

File No. 160546

Committee Item No. _____

Board Item No. 41

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: May 24, 2016

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 and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <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"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 184867 - May 9, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Decision - October 21, 2015</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificates - April 25, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: Brent Jalipa

Date: May 19, 2016

Prepared by: _____

Date: _____

1 [Final Map 8752 - 77 Falmouth Street]

2
3 **Motion approving Final Map 8752, a 15 residential unit and two commercial unit mixed-**
4 **use condominium project, located at 77 Falmouth Street, being a subdivision of**
5 **Assessor's Parcel Block No. 3753, Lot No. 314, and adopting findings pursuant to the**
6 **General Plan, and the eight priority policies of Planning Code, Section 101.1.**

7
8 MOVED, That the certain map entitled "FINAL MAP 8752," a 15 residential unit and two
9 commercial unit mixed-use condominium project, located at 77 Falmouth Street, being a
10 subdivision of Assessor's Parcel Block No. 3753, Lot No. 314, comprising 3 sheets, approved
11 May 9, 2016, by Department of Public Works Order No. 184867 is hereby approved and said
12 map is adopted as an Official Final Map 8752; and, be it

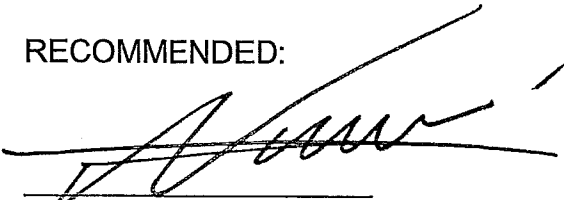
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the City
15 Planning Department, by its letter dated October 21, 2015, that the proposed subdivision is
16 consistent with the objectives 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.

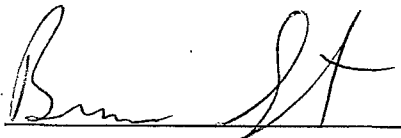
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RECOMMENDED:



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: 184867

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

APPROVING FINAL MAP 8752, 77 FALMOUTH STREET, A 15 UNIT RESIDENTIAL AND 2 UNIT COMMERCIAL MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSOR'S PARCEL NUMBER 3753-314, ASSESSORS BLOCK NO. 3753.

A 15 UNIT RESIDENTIAL AND 2 UNIT COMMERCIAL MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated October 21, 2015, 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 8752", 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 October 21, 2015, 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:

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2016 MAY 11 PM 1:24
BY *[Signature]*



X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor
Signed by: Storrs, Bruce

X Mohammed Nuru

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



ORDER 10, 1845
05/04/16 - FH



City and County of San Francisco
San Francisco Public Works · Bureau of Street-Use and Mapping

1155 Market Street, 3rd Floor · San Francisco, CA 94103
sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



TENTATIVE MAP DECISION

2015-009425 CND SE

Date: July 14, 2015

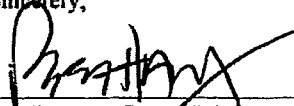
Department of City Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103

Project ID: 8752			
Project Type: 15 Residential and 2 Commercial Units Mixed use New Construction			
Address#	Street Name	Block	Lot
236 - 238	SHIPLEY ST	3753	314
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

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

Sincerely,


for Bruce R. Storms, 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 California Environmental Quality Act (CEQA) environmental review as categorically exempt Class N/A, CEQA Determination Date N/A, based on the attached checklist.
CONDO CONVERSION OF NC IS NOT A PROJECT UNDER CEQA.

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

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

PLANNING DEPARTMENT

Signed 

Date OCTOBER 21, 2015

Planner's Name EMERALDA JARDINES
for, Scott F. Sanchez, Zoning Administrator



**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. 3753 Lot No. 314

Address: 236-238 Shipley Street

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 25th day of April. This certificate is valid for the earlier of 60 days from this date or December 31, 2016. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



CERTIFICATE SHOWING TAXES A LIEN, BUT NOT YET DUE

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 the subdivision designated on the map entitled is subject to the following City & County property taxes and Special Assessments which are a lien on the property but which taxes are not yet due:

Block No. 3753 Lot No. 314

Address: 236-238 Shipley Street

Estimated probable assessed value of property within the proposed Subdivision/Parcel

Map: \$3,825,585

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$45,908.00

Amount of Assessments not yet due: \$846.00

These estimated taxes and special assessments have been paid.

A handwritten signature in black ink, appearing to read "David Augustine".

David Augustine, Tax Collector

Dated this 25th day of April. This certificate is valid for the earlier of 60 days from this date or December 31, 2016. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.

Luk and Associates
738 Alfred Nobel Drive
Hercules, CA 94547
Ph. 510-724-3388 Fx. 510-724-3383

Civil Engineering
Land Planning
Surveying

March 30, 2016
Job No. 28016-10

MEMO

TO: Brent Cohen
SFPDW BSM Permits

FROM: Jackie Luk

SUBJECT: 8th & Harrison
San Francisco, CA

Below is our response to plan check comments dated March 15, 2016:

- 1a. Civil, landscaping, and electrical plans are included.
- 1b. See landscape plans for pass through details.
- 1c.
 - i) Detail has been removed. See Sheet C-4.3 for new curb ramp design.
 - ii) Detail has been removed. See landscape plans for detail.
 - iii) Yes, SFPUC has approved this connection (installation is already complete).
- 1d. Revised per comment.
- 1e. Revised per comment.
- 1f. Revised per comment.
- 1g. Revised per comment.
- 2a. Civil, landscaping, and electrical plans are included.
- 2b. This is identified on landscape plans.
- 2c.
 - i) A previous design of Ringold Street proposed a shared pedestrian and vehicular use with no curbs. The 4" curb height was agreed to as a compromise between a no-curb street and a 6" curb street.
 - ii) The design is constrained by the following existing conditions: (a) back of sidewalk on north side of Ringold St (b) 4" curb height on north side of Ringold (c) finish floor elevations on south side of Ringold at 350 8th St, and (d) 6" curb height on south side of Ringold. The resultant cross slope is generally between the accepted values.
 - iii) Revised.
 - iv) Existing cross slopes have been added on Sheet C-2 to show that the existing cross slope predominantly slopes to the south, and the existing flow pattern is being maintained. Response to Hydraulics comments are below:
 - (1a) Adequate drainage is provided
 - (1b) Existing CB has been relocated to Ringold.
 - (1c) This is noted on key note 25 on Sheet C-2.
 - (1d) Noted.
 - (1e) See response to 2c i) above for explanation of 4" curb on north side of Ringold. 6" curb is provided on south side of Ringold.
 - (1f) Mid-block catch basin has been added; see Sheet C-3.
3. Developer will be applying for this permit.
4. BUF has been contacted to apply for the tree permit.
5. Engineer's estimates are included.
6. Noted.
7. Noted.
8. See landscape plans for paver design.
9. Noted.
10. Easement will be included on final map to DPW.

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND HOLDERS OF SECURITY INTEREST OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO MAKING AND RECORDING OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE; THAT SAID MAP CONSTITUTES AND CONSISTS OF A SURVEY MAP SHOWING MONUMENTATION ON THE GROUND WITHIN THE MEANING OF PARAGRAPHS 420 AND 428 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA; AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP PURSUANT TO DIVISION 4, PART 5, CHAPTER 3, ARTICLE 4 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA.

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

OWNER:

V SHIPLEY STREET LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Paul O'Driscoll
PAUL O'DRISCOLL, MANAGING MEMBER

OWNER'S ACKNOWLEDGMENT:

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

STATE OF CALIFORNIA)
COUNTY OF San Francisco
ON March 11, 2016 BEFORE ME, Trene M. Lague, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: Paul O. Driscoll
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 EXECUTED THE SAME IN HI/HER/ITS AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ITS 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.

Trene M. Lague
SIGNATURE: Trene M. Lague PRINTED NAME:

November 9, 2019
COMMISSION EXPIRES: 2133414 COMMISSION # OF NOTARY:

San Francisco
PRINCIPAL COUNTY OF BUSINESS:

RECORDER'S STATEMENT:

FILED THIS DAY OF, 20..... AT M.
IN BOOK OF CONDOMINIUM MAPS, AT PAGE(S), AT THE REQUEST OF
FREDERICK T. SEHER.

SIGNED
COUNTY RECORDER

TRUSTEE / BENEFICIARY ACKNOWLEDGEMENT:

BOSTON PRIVATE BANK & TRUST COMPANY
NAME OF TRUSTEE / BENEFICIARY:

Susan McCarthy Senior Vice President
BY: SUSAN MCCARTHY TITLE: SENIOR VICE PRESIDENT

Susan McCarthy, SVP
PRINT NAME:

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

STATE OF CALIFORNIA)
COUNTY OF San Francisco
ON March 19, 2016 BEFORE ME, Trene M. Lague, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: Susan McCarthy
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 EXECUTED THE SAME IN HI/HER/ITS AUTHORIZED CAPACITY(ES), AND THAT BY HIS/HER/ITS 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.

Trene M. Lague
SIGNATURE: Trene M. Lague PRINTED NAME:

November 9, 2019
COMMISSION EXPIRES: 2133414 COMMISSION # OF NOTARY:

San Francisco
PRINCIPAL COUNTY OF BUSINESS:

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 ORDINANCES AT THE REQUEST OF PAUL O'DRISCOLL ON JULY 30, 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.



Frederick T. Seher
FREDERICK T. SEHER, PLS
LICENSE NO. 6216

04-27-16
DATE:

CITY AND COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF 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
By Bruce R. Storrs
BRUCE R. STORRS L.S. 6914



DATE: MAY 9, 2016

FINAL MAP NO. 8752
A 15 RESIDENTIAL AND 2 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT

BEING A SUBDIVISION OF PARCEL B, AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED, "PARCEL MAP 6314" FILED FOR RECORD ON OCTOBER 31, 2012, IN BOOK 48 OF PARCEL MAPS, PAGES 121 AND 122, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF 100 VARA BLOCK NO. 383

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
MARCH, 2016



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7900 FAX (415) 921-7655

SHEET ONE OF THREE SHEETS

APN: 3753-314 236-238 SHIPLEY ST. - 77 FALMOUTH ST.

1012

TAX STATEMENT:

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUBDIVIDER HAS FILED A STATEMENT FROM THE TREASURER AND TAX COLLECTOR OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS OR HER OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED _____ DAY OF _____, 20____.

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

CLERK'S STATEMENT:

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY

ITS MOTION NO. _____, ADOPTED _____, 20____, APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 8752".

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

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

APPROVALS:

THIS MAP IS APPROVED THIS 9TH DAY OF MAY, 2016.

BY ORDER NO. 184867.

BY: _____ DATE: _____
MOHAMMED NURU
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
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

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. _____

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 FIFTEEN (15) DWELLING UNITS AND TWO (2) COMMERCIAL UNITS.

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

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

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

D) IN THE EVENT THE AREAS IDENTIFIED IN (C)(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 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 SHIPLEY STREET AND FALMOUTH STREET ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).

G) SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM ONTO ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DEPICTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

NOTES:

THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE TERMS AND PROVISIONS AS DESCRIBED IN THE FOLLOWING RECORDED DOCUMENTS:

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON APRIL 27, 2015, DOC. 2015-K052928-00

"PARKING EASEMENT AGREEMENT"
RECORDED ON MARCH 08, 2015, DOC. 2015-J818145-00

1013

FINAL MAP NO. 8752

**A 15 RESIDENTIAL AND 2 COMMERCIAL UNIT
MIXED USE CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF PARCEL B, AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED, "PARCEL MAP 6314" FILED FOR RECORD ON OCTOBER 31, 2012, IN BOOK 48 OF PARCEL MAPS, PAGES 121 AND 122, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF 100 VARA BLOCK NO. 383

CITY AND COUNTY OF SAN FRANCISCO

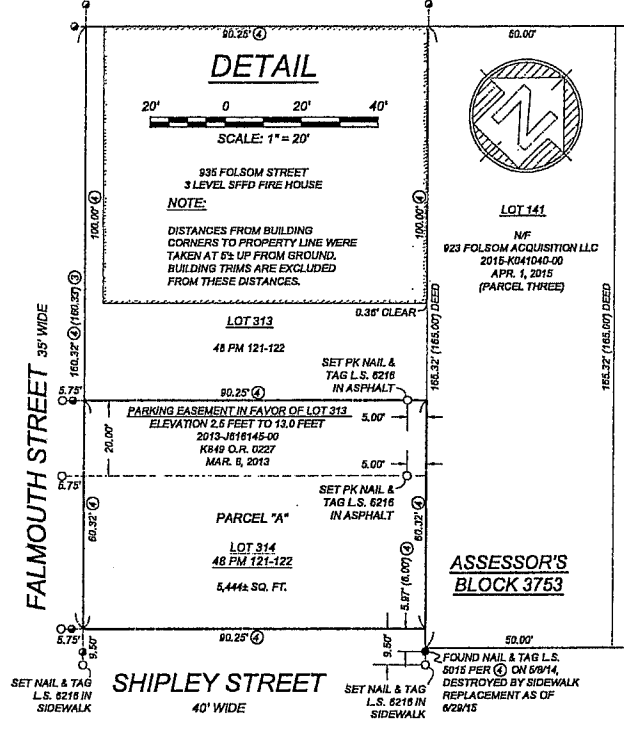
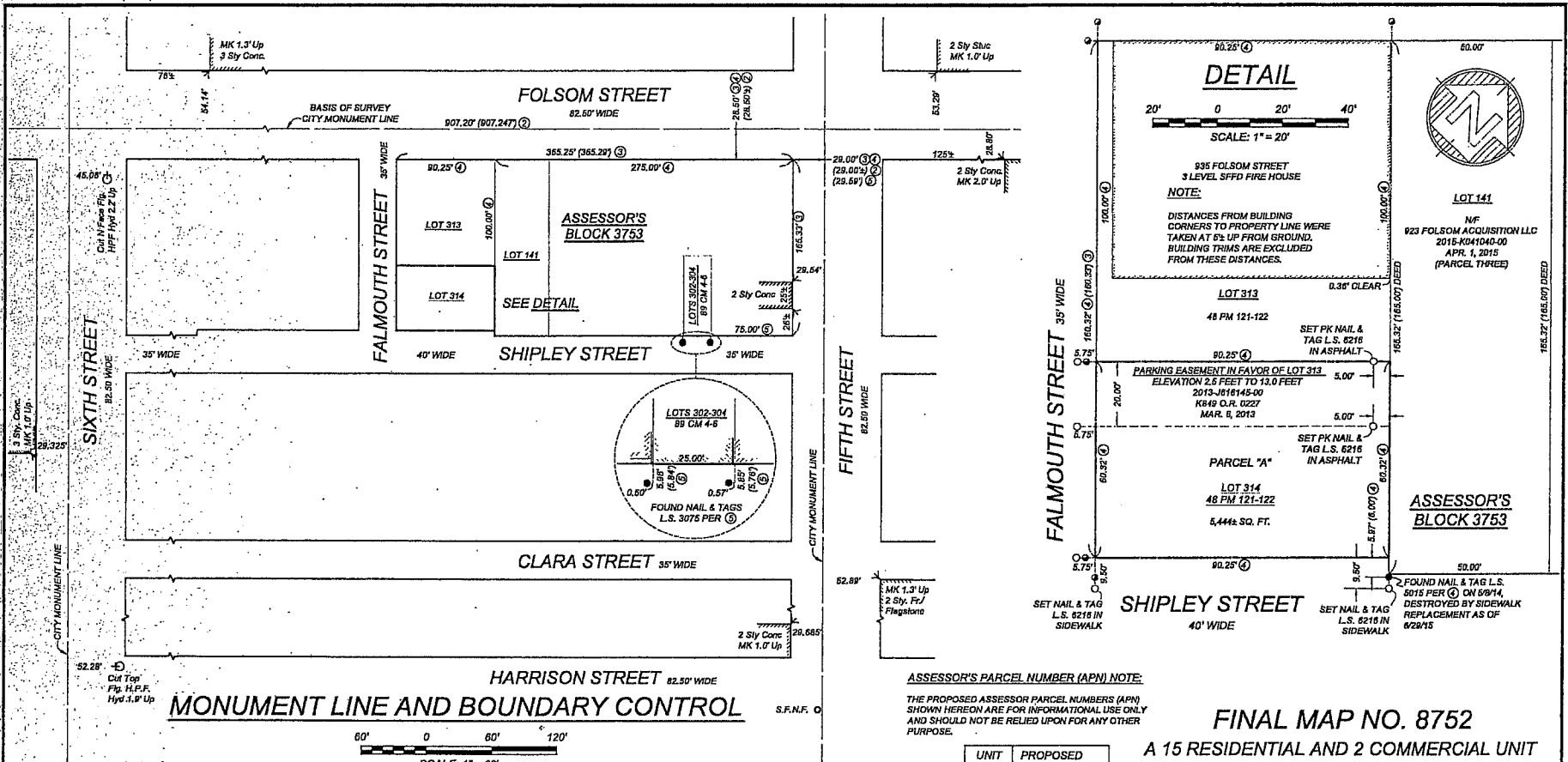
CALIFORNIA
MARCH, 2016



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7690 FAX (415) 921-7655

SHEET TWO OF _____ SHEETS

APN: 3753-314 236-238 SHIPLEY ST. - 77 FALMOUTH ST.



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

UNIT NO.:	PROPOSED APN:
COMM. 1	3753-328
COMM. 2	3753-329
201-205	3753-330 THRU 334
301-305	3753-335 THRU 339
401-405	3753-340 THRU 344

- MAP AND DEED REFERENCES:**
- ① GRANT DEED RECORDED JULY 2, 2015, DOCUMENT NUMBER 2015-K085663-00, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
 - ② MONUMENT MAPS NO. 314 & 315, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - ③ BLOCK DIAGRAM OF 100 VARA BLOCK NO. 383, DATED JAN. 31, 1910, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - ④ BOOK 48 OF PARCEL MAPS, PAGES 121-122, RECORDED OCTOBER 31, 2012, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
 - ⑤ BOOK 89 OF CONDOMINIUM MAPS, PAGES 4-6, RECORDED DECEMBER 7, 2004, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.

- LEGEND:**
- SET BRASS NAIL & TAG (3/4") L.S. 6216 IN CURB (OR AS NOTED)
 - FOUND NAIL & TAG PER REFERENCE (OR AS NOTED)
 - ⊙ NAIL & TAG L.S. 5015 SEARCHED FOR NOT FOUND (S.F.N.F.), PER (1)
 - (1) INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
- NF NOW OR FORMERLY
- LINETYPES:**
- MONUMENT LINE
 - RIGHT OF WAY (R.O.W.)
 - PROPERTY LINE
 - ADJOINING LOT LINE

- BOUNDARY NOTES:**
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED; MONUMENT LINES ARE AS SHOWN.
 2. ALL DISTANCES SHOWN HEREON ARE MEASURED UNLESS SHOWN OTHERWISE.
 3. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

BASIS OF SURVEY/RESOLUTION NOTE:
BLOCK LINES OF BLOCK 3753 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE ON FOLSOM STREET. HELD MONLINE OFFSETS FROM FOLSOM STREET AND FIFTH STREET PER VARA BLOCK DIAGRAM, REFERENCE (3)

FINAL MAP NO. 8752
A 15 RESIDENTIAL AND 2 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT

BEING A SUBDIVISION OF PARCEL B, AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED, "PARCEL MAP 6314" FILED FOR RECORD ON OCTOBER 31, 2012, IN BOOK 48 OF PARCEL MAPS, PAGES 121 AND 122, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF 100 VARA BLOCK NO. 383

CITY AND COUNTY OF SAN FRANCISCO
SCALE AS NOTED

CALIFORNIA
MARCH, 2015



Frederick T. Seher & Associates, Inc.
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