

File No. 150449

Committee Item No. _____
Board Item No. 19

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date May 12, 2015

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)

- Routing Sheet – 04/21/2015
- PW Order No. 183496 – 04/16/2015
- Planning Memo - 11/14/2014
- Tax Certification – 03/27/2015
- Final Maps

Completed by: Joy Lamug
Completed by: _____

Date May 7, 2015
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 8268 - 3322-16th Street]
2

3 **Motion approving Final Map 8268, a six residential unit Condominium Project, located**
4 **at 3322-16th Street, being a subdivision of Assessor's Block No. 3557, Lot No. 013, and**
5 **adopting findings pursuant to the General Plan, and the eight priority policies of**
6 **Planning Code, Section 101.1.**
7

8 MOVED, That the certain map entitled "FINAL MAP 8268", a six residential unit
9 Condominium Project, located at 3322-16th Street, being a subdivision of Assessor's Block
10 No. 3557, Lot No. 013, comprising 4 sheets, approved April 16, 2015, by Department of Public
11 Works Order No. 183496 is hereby approved and said map is adopted as an Official Final
12 Map 8268; and, be it

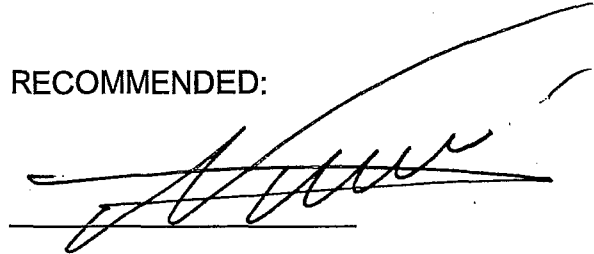
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the City
15 Planning Department, by its letter dated November 14, 2014, that the proposed subdivision is
16 consistent with the objectives 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 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

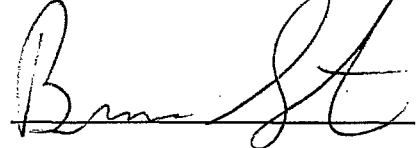
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RECOMMENDED:



Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



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

Department of Public Works
 Bureau of Street-Use & Mapping
 1155 Market Street, 3rd Floor
 San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

FINAL MAP ROUTING SHEET

Everyone involved in the processing of this Final Map is requested to complete this form so that the department has a written record of the steps taken. Please notify BSM Surveys at 554-5827 or the sender (see below) of any delays or questions.

MAP

Final Map No. 8268	Date Sent: April 21, 2015	Date Due at BOS April 27, 2015 12:00pm
Block/Lot 3557/013	Map Address 3322 16 th St	

SENDER

Name: Seema Adina	Telephone: 415-584-5818
Address: 1155 Market Street, 3 rd Floor	Email: Seema.Adina@sfdpw.org

ROUTE

Date Received	To	Date Forwarded or Signed
	Frank W. Lee Executive Assist. To Director City Hall, Room 348	
	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: John.Malamut@sfdpw.org Tel: (415) 554-4622	
	Mohammed Nuru Director of Public Works City Hall, Room 348	
	Clerk of Board of Supervisors (BOS) City Hall, Room 244 (Submit a copy of this sheet with map.)	
	When map is submitted to BOS, please return this original routing sheet to sender.	





RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

FEB 28 AM 8:35

ll

Office of the City and County Surveyor
1155 Market St, 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: 183496

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

APPROVING FINAL MAP 8268, 3322 16TH STREET, A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 013 IN ASSESSORS BLOCK NO. 3557.

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT.

The City Planning Department in its letter dated November 14, 2014, 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 8268", each comprising 4 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 14 2014, 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
City and County Surveyor, DPW

Mohammed Nuru



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

APPROVED: April 14, 2015

MOHAMMED NURU, DIRECTOR

4/16/2015

4/16/2015

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X Mohammed Nuru

Nuru, Mohammed
Director, DPW
Signed by: Nuru, Mohammed





RECEIVED

17 NOV 17 PM 10:38

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

Date: June 5, 2014

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

Project ID: 8268			
Project Type: 6 Units Condo Conversion			
Address#	Street Name	Block	Lot
3322	16TH ST	3557	013
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): *Notice of Special Restrictions No. 2014 J969664 - 2 units considered legal non-conforming.*

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

PLANNING DEPARTMENT

Andrew Perry Andrew Perry for Scott Sanchez
Mr. Scott F. Sanchez, Zoning Administrator

DATE 11/14/2014

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)

And When Recorded Mail To:)

Name:)

Ac)

Ci)

Sta)

CONFORMED COPY of document recorded

11/06/2014, 2014J969654

on _____ with document no. _____
 This document has not been compared with the original
 SAN FRANCISCO ASSESSOR-RECORDER

SIRKINLAW APC
 388 Market St • Ste 1300
 San Francisco • California • 94111

Space Above this Line For Recorder's Use

*Xue Hu, Thomas Arend,
 Teri Roah Hu, Patrick Hardin St-Clair, Wei Duan,*

I (We) Jonathan Scoles, Stephen J. Gray, Susanna Tuam the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows:

(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)

**BEING ASSESSOR'S BLOCK: 3557; LOT: 013,
 COMMONLY KNOWN AS: 3322 16th Street**

hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code).

Said Restrictions consist of conditions attached to the approval of Condominium Conversion Application No. 2014.1038Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 8268.

The tentative map filed with the present application indicates that the subject building at 3322 16th Street is a six-unit building located in a RTO (Residential Transit Oriented) Zoning District. Within the RTO Zoning District, a maximum density of one dwelling unit per each 600 square feet of lot area can be considered legal and conforming to the Planning Code. For this property, with a lot area of approximately 2400 square feet, 4 of the 6 units can be considered legal and conforming. The remaining 2 dwelling units must be considered legal, nonconforming dwelling units.

The restrictions and conditions of which notice is hereby given are:

1. That two of the six dwelling units shall be designated as nonconforming dwelling units if and when any future expansion occurs. Section 181 of the Planning Code provides that a nonconforming use, and any structure occupied by such a use shall not be enlarged, intensified, extended or moved to another location, unless the result will be

PRELIMINARY REPORT
(continued)

Patrick Hardin St. Clair, a single man, as to an undivided 1/6 interest

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

For APN/Parcel ID(s): Lot 013, Block 3557

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Beginning at a point on the Northerly line of 16th Street, distant thereon 110 feet Westerly from the Westerly line of Dolores Street, running thence Westerly along the said Northerly line of 16th Street 30 feet; thence at a right angle Northerly 79 feet and 2-1/2 inches, more or less, to the intersection of a line drawn from a point which is 77 feet Northerly from the Northerly line of 16th Street, on a line drawn at right angles thereto and 170 feet Westerly from the Westerly line of Dolores Street on a line drawn at right angles thereto, to a point which is 85.83 feet Northerly from the Northerly line of 16th Street on a line drawn at right angles thereto, and is also distant 50 feet Westerly from the Westerly line of Dolores Street, on a line drawn at right angles thereto, thence Northeasterly along said line, 30 feet, more or less, to a point distant 110 feet Westerly from the Westerly line of Dolores Street on a line drawn at right angles thereto; thence Southerly 80 feet, more or less to the point of beginning.

Being a portion of Mission Block No. 83.


NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

the elimination of the non-conforming use with exceptions outlined under Section 181(b) of the Code.

2. That the remaining four dwelling units shall remain legal and conforming, subject to all of the restrictions of the Code, and any other applicable City Codes. In case of conflict, the more restrictive City Code shall apply.
3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The property owner(s) shall record a copy of these conditions with the Office of the Recorder of the City and County of San Francisco as part of the property records for the block and lot identified above.

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco.

Dated: 10/30/2014 at San Francisco, California.


Jonathan Scotes
(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Agent's Signature)

This signature(s) must be acknowledged by a notary public before recordation; add Notary Public Certification and Official Notarial Seal.

G:\Plan Checks\CONDO CONVERSIONS\2014.1038Q - 3322 16th St\Condo NSR_3322 16th St.docx

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco.

Dated: 11/3/2014 at San Francisco, California.

Stephen J. Guy Stephen J. Guy
(Owner's Signature)

Susanna Tuan Susanna Tuan
(Owner's Signature)

Teri Roch Hu Teri Roch Hu
(Owner's Signature)

Patrick Heedin St. Clair Patrick Heedin St. Clair
(Owner's Signature)

Wei Daan Wei Daan
(Owner's Signature)

Xue Hu Xue Hu
(Owner's Signature)

Thomas Arend
owner's signature
Thomas Arend

(Agent's Signature)

This signature(s) must be acknowledged by a notary public before recordation; add Notary Public Certification and Official Notarial Seal.

ACKNOWLEDGMENT

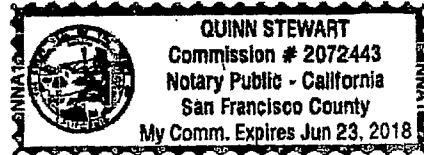
State of California
County of San Francisco)

On October 30th, 2014 before me, Quinn Stewart Notary Public
(insert name and title of the officer)

personally appeared Jonathan Scales
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 Quinn Stewart (Seal)

State of California

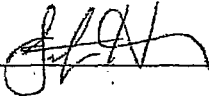
County of San Francisco

On November 3rd, 2014, before me, Stefani Erin Herr, Notary Public, personally appeared Stephen J. Guy 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  (Seal)

State of California

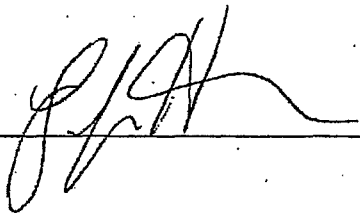
County of San Francisco

On November 3rd, 2014, before me, Stefani Erin Herr, Notary Public, personally appeared Susanna Tuan 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  (Seal)

ACKNOWLEDGMENT

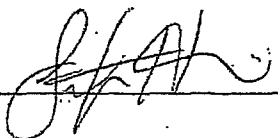
State of California
County of San Francisco

On November 3rd, 2014 before me, Stefani Erin Herr, Notary Public
(insert name and title of the officer)

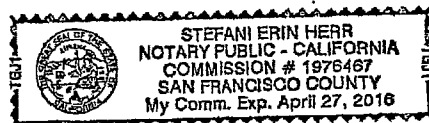
personally appeared Teri Roah Hu
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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 

(Seal)



State of California

County of San Francisco

On November 3rd, 2014, before me, Stefani Erin Herr, Notary Public, personally appeared Patrick Hardin StClair 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

A handwritten signature in black ink, appearing to be "SEH", written over a horizontal line.

(Seal)

ACKNOWLEDGMENT

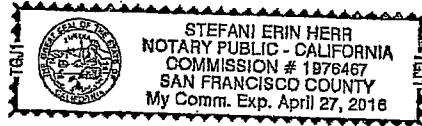
State of California
County of SAN FRANCISCO

On November 3rd, 2014 before me, Stefani Erin Herr, Notary Public
(insert name and title of the officer)

personally appeared Wei Duan
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 [Handwritten Signature]

(Seal)

ACKNOWLEDGMENT

State of California
County of San Francisco

On November 3rd, 2014 before me, Stefani Erin Herr, Notary Public
(insert name and title of the officer)

personally appeared Xue Hu
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 [Handwritten Signature]

(Seal)

ACKNOWLEDGMENT

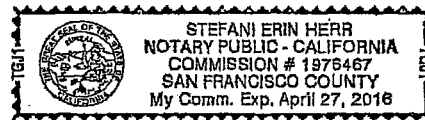
State of California
County of San Francisco

On November 3rd, 2014 before me, Stefani Erin Herr, Notary Public
(insert name and title of the officer)

personally appeared Thomas Arend
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 [Handwritten Signature]

(Seal)



**CERTIFICATE OF REDEMPTIONS OFFICER
SHOWING TAXES AND ASSESSMENTS PAID.**

I, David Augustine, Tax Collector of the City and County 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, there are no liens against the subdivision designated on the map entitled:

Block No. 3557 Lot No. 013

Address: 3322 – 3328 16th St.

for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

David Augustine, Tax Collector


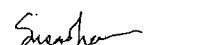
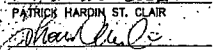
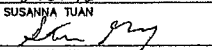
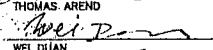
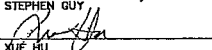
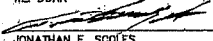
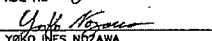
The above certificate pertains to taxes and special assessments collected as taxes for the period prior to this current tax year.

Dated this 27th day of March 2015. This certificate is valid for the earlier of 60 days from this date or December 31, 2015. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.


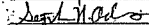
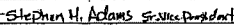
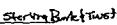
OWNERS' STATEMENT:

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 8268," IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS:

 PATRICK HARDIN ST. CLAIR	 SUSANNA TUAN
 THOMAS AREND	 STEPHEN GUY
 WEI DUAN	 XUE HU
 JONATHAN E. SCOLLES	 YOKO INES NOZAWA

TRUSTEE/BENEFICIARY:

		
		
SIGNED	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. _____.

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 8268," 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

APPROVED AS TO FORM:

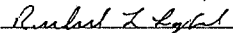
DENNIS J. HERRERA, CITY ATTORNEY

BY: _____
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

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 STEVE GUY IN MARCH OF 2014. 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: FEBRUARY 18, 2015

RICHARD L. LANGFORD, P.L.S., 6895
LICENSE EXPIRATION DATE: JUNE 30, 2015

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

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.

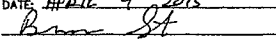
DATED _____ DAY OF _____, 20____.

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

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: APRIL 9, 2015

BRUCE R. STORRS PLS 6914

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 8268

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED
RECORDED DECEMBER 1, 2014 AS DOCUMENT 2014-J881561-00
IN THE OFFICIAL RECORDS OF THE
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

JANUARY 2015

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (916) 630-6200
2014-2018 DRAWING-2440008.DWG

SHEET
1 OF 4

ASSESSOR'S BLOCK 3557 LOT 013, 3322 16TH STREET

1159

1159

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.

OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON February 11, 2015
BEFORE ME, Stefano Eric Herr, NOTARY PUBLIC,
PERSONALLY APPEARED THOMAS AREND
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 Stefano Eric Herr
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES April 27, 2016
COMMISSION NUMBER 1976467 (SEAL OPTIONAL IF COMPLETED)

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.

OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON February 11, 2015
BEFORE ME, Stefano Eric Herr, NOTARY PUBLIC,
PERSONALLY APPEARED WEI DUAN
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 Stefano Eric Herr
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES April 27, 2016
COMMISSION NUMBER 1976467 (SEAL OPTIONAL IF COMPLETED)

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.

OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON Feb. 6, 2015
BEFORE ME, NICK DEMOPOULOS, NOTARY PUBLIC,
PERSONALLY APPEARED SUSANNA RUAN
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 NICK DEMOPOULOS
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO
COMMISSION EXPIRES OCT 27, 2017
COMMISSION NUMBER 2047194 (SEAL OPTIONAL IF COMPLETED)

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.

OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON Feb. 6, 2015
BEFORE ME, NICK DEMOPOULOS, NOTARY PUBLIC,
PERSONALLY APPEARED STEPHEN GUY
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 NICK DEMOPOULOS
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO
COMMISSION EXPIRES OCT 27, 2017
COMMISSION NUMBER 2047194 (SEAL OPTIONAL IF COMPLETED)

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.

OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON February 11, 2015
BEFORE ME, Stefano Eric Herr, NOTARY PUBLIC,
PERSONALLY APPEARED XUE HU
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.
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WITNESS MY HAND:
SIGNATURE [Signature]
PRINTED NAME Stefano Eric Herr
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES April 27, 2016
COMMISSION NUMBER 1976467 (SEAL OPTIONAL IF COMPLETED)

FINAL MAP 8268
A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED
RECORDED DECEMBER 1, 2014 AS DOCUMENT 2014-J881581-00
IN THE OFFICIAL RECORDS OF THE
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

JANUARY 2015

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (916) 630-5200
JOB #14-2494 DRAWING-2494COND.DWG

SHEET
2 OF 4

ASSESSOR'S BLOCK 3557 LOT D13, 3322 16TH STREET

1169

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.

OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON FEB. 6, 2015
BEFORE ME, NICK DEMOPOULOS, NOTARY PUBLIC,
PERSONALLY APPEARED JONATHAN E. SCOLES
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.
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OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND
SIGNATURE [Signature]
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 2047197 (SEAL OPTIONAL IF COMPLETED)

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.

OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON FEB. 6, 2015
BEFORE ME, NICK DEMOPOULOS, NOTARY PUBLIC,
PERSONALLY APPEARED PATRICK HARDIN ST. CLAIR
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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OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND
SIGNATURE [Signature]
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 2047197 (SEAL OPTIONAL IF COMPLETED)

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OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON FEB. 6, 2015
BEFORE ME, NICK DEMOPOULOS, NOTARY PUBLIC,
PERSONALLY APPEARED YOUNG WES MORAWA
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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COMMISSION EXPIRES OCT. 27, 2017
COMMISSION NUMBER 2047197 (SEAL OPTIONAL IF COMPLETED)

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TRUSTEE/BENEFICIARY'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON FEB. 6, 2015
BEFORE ME, NICK DEMOPOULOS, NOTARY PUBLIC,
PERSONALLY APPEARED STEPHEN 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/THEY EXECUTED THE SAME IN
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PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO
COMMISSION EXPIRES OCT 27, 2017
COMMISSION NUMBER 2047197 (SEAL OPTIONAL IF COMPLETED)

FINAL MAP 8268

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED
RECORDED DECEMBER 1, 2014 AS DOCUMENT 2014-1091661-00
IN THE OFFICIAL RECORDS OF THE
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

JANUARY 2015

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (916) 430-5200
JOB#14-2184 DRAWING#2494COND.DWG

SHEET
3 OF 4

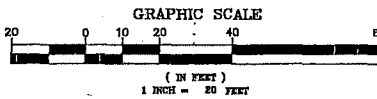
ASSESSOR'S BLOCK 3557 LOT 013, 3322 16TH STREET

FIFTEENTH STREET {64' WIDE}

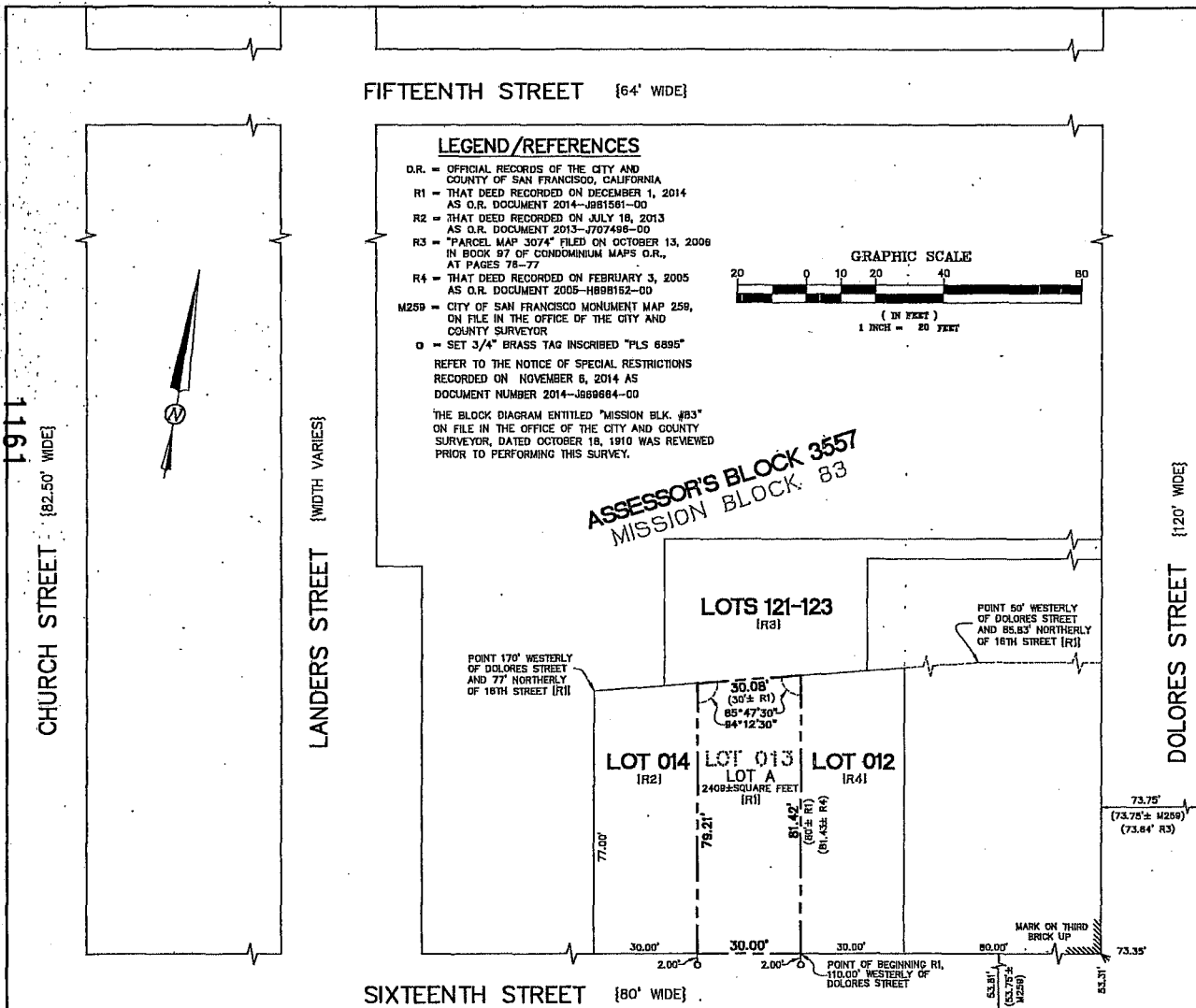
LEGEND/REFERENCES

- O.R. = OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
 - R1 = THAT DEED RECORDED ON DECEMBER 1, 2014 AS O.R. DOCUMENT 2014-J881561-00
 - R2 = THAT DEED RECORDED ON JULY 18, 2013 AS O.R. DOCUMENT 2013-7707498-00
 - R3 = "PARCEL MAP 3074" FILED ON OCTOBER 13, 2006 IN BOOK 87 OF CONDOMINIUM MAPS O.R., AT PAGES 76-77
 - R4 = THAT DEED RECORDED ON FEBRUARY 3, 2005 AS O.R. DOCUMENT 2005-H898162-00
 - M259 = CITY OF SAN FRANCISCO MONUMENT MAP 259, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
 - = SET 3/4" BRASS TAG INSCRIBED "PLS 6895"
- REFER TO THE NOTICE OF SPECIAL RESTRICTIONS RECORDED ON NOVEMBER 6, 2014 AS DOCUMENT NUMBER 2014-J869884-00

THE BLOCK DIAGRAM ENTITLED "MISSION BLK. #83" ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR, DATED OCTOBER 18, 1910 WAS REVIEWED PRIOR TO PERFORMING THIS SURVEY.



ASSESSOR'S BLOCK 3557
MISSION BLOCK 83



SIXTEENTH STREET {80' WIDE}

MONUMENT LINE AS SHOWN ON M259

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	148
2	149
3	150
4	151
5	152
6	153

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 ANALYSIS 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.

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 EXIT COMPONENTS, EOT 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) (i) 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 16TH 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 OWNERS.
- 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.

FINAL MAP 8268

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED RECORDED DECEMBER 1, 2014 AS DOCUMENT 2014-J881561-00 IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

JANUARY 2015

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (916) 530-5200
JOB # 14-2494 DRAWING-2494COND.DWG

SHEET
4 OF 4

ASSESSOR'S BLOCK 3557 LOT 013, 3322 16TH STREET

