

File No. 141242

Committee Item No. _____

Board Item No. 52

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date December 9, 2014

Cmte Board

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

- | | | |
|--------------------------|-------------------------------------|---------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PW Order No. 183127</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Memo - 11/22/2013</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certification – 08/12/2014</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u> |

Completed by: Joy Lamug

Date December 4, 2014

Completed by: _____

Date _____

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

1 [Final Map 7665 - 240-250 Precita Avenue]

2
3 **Motion approving Final Map 7665, a six residential unit condominium project, located at**
4 **240-250 Precita Avenue, being a subdivision of Assessor's Block No. 5517, Lot No. 098,**
5 **and adopting findings pursuant to the General Plan, and the eight priority policies of**
6 **City Planning Code, Section 101.1.**

7
8 MOVED, That the certain map entitled "FINAL MAP 7665", a six residential unit
9 condominium project, located at 240-250 Precita Avenue, being a subdivision of Assessor's
10 Block No. 5517, Lot No. 098, comprising 3 sheets, approved November 14, 2014, by Public
11 Works Order No. 183127 is hereby approved and said map is adopted as an Official Final
12 Map 7665; and, be it

13 FURTHER MOVED, That the Board of Supervisors adopts as its own and incorporates
14 by reference herein as though fully set forth the findings made by the City Planning
15 Department, by its letter dated November 22, 2013, that the proposed subdivision is
16 consistent with the objectives and policies of the General Plan, and the eight priority policies
17 of Planning Code, Section 101.1; and, be it

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

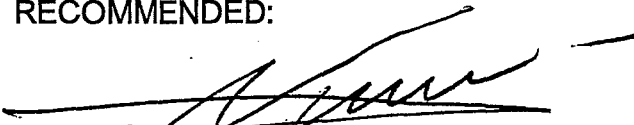
22 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
23 the subdivider with all applicable provisions of the Subdivision Code and amendments thereto.

24 ///

25 ///

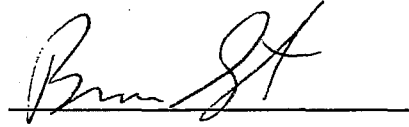
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RECOMMENDED:


11/18/14

Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



Office of the City and County Surveyor
1155 Market Street, 3rd Floor
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: 183127

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

APPROVING FINAL MAP 7665, 240-250 PRECITA AVE, A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 098 IN ASSESSORS BLOCK NO. 5517.

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated November 22, 2013, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that said Final Map complies with all subdivision requirements related thereto. Pursuant to the California Subdivision Map Act and the San Francisco Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Map.

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 7665", 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 November 22, 2013, from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

It is recommended that the Board of Supervisors adopt this legislation.

RECOMMENDED:

APPROVED:

Bruce R. Storrs, PLS

Mohammed Nuru



City and County Surveyor, DPW

Interim Director of Public Works

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

APPROVED: November 14, 2014

MOHAMMED NURU, DIRECTOR

11/14/2014

11/14/2014

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X Mohammed Nuru

Nuru, Mohammed
Director, DPW





RECEIVED

13 NOV 26 AM 10: 23

Department of Public Works
Office of the City and County Surveyor

1155 Market Street, 3rd Floor
San Francisco, CA 94103

Edwin M. Lee, Mayor
Mohammed Nuru, Director

Fuad S. Sweiss, PE, PLS,
City Engineer & Deputy Director of Engineering

Bruce R. Storrs, City and County Surveyor

TENTATIVE MAP DECISION

2013.1107Q SE

Date: July 31, 2013

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

Project ID: 7665			
Project Type: 6 Units Condo Conversion			
Address#	StreetName	Block	Lot
240 - 250	PRECITA AVE	5517	098
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from environmental review per Class 1 California Environmental Quality Act Guidelines.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code. Due to the following reasons (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

Enclosures:

- Application
- Print of Tentative Map

Sincerely,

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

PLANNING DEPARTMENT

DATE 11/22/03

Brittany Bendigo (for)
Mr. Scott F. Sanchez, Zoning Administrator



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. 5517 Lot No. 098

Address: 240 - 250 Precita Ave.

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



José Cisneros

Tax Collector

Dated this 12th day of August 2014

OWNERS' STATEMENT:

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF THE REAL PROPERTY SUBDIVIDED AND SHOWN ON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED "FINAL MAP 7665," IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS:
 JENNIFER GUFFEY
 KRISTAN E. BEDDOW
 JASON P. MARTINEZ
 KATRINA DOMINGO
 ALEX WONG
 ROBERT C. IRVINGER
 PAIGE LEA BROWN
 ALAN JICHU
 TANG LUNG CHEUNG

TRUSTEE/BENEFICIARY:
 Starling Bank of Trust
 SIGNED: Starling Bank of Trust PRINTED NAME TITLE & COMPANY

TRUSTEE/BENEFICIARY:
 NCB
 SIGNED: Janet E. Clapp PRINTED NAME TITLE & COMPANY

BOARD OF SUPERVISORS' APPROVAL:

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

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, DO HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____ ADOPTED _____ 20____ APPROVED THIS MAP ENTITLED "FINAL MAP 7665," 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

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 JASON MARTINEZ, IN JULY OF 2013. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



DATE: OCTOBER 20, 2014
Richard L. Langford
 RICHARD L. LANGFORD, P.L.S. 8895
 LICENSE EXPIRATION DATE: JUNE 30, 2015

TRUSTEE/BENEFICIARY'S ACKNOWLEDGMENT:

STATE OF San Francisco
 COUNTY OF San Francisco
 ON Sept. 26, 2014
 BEFORE ME, NICK DEMOPoulos, NOTARY PUBLIC,
 PERSONALLY APPEARED Sigehan Adams

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/IT/WE EXECUTED THE SAME IN HIS/HER/ITS/OUR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ITS/OUR 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
 SIGNATURE Nick Demopoulos
 PRINTED NAME NICK DEMOPoulos
 NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
 PRINCIPAL COUNTY OF BUSINESS San Francisco
 COMMISSION EXPIRES OCT. 27, 2017
 COMMISSION NUMBER 2077177 (SEAL OPTIONAL IF COMPLETED)

TRUSTEE/BENEFICIARY'S ACKNOWLEDGMENT:

STATE OF Ohio
 COUNTY OF Highland
 ON Oct. 1, 2014
 BEFORE ME, Nancy E. Green, NOTARY PUBLIC,
 PERSONALLY APPEARED Janet E. Clapp

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/IT/WE EXECUTED THE SAME IN HIS/HER/ITS/OUR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ITS/OUR 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
 SIGNATURE Nancy E. Green
 PRINTED NAME Nancy E. Green
 NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
 PRINCIPAL COUNTY OF BUSINESS Highland
 COMMISSION EXPIRES April 5, 2016
 COMMISSION NUMBER 2011-12-74670 (SEAL OPTIONAL IF COMPLETED)

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY
 BY: _____
 DEPUTY CITY ATTORNEY
 CITY AND COUNTY OF SAN FRANCISCO

CITY AND COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATION 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: NOVEMBER 14, 2014
Bruce R. Storrs
 BRUCE R. STORRS PLS 8914

APPROVALS:

THIS MAP IS APPROVED THIS _____ DAY OF _____, 20____
 BY ORDER NO. _____

BY: _____ DATE: _____
 MOHAMMED NURU
 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.

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

FINAL MAP 7665

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
 BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED
 RECORDED DECEMBER 14, 2012 ON REEL K793 AT IMAGE 0254
 IN THE OFFICIAL RECORDS OF THE
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

SEPTEMBER 2014

LANGFORD LAND SURVEYING
 424 PRESTON COURT
 LAWRENCEVILLE, GA 30451
 PHONE (770) 630-5200
 WWW.LLS-SURVY.COM

SHEET
 1 OF 3

ASSESSOR'S BLOCK 8517 LOT 88, 240-250 PRECITA AVENUE

3758

OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON 10-02-2014
BEFORE ME, HASAN AHMED, NOTARY PUBLIC,
PERSONALLY APPEARED JAMES COFFEY
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 [Signature]
SIGNATURE
PRINTED NAME HASAN AHMED
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO
COMMISSION EXPIRES 12-12-2014
COMMISSION NUMBER 1412256 (SEAL OPTIONAL IF COMPLETED)

OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON 08-22-2014
BEFORE ME, NICK DEMAPOULOS, NOTARY PUBLIC,
PERSONALLY APPEARED KRISTAN E. BENDOW
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
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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]
SIGNATURE
PRINTED NAME NICK DEMAPOULOS
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO
COMMISSION EXPIRES 04-27-2017
COMMISSION NUMBER 2047177 (SEAL OPTIONAL IF COMPLETED)

OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON 08-26-2014
BEFORE ME, NICK DEMAPOULOS, NOTARY PUBLIC,
PERSONALLY APPEARED JASON P. MARTINEZ
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
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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]
SIGNATURE
PRINTED NAME NICK DEMAPOULOS
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO
COMMISSION EXPIRES 08-27-2017
COMMISSION NUMBER 2047177 (SEAL OPTIONAL IF COMPLETED)

OWNER'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Francisco
ON 10/14/2014
BEFORE ME, David Chacon, NOTARY PUBLIC,
PERSONALLY APPEARED KATRINA DOMINGO
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
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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]
SIGNATURE
PRINTED NAME KATRINA DOMINGO
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES 08/16/2016
COMMISSION NUMBER 2078671 (SEAL OPTIONAL IF COMPLETED)

OWNER'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Francisco
ON 10/14/2014
BEFORE ME, David Chacon, NOTARY PUBLIC,
PERSONALLY APPEARED ALEX WANG
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 [Signature]
SIGNATURE
PRINTED NAME David Chacon
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES 07/16/2016
COMMISSION NUMBER 2078671 (SEAL OPTIONAL IF COMPLETED)

OWNER'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Francisco
ON October 10, 2014
BEFORE ME, James H. ..., NOTARY PUBLIC,
PERSONALLY APPEARED ROBERT C. ...
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 [Signature]
SIGNATURE
PRINTED NAME James H. ...
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES January 1, 2016
COMMISSION NUMBER 1915384 (SEAL OPTIONAL IF COMPLETED)

OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON 08-27-2014
BEFORE ME, NICK DEMAPOULOS, NOTARY PUBLIC,
PERSONALLY APPEARED PAIGE LEA BROWN
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
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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]
SIGNATURE
PRINTED NAME NICK DEMAPOULOS
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO
COMMISSION EXPIRES OCT 27, 2017
COMMISSION NUMBER 2047177 (SEAL OPTIONAL IF COMPLETED)

OWNER'S ACKNOWLEDGMENT:

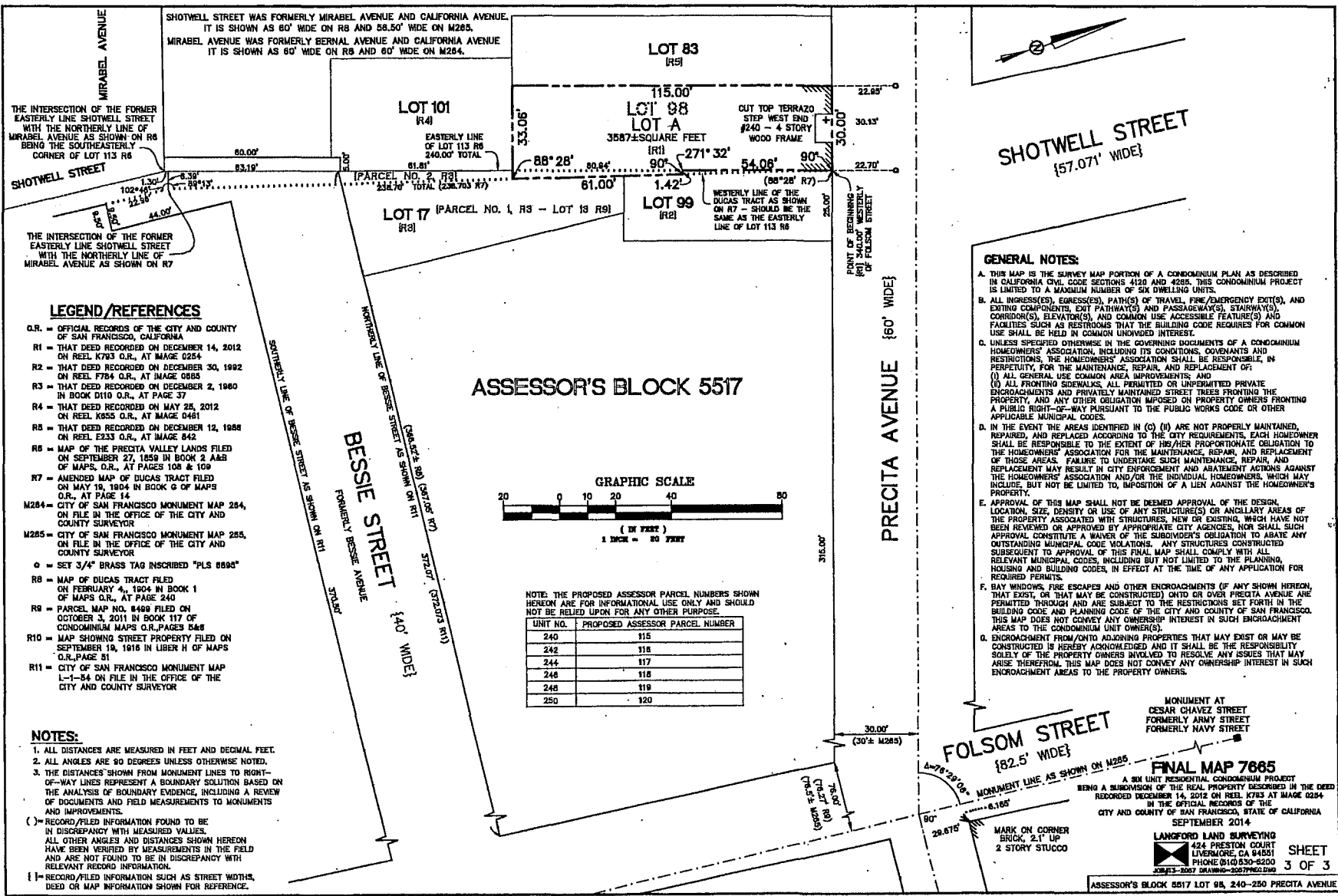
STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON 12-22-2014
BEFORE ME, HASAN AHMED, NOTARY PUBLIC,
PERSONALLY APPEARED ALAN CHU
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT
AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN
HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their
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WITNESS MY HAND [Signature]
SIGNATURE
PRINTED NAME HASAN AHMED
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO
COMMISSION EXPIRES 12-12-2014
COMMISSION NUMBER 1913256 (SEAL OPTIONAL IF COMPLETED)

OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON 08-08-2014
BEFORE ME, DYLAN SINDIRALI, NOTARY PUBLIC,
PERSONALLY APPEARED TAMU LUNG CHEUNG
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
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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]
SIGNATURE
PRINTED NAME DYLAN SINDIRALI
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO
COMMISSION EXPIRES Feb 26, 2016
COMMISSION NUMBER 1923261 (SEAL OPTIONAL IF COMPLETED)

FINAL MAP 7665
A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED
RECORDED DECEMBER 14, 2012 ON REEL K793 AT IMAGE 0284
IN THE OFFICIAL RECORDS OF THE
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
SEPTEMBER 2014
LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (925) 830-8200
2014-09-23 09:59:00
ASSESSOR'S BLOCK 8517 LOT 98, 2
SHEET
2 OF 3
ERITA AVENUE

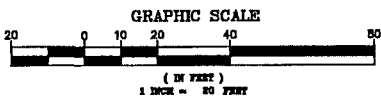
3759



- LEGEND/REFERENCES**
- O.R. = OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
 - R1 = THAT DEED RECORDED ON DECEMBER 14, 2012 ON REEL K793 O.R., AT PAGE 0254
 - R2 = THAT DEED RECORDED ON DECEMBER 30, 1992 ON REEL F784 O.R., AT PAGE 0885
 - R3 = THAT DEED RECORDED ON DECEMBER 2, 1980 IN BOOK D110 O.R., AT PAGE 37
 - R4 = THAT DEED RECORDED ON MAY 25, 2012 ON REEL K655 O.R., AT PAGE 0481
 - R5 = THAT DEED RECORDED ON DECEMBER 12, 1988 ON REEL E233 O.R., AT PAGE 842
 - R6 = MAP OF THE PRECITA VALLEY LANDS FILED ON SEPTEMBER 27, 1959 IN BOOK 2 A&B OF MAPS, O.R., AT PAGES 108 & 109
 - R7 = AMENDED MAP OF DUCAS TRACT FILED ON MAY 19, 1904 IN BOOK G OF MAPS O.R., AT PAGE 14
 - M284 = CITY OF SAN FRANCISCO MONUMENT MAP 284, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
 - M285 = CITY OF SAN FRANCISCO MONUMENT MAP 285, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
 - o = SET 3/4" BRASS TAG INSCRIBED "PLS 8598"
 - R8 = MAP OF DUCAS TRACT FILED ON FEBRUARY 4, 1904 IN BOOK 1 OF MAPS O.R., AT PAGE 240
 - R9 = PARCEL MAP NO. 8469 FILED ON OCTOBER 3, 2011 IN BOOK 117 OF CONDOMINIUM MAPS O.R., PAGES 5&6
 - R10 = MAP SHOWING STREET PROPERTY FILED ON SEPTEMBER 19, 1916 IN LIBER H OF MAPS O.R., PAGE 81
 - R11 = CITY OF SAN FRANCISCO MONUMENT MAP L-1-54 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR

- NOTES:**
1. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
 2. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
 3. THE DISTANCES SHOWN FROM MONUMENT LINES TO RIGHT-OF-WAY LINES REPRESENT A BOUNDARY SOLUTION BASED ON THE ANALYSIS 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 VERIFIED BY MEASUREMENTS IN THE FIELD AND ARE NOT FOUND TO BE IN DISCREPANCY WITH RELEVANT RECORD INFORMATION.
 - (+) RECORD/FILED INFORMATION SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION SHOWN FOR REFERENCE.

ASSESSOR'S BLOCK 5517



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
240	115
242	118
244	117
246	118
248	119
250	120

- GENERAL NOTES:**
- A. THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF SIX DWELLING 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 CONSTITUTION, 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 OF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED ONTO OR OVER PRECITA AVENUE 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. ENCROACHMENT FROM/ONTO ADJOINING PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY 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.

MONUMENT AT
CESAR CHAVEZ STREET
FORMERLY ARMY STREET
FORMERLY NAVY STREET

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SEPTEMBER 2014

MARK ON CORNER
BRICK, 2' UP
2 STORY STUCCO

LANGFORD LAND SURVEYING
424 PRESTON COURT
SAN FRANCISCO, CA 94102
PHONE (415) 530-8200
JOB #13-2007 DRAWING-2007P665.DWG

SHEET 3 OF 3

ASSESSOR'S BLOCK 5517 LOT 98, 240-250 PRECITA AVENUE