAG STAMPED PLS 5015 (TO BE SET)
- PROPERTY LINE
- LOT LINE/ RIGHT OF WAY LINE
- CITY MONUMENT LINE

MAP REFERENCES:

[1] CITY OF SAN FRANCISCO MONUMENT MAP NO. 289 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

[2] CORNER RECORD AB 4093 LOT 064B DATED JANUARY 4, 2011 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

[3] CORNER RECORD 19090 DATED JUNE 23, 2015 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

[4] PARCEL MAP FILED JUNE 27, 1990 IN BOOK 40 OF PARCEL MAPS, PAGE 35, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

[5] MAP FILED SEPTEMBER 26, 1990 IN BOOK 31 OF CONDOMINIUM MAPS, PAGES 190 TO 192 INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

[6] MAP FILED OCTOBER 26, 1990 IN BOOK 31 OF CONDOMINIUM MAPS, PAGES 193 TO 195 INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

[7] PARCEL MAP FILED OCTOBER 4, 1999 IN BOOK 60 OF CONDOMINIUM MAPS, PAGES 194 THRU 198 INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

[8] PARCEL MAP NO. 5876 FILED APRIL 29, 2010 IN BOOK 113 OF CONDOMINIUM MAPS, PAGES 95 AND 96, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

[9] RECORD OF SURVEY 7990 FILED JANUARY 17, 2014 IN BOOK EE OF SURVEY MAPS, PAGE 134, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

[10] PARCEL MAP NO. 8761 FILED JULY 27, 2016 IN BOOK 130 OF CONDOMINIUM MAPS, PAGES 3 AND 4, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

CONDOMINIUM 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 2 DWELLING UNITS WITHIN EACH OF LOTS 1 THROUGH 4.

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 KANSAS 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.

BASIS OF SURVEY:

THE CITY MONUMENT LINE ON RHODE ISLAND STREET AS SHOWN HEREON IS THE BASIS OF SURVEY. SEE MAP REFERENCE [1].

NOTES:

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
3. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
4. ALL SURVEY POINTS REFERENCING PROPERTY LINES PER MAP REFERENCE ITEMS 2 THRU 10 THAT ARE NOT SHOWN HEREON WERE SEARCHED FOR AND NOT FOUND.

0 15 30 60
1"=30'
GRAPHIC SCALE

FIELD SURVEY COMPLETION:

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 3/21/2022. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

FINAL MAP 11009

8 RESIDENTIAL UNIT CONDOMINIUM PROJECT,
4 LOTS BEING 2 RESIDENTIAL CONDOMINIUMS,
BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 25, 2019,
DOCUMENT NO. 2019-K786296 (PARCELS TWO THROUGH FIVE) OFFICIAL RECORDS

BEING A PORTION OF POTRERO NUEVO BLOCK 143

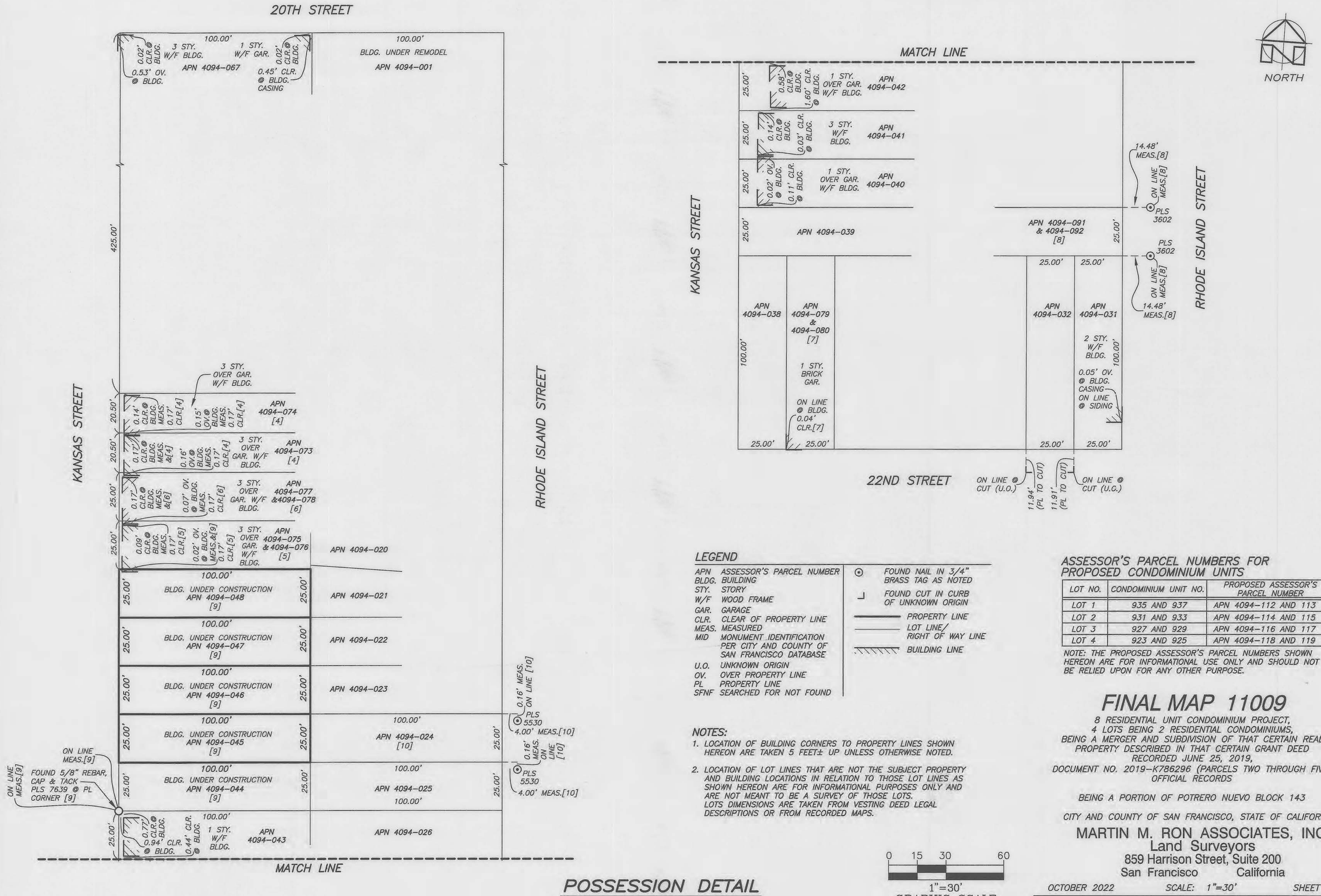
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

OCTOBER 2022 SCALE: 1"=30' SHEET 2 OF 3

APN 4094-045 THRU 048 923-937 KANSAS STREET

T-1012 FM.dwg



LEGEND

APN ASSESSOR'S PARCEL NUMBER	⊙ FOUND NAIL IN 3/4" BRASS TAG AS NOTED
BLDG. BUILDING	⌟ FOUND CUT IN CURB OF UNKNOWN ORIGIN
STY. STORY	PROPERTY LINE
W/F WOOD FRAME	LOT LINE/ RIGHT OF WAY LINE
GAR. GARAGE	BUILDING LINE
CLR. CLEAR OF PROPERTY LINE	
MEAS. MEASURED	
MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE	
U.O. UNKNOWN ORIGIN	
OV. OVER PROPERTY LINE	
PL PROPERTY LINE	
SFNF SEARCHED FOR NOT FOUND	

NOTES:

1. LOCATION OF BUILDING CORNERS TO PROPERTY LINES SHOWN HEREON ARE TAKEN 5 FEET± UP UNLESS OTHERWISE NOTED.
2. LOCATION OF LOT LINES THAT ARE NOT THE SUBJECT PROPERTY AND BUILDING LOCATIONS IN RELATION TO THOSE LOT LINES AS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT MEANT TO BE A SURVEY OF THOSE LOTS. LOTS DIMENSIONS ARE TAKEN FROM VESTING DEED LEGAL DESCRIPTIONS OR FROM RECORDED MAPS.

ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS

LOT NO.	CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
LOT 1	935 AND 937	APN 4094–112 AND 113
LOT 2	931 AND 933	APN 4094–114 AND 115
LOT 3	927 AND 929	APN 4094–116 AND 117
LOT 4	923 AND 925	APN 4094–118 AND 119

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 11009

8 RESIDENTIAL UNIT CONDOMINIUM PROJECT,
4 LOTS BEING 2 RESIDENTIAL CONDOMINIUMS,
BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 25, 2019,
DOCUMENT NO. 2019–K786296 (PARCELS TWO THROUGH FIVE) OFFICIAL RECORDS

BEING A PORTION OF POTRERO NUEVO BLOCK 143

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

POSSESSION DETAIL

0 15 30 60
1"=30'
GRAPHIC SCALE

OCTOBER 2022 SCALE: 1"=30' SHEET 3 OF 3

APN 4094–045 THRU 048 923–937 KANSAS STREET

T-1012 FM.dwg