

File No. 120947

Committee Item No. \_\_\_\_\_  
Board Item No. 36

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

Committee \_\_\_\_\_

Date \_\_\_\_\_

Board of Supervisors Meeting

Date: 09/25/12

**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)

- Final Map 6431 - 55 Trumbell Street, 4 Craut Street
- \_\_\_\_\_
- \_\_\_\_\_

Completed by: Nicole Lyshorn  
Completed by: \_\_\_\_\_

Date: 09/20/12  
Date \_\_\_\_\_

DE

1 [Final Map 6431 - 55 Trumbull Street, 4 Craut Street]

2

3 **Motion approving Final Map 6431, a Two Lot Subdivision and 18 Residential Unit and 1**  
4 **Commercial Unit Mixed-Use Condominium Project, located at 55 Trumbull Street, 4**  
5 **Craut Street being a subdivision of Lot 006 & 007 in Assessors Block No. 5868, and a**  
6 **portion of Lot 034 in Assessor's Block No. 5867, and adopting findings pursuant to the**  
7 **General Plan and City Planning Code Section 101.1**

8

9 MOVED, That the certain map entitled "FINAL MAP 6431", comprising 3 sheets,  
10 approved August 29, 2012, by Department of Public Works Order No. 180,616 is hereby  
11 approved and said map is adopted as an Official Final Map 6431; and be it

12 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
13 and incorporates by reference herein as though fully set forth the findings made by the City  
14 Planning Department, by its letter dated February 3, 2012, that the proposed subdivision is  
15 consistent with the objectives and policies of the General Plan and the Eight Priority Policies  
16 of Section 101.1 of the Planning Code; and be it

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

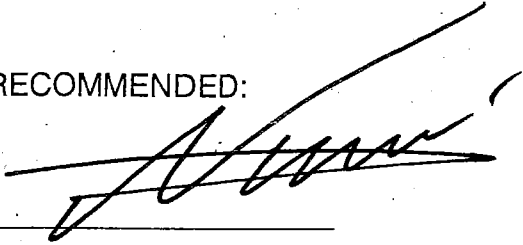
21 FURTHER MOVED, That approval of this map is also conditioned upon compliance by  
22 the subdivider with all applicable provisions of the San Francisco Subdivision Code and  
23 amendments thereto.

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RECOMMENDED:



A handwritten signature in black ink, appearing to read 'Mohammed Nuru', is written over a horizontal line.

Mohammed Nuru  
Director of Public Works

DESCRIPTION APPROVED:



A handwritten signature in black ink, appearing to read 'Bruce R. Storrs', is written over a horizontal line.

Bruce R. Storrs, PLS  
City and County Surveyor

City and County of San Francisco



Edwin M. Lee, Mayor  
Mohammed Nuru, Interim Director  
Fuad S. Sweiss, PE, PLS,  
City Engineer & Deputy Director of Engineering



Phone: (415) 554-58.  
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

**Re-Referral**

January 6, 2012

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

<b>Project ID:</b>	6431		
<b>Project Type:</b>	2 Lot Subdivision & 19 Units Mixed Use NC		
<b>Address #</b>	<b>Street Name</b>	<b>Block</b>	<b>Lot</b>
55	Trumbull Street	5868	06, 07, 34
<b>Tentative Map Referral</b>			

Attention: Mr. Scott F. Sanchez

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):

PLANNING DEPARTMENT

Mr. Scott F. Sanchez, Zoning Administrator

DATE 2-3-2012



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: 180616**

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

APPROVING FINAL MAP 6431, 55 TRUMBULL STREET & 4 CRAUT STREET, A TWO LOT SUBDIVISION AND 18 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 006 & 007 IN ASSESSORS BLOCK NO. 5868, AND A PORTION OF LOT 034 IN ASSESSORS BLOCK NO. 5867.

A TWO LOT SUBDIVISION AND 18 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated February 3, 2012 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 6431", 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 February 3, 2012, 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: August 29, 2012

MOHAMMED NURU, DIRECTOR

9/5/2012

9/5/2012

**X** Bruce R. Storrs

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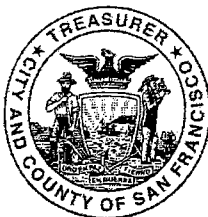
Storrs, Bruce  
City and County Surveyor

**X** Mohammed Nuru

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Nuru, Mohammed  
Director





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. 5868 Lot No. 006

Address: 0055 TRUMBULL ST

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

  
José Cisneros

Tax Collector

Dated this 17th day of April 2012

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



José Cisneros, Treasurer

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. 5868 Lot No. 007  
Address: 0055 TRUMBULL ST

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

  
José Cisneros

Tax Collector

Dated this 17th day of April 2012



OWNER'S STATEMENT

THE UNDERSIGNED OWNER(S) IS/ARE THE ONLY PARTY(IES) HAVING RECORD TITLE INTEREST IN THE PROPERTY DESCRIBED IN THIS INSTRUMENT. I/WE HEREBY CERTIFY TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER(S): 55 Trumbull Street, LLC, a California limited liability company

BY: *[Signature]* BY: *[Signature]*

BENEFICIARY: Boral Private Bank & Trust Company

BY: *[Signature]* BY: *[Signature]*

PRINT NAME: Susan M. Gentry PRINT NAME: *[Signature]*

PRINT CAPACITY: Senior Vice President PRINT CAPACITY: *[Signature]*

OWNER'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF SAN MATEO

ON AUGUST 17, 2012, BEFORE ME, George Lewis

A NOTARY PUBLIC, PERSONALLY APPEARED GUSTAV ERLEN

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE

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]*

(Notar Seal Optional If Following Information Is Completed)

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 1871476

MY COMMISSION EXPIRES: MAY 30, 2014

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN MATEO

BENEFICIARY OR TRUSTEE ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF SAN MATEO

ON AUGUST 17, 2012, BEFORE ME, George Lewis

A NOTARY PUBLIC, PERSONALLY APPEARED Susan M. Gentry

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE

ACKNOWLEDGED TO ME THAT HE / SHE / THEY EXECUTED THE SAME WITHIN INSTRUMENT AND

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

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WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: *[Signature]*

(Notar Seal Optional If Following Information Is Completed)

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 1871476

MY COMMISSION EXPIRES: MAY 30, 2014

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN MATEO

TALK STATEMENT

ANGELA DALVILLO, 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 STATEMENTS ACCORDING TO THE RECORDS OF HIS OFFICE. THERE ARE NO LISTS SHOWING 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. I HAVE ALSO HEREBY STATED THAT A ROLL IN THE AMOUNT 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.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CLERK OF THE BOARD OF SUPERVISORS

CITY & COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA

CLERK'S STATEMENT

ANGELA DALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT SAID ROLL OF ADOPTED SUPERVISORS BY ITS MOTION NO. \_\_\_\_\_, 20\_\_\_\_, APPROVED THIS MAP ENTITLED FINAL MAP No. 6431.

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

CLERK OF THE BOARD OF SUPERVISORS

CITY & COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA

APPROVALS

THIS MAP IS APPROVED THIS 10<sup>th</sup> DAY OF September, 2012

BY ORDER NO. \_\_\_\_\_ DATE \_\_\_\_\_

MOHAMMAD NURU

DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY

CITY & COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA

APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY

DEPUTY CITY ATTORNEY

CITY & COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA

CITY AND COUNTY SURVEYORS STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS THAT APPEARED ON THE TENTATIVE MAP, AND THAT I HAVE APPROVED ALTERNATIONS THEREOF, THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE 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

DATE: September 10, 2012

BRUCE R. STORRS L.S. 8914

MY LICENSE EXPIRES SEPTEMBER 30, 2013

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 THE PROFESSIONAL LAND SURVEYOR'S ACT, CHAPTER 4, DIVISION 2, OF THE CALIFORNIA GOVERNMENT CODE, AND I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, I FURTHER 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.

BY: *[Signature]* DATE: 8-24-12

BARRY A. PIERCE L.S. 8926

MY LICENSE EXPIRES SEPTEMBER 30, 2013



BOARD OF SUPERVISORS' APPROVAL

ON \_\_\_\_\_, 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. \_\_\_\_\_

RECORDERS STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ OF \_\_\_\_\_ COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AT THE REQUEST OF \_\_\_\_\_

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

COUNTY RECORDER

CITY & COUNTY OF SAN FRANCISCO

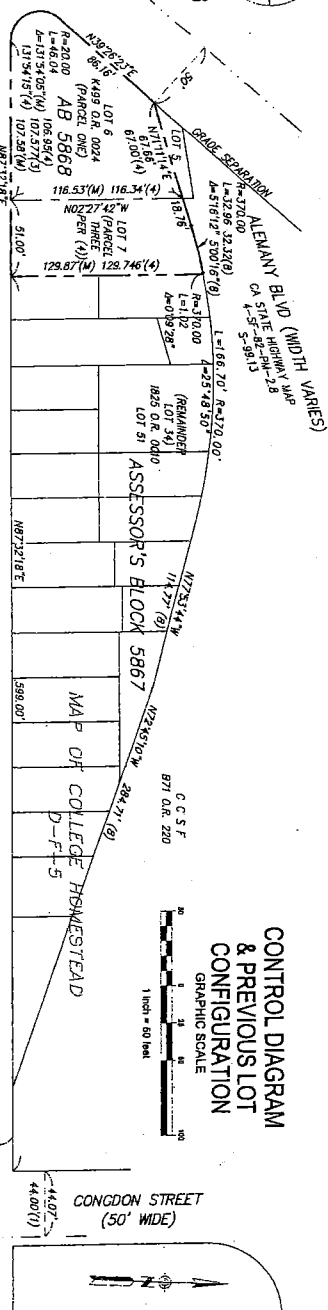
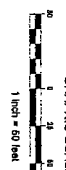
STATE OF CALIFORNIA

FINAL MAP No. 6431

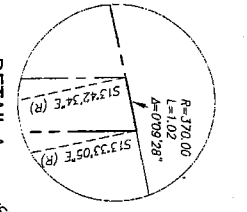
A TWO LOT SUBDIVISION BEING A MERGER AND RESUBDIVISION OF REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED OCTOBER 11, 2011 IN REEL 4499 IMAGE 0024, AND BEING AN EIGHTEEN RESIDENTIAL UNIT AND ONE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT WITHIN PARCEL A, CITY & COUNTY OF SAN FRANCISCO



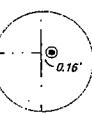
**CONTROL DIAGRAM  
& PREVIOUS LOT  
CONFIGURATION**



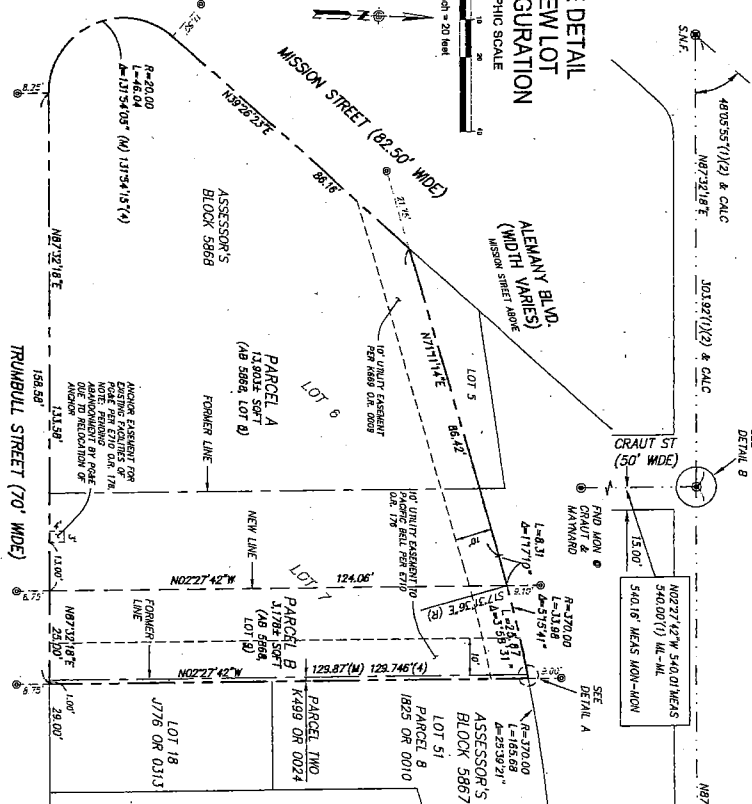
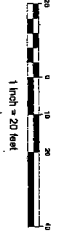
**DETAIL A  
SCALE 1" = 2'**



**DETAIL B  
SCALE 1" = 4'**



**SITE DETAIL  
& NEW LOT  
CONFIGURATION**



**ABBREVIATIONS**

AB	ASSESSOR'S BLOCK
LB	LAND SILVERBOR
CALC	CALCULATED
(M)	MEASURED LINE
(R)	RECORD RECORDS
CALC	CALCULATED FOR
SHE	SEARCHED FOR
NOT FOUND	NOT FOUND
(1)	RECORD DATA
(E)	EXISTING
(T)	TOTAL
R	RECORD
L	LENGTH
A	DELTA

**LEGEND**

○	FOUND CITY MONUMENT
●	SET VIAL & TAD US 8918
—	PROPERTY LINE
—	PROPERTY LINE (OTHERS)
—	MONUMENT LINE
—	EXHIBIT LINE
—	FORMER LINE LOCATION
—	EXISTING
—	NEW LINE LOCATION

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

UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
1-18	10-27
19	28

**REFERENCES**

(1)	MONUMENT MAP 224 - ON FILE IN THE OFFICE OF THE CITY ENGINEER
(2)	MONUMENT MAP 224 - ON FILE IN THE OFFICE OF THE CITY ENGINEER
(3)	MONUMENT MAP 224 - ON FILE IN THE OFFICE OF THE CITY ENGINEER
(4)	DEED K499 O.R. 0024
(5)	B71 O.R. 220 - ON FILE IN THE OFFICE OF THE COUNTY RECORDER
(6)	REEL NO. 1084 - ON FILE IN THE OFFICE OF THE COUNTY RECORDER
(7)	REEL NO. 1084 - ON FILE IN THE OFFICE OF THE COUNTY RECORDER
(8)	REEL NO. 1084 - ON FILE IN THE OFFICE OF THE COUNTY RECORDER
(9)	CA STATE HIGHWAY MAP 4-67-42-PM-A (SHEET 3)

**FINAL MAP No. 6431**

A TWO LOT SUBDIVISION  
BEING A MERGER AND RESUBDIVISION  
OF REAL PROPERTY DESCRIBED IN THAT CERTAIN  
GRANT DEED RECORDED OCTOBER 11, 2011  
IN REEL K499 IMAGE 0024, AND BEING  
AN EIGHTEEN RESIDENTIAL UNIT AND ONE COMMERCIAL  
UNIT MIXED-USE CONDOMINIUM PROJECT WITHIN PARCEL A

GENERAL NOTES

1. THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM UNIT WITHIN PARCELA 1, AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTION 4135(a), THE CONDOMINIUM UNITS LIMITED TO EIGHTEN (18) MAXIMUM NUMBER OF DWELLING UNITS AND/OR ONE (1) COMMERCIAL UNITS.
2. ALL INCREASING EASEMENTS, RIGHTS OF TRAVEL, EGRESS/EGRESS/EVICT, AND EGRESS COMPONENTS, EXIT PATHWAYS) AND PASSAGEWAYS, STAIRWAYS, CORRIDORS, ELEVATORS, AND COMMON USE ACCESSIBLE FEATURES) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
3. UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS, AND RESTRICTIONS, THE HOMEOWNER SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
  - a) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
  - b) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS, ALL PERMITTED OR UNPERMITTED SIGNAGE, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS EXERCISING A PUBLIC RIGHT OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.
4. IN THE EVENT THE AREA IDENTIFIED ALIEN 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 TO MAINTAIN, REPAIR, AND REPLACE THE AREA IDENTIFIED ALIEN ARE TO UNDERSTAND 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 HOMEOWNERS PROPERTY.
5. APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, POSITION, OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH THE MAP. THE DESIGN, LOCATION, SIZE, POSITION, OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS FOR WHICH SUCH APPROVAL CONSTITUTE A VIOLATION OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY ALL BUILDING CODES AND PLANNING CODES OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP SHALL BE SUBJECT TO ANY 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 HOMEOWNERS PROPERTY.
6. ANY WINDOWS, FIRE ESCAPER AND OTHER ENCROACHMENTS (IF ANY) FROM HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED ON TO OR OVER TRUMBULL STREET, MISSION STREET, AND MENLO PARK 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 SHALL BE SUBJECT TO ANY 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 HOMEOWNERS PROPERTY.
7. ENCROACHMENT ENCUMBRANCES OR ENCROACHMENTS THAT MAY EXIST OR MAY BE CONSTRUCTED ARE HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS TO COME UP WITH ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

SPECIAL NOTES

1. CITY MONUMENT LINES PER MONUMENT MAP NO. 240 DATED 4/83 AND REVISED 8/92 AND D-F-E DATED MARCH 1992 FILED IN THE OFFICE OF THE CITY ENGINEER, NO OTHER VERSION OF SUCH MONUMENT MAP SHALL BE USED TO RETRACE THIS IN THE SURVEY.
2. THE SURVEY OF LOTS 1 & 2 HEREOF WAS ESTABLISHED BY A FIELD SURVEY, SUCH SURVEY WAS CONFORMED TO THE SURVEYING AND MAPPING ACT OF 1907 AND IS CONFORMANT WITH COUNSELORS BOARDING, FENCES AND OFFICIAL CURBS AND SIDE WALKS CUTS, BUILDINGS, STRUCTURES, FENCES AND OFFICIAL CURBS AND SIDE WALKS.
3. ALL DISTANCES FROM THE BOUNDARIES OF THE PROPERTY (EXCEPT FOR DISTANCES FROM THE MONUMENT MAP REFERRED TO HEREON) ARE GIVEN FOR THE SCALE PURPOSES OF ITS RETRACEMENT. SUCH INFORMATION SHALL NOT BE USED FOR ANY OTHER PURPOSES.
4. ALL DEGREES OR ANGLES HEREOF ARE 90 OR 45 DEGREES UNLESS EXPRESSLY OTHERWISE INDICATED.
5. ALL MEASURED DISTANCES ARE SHOWN HEREON IN FEET AND DECIMALS THEREOF. ALL OTHERS ARE SHOWN AS PER RECORDS AND NOTED AS SUCH.
6. THIS MAP IS SUBJECT TO "NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE" OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED JUNE 1, 2008 IN REEL 1182, IMAGE 0138 OF OFFICIAL RECORDS.
7. THIS MAP IS SUBJECT TO AN EASEMENT FOR UTILITY OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED ON OCTOBER 21, 1988 IN REEL 10, IMAGE 176 OF OFFICIAL RECORDS.
8. THIS MAP IS SUBJECT TO AN EASEMENT FOR UTILITY OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED ON JUNE 16, 2012 IN REEL 1696, IMAGE 0099 OF OFFICIAL RECORDS.

**FINAL MAP No. 6431**

A TWO LOT SUBDIVISION

BEING A MERGER AND RESUBDIVISION  
OF REAL PROPERTY DESCRIBED IN THAT CERTAIN  
GRANT DEED RECORDED OCTOBER 11, 2011  
IN REEL 1489 IMAGE 0024, AND BEING  
AN EIGHT-UNIT RESIDENTIAL UNIT AND ONE COMMERCIAL  
UNIT MIXED-USE CONDOMINIUM PROJECT WITHIN PARCEL A

CITY & COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA  
SCALE AS SHOWN AUGUST 2012

BARRY A. PIERCE  
TRANSMERIAN ENGINEERS & ASSOCIATES

