

File No. 161258

Committee Item No. _____

Board Item No. 49

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____
Board of Supervisors Meeting

Date: _____
Date: November 29, 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>Public Works Order No. 185386 - October 25, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Tentative Map Memo - March 16, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificates - November 21, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: Brent Jalipa

Date: November 21, 2016

Prepared by: _____

Date: _____

1 [Final Map 8734 - 427-431 14th Street]

2
3 **Motion approving Final Map 8734, a five residential unit condominium project, located**
4 **at 427-431 14th Street, being a subdivision of Assessor's Parcel Block No. 3546, Lot**
5 **No. 029, and adopting findings pursuant to the General Plan, and the eight priority**
6 **policies of Planning Code, Section 101.1.**

7
8 MOVED, That the certain map entitled "FINAL MAP 8734," a five residential unit
9 condominium project, located at 427-431 14th Street, being a subdivision of Assessor's Parcel
10 Block No. 3546, Lot No. 029, comprising four sheets, approved October 25, 2016, by
11 Department of Public Works Order No. 185386 is hereby approved and said map is adopted
12 as an Official Final Map 8734; and, be it

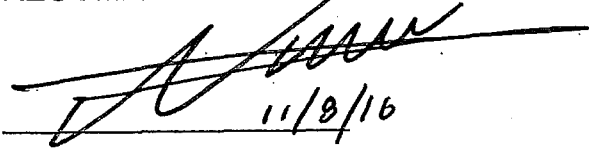
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the
15 Planning Department, by its letter dated March 16, 2016, that the proposed subdivision is
16 consistent with the objectives and policies of the General Plan and the eight priority policies of
17 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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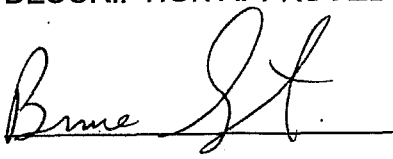
RECOMMENDED:



11/9/16

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: 185386

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

APPROVING FINAL MAP 8734, 427-431 14TH STREET, A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 029 IN ASSESSORS BLOCK NO. 3546.

A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated March 16, 2016, 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 8734", 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 March 16, 2016, 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 NOV -8 PM 2:23
 BY: [Signature]



10/25/2016

10/25/2016

X Buce R. Storrs

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

X Mohammed Nuru

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



San Francisco Public Works
Making San Francisco a beautiful, livable, vibrant, and sustainable city.



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
 sfpbpublicworks.org • tel 415-554-5810 • fax 415-554-6161



TENTATIVE MAP DECISION

Date: September 2, 2015

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

Project ID: 8734			
Project Type: 5 Units Condo Conversion			
Address#	StreetName	Block	Lot
427 - 431	14TH ST	3546	029
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,

Robert Hanley	Digitally signed by: Robert Hanley DN: cn = Robert Hanley, o = US D = BSM OU = DPW /Date: 2015.09.14 08:22:12 -0800/
------------------	--

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

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

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

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

PLANNING DEPARTMENT

Signed Digitally signed by Jonathan DiSalvo
 DN: cn = Jonathan DiSalvo, o = City and County of San Francisco, ou = Department of City Planning, email = jonathan@sfplanning.org
 Date: 2015.09.16 10:19:48 -0800

Date

Planner's Name
 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. 3546 Lot No. 029

Address: 427 - 431 14Th 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 21st day of November. 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. 3546 Lot No. 029

Address: 427 - 431 14Th St

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

Map: \$2,482,808

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$29,794.00

Amount of Assessments not yet due: \$1,318.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 21st day of November. 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.

OWNERS STATEMENT

THE UNDERSIGNED OWNERS ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP COMPRISING OF FOUR (4) SHEETS. BY OUR SIGNATURES HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

Anna Tong
ANNA L. TONG

Douglas Joseph Weber
DOUGLAS JOSEPH WEBER

Gina E. Luciano
GINA E. LUCIANO

Marilyn Bogerd
MARILYN BOGERD,
TRUSTEE OF THE REVOCABLE LIVING
TRUST OF MARILYN BOGERD
DATED MAY 11, 2010

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN COMPLIANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ANNA TONG IN APRIL 2015. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I FURTHER STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: *Gregory T. Ippolito* DATE: *7-9-15*
GREGORY T. IPPOLITO
L.S. 8649



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, IF ANY, AND ANY APPROVED ALTERATION THEREOF. THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF ANY, 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*
DATE: *NOVEMBER 1 2016*
BRUCE R. STORRS L.S. 6914



RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____ M., IN BOOK _____ OF CONDOMINIUM MAPS, AT PAGE _____, AT THE REQUEST OF FORESIGHT LAND SURVEYING.

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

EXPEDITED CONVERSION PROJECT WITH TENANTS NOTE

OFFER OF LIFETIME LEASE:
RECORDED MAY 20, 2015, AS DOCUMENT NO: 2015-K246884

OFFER OF LIFETIME LEASE:
RECORDED MAY 20, 2015, AS DOCUMENT NO: 2015-K246885

AGREEMENT TO PROVIDE A LIFETIME LEASE:
RECORDED JUNE 10TH 2015, AS DOCUMENT NO: 2015-K272378

AGREEMENT TO PROVIDE A LIFETIME LEASE:
RECORDED OCTOBER 18, 2015, AS DOCUMENT NO. 2015-K344426

FINAL MAP NO. 8734
A FIVE UNIT CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY
AS DESCRIBED IN THAT GRANT DEED RECORDED
NOVEMBER 7, 2014 AS DOC:2014-J970246
OFFICIAL RECORDS OF
THE CITY AND COUNTY OF SAN FRANCISCO
BEING A PORTION OF MISSION BLOCK NO. 29.

FORESIGHT

LAND SURVEYING
301 CALIFORNIA DRIVE SUITE #2 BURLINGAME, CA 94010
SEPTEMBER 2010 415-745-6180 JOB#15018 1 OF 4
APN 3548-29-427-431 14TH STREET

OWNERS 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) ss
ON October 27 2011 BEFORE ME, (THOMAS C. WHITNEY) NOTARY PUBLIC,
PERSONALLY APPEARED Douglas T. Walsh 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.
THOMAS C. WHITNEY
CONSUL OF THE UNITED STATES OF AMERICA
IN AND FOR CALIFORNIA
(Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION No.: NOT APPLICABLE
MY COMMISSION EXPIRES: INDEFINITELY
COUNTY OF PRINCIPAL PLACE OF BUSINESS: FUKUOKA, JAPAN



OWNERS 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) ss
ON 10-27 2011 BEFORE ME, (STARBUCK KUMAR) NOTARY PUBLIC,
PERSONALLY APPEARED MARILYN ROSEN 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.
STARBUCK KUMAR
(Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2486622
MY COMMISSION EXPIRES: OCT 7, 2018
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

OWNERS 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) ss
ON 10-27-2011 BEFORE ME, (STARBUCK KUMAR) NOTARY PUBLIC,
PERSONALLY APPEARED MARILYN TAYLOR 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.
STARBUCK KUMAR
(Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2486622
MY COMMISSION EXPIRES: OCT 7, 2018
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

OWNERS 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) ss
ON 10-27 2011 BEFORE ME, (STARBUCK KUMAR) NOTARY PUBLIC,
PERSONALLY APPEARED MARILYN TAYLOR 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.
STARBUCK KUMAR
(Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2486622
MY COMMISSION EXPIRES: OCT 7, 2018
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

BENEFICIARY

STERLING BANK & TRUST, F.S.B.

BENEFICIARY UNDER THE FOLLOWING DEEDS OF TRUST:

(RECORDED MARCH 8, 2013 UNDER RECORDER'S SERIAL NUMBER 2013-J814778)

(RECORDED MARCH 28, 2013 RECORDER'S SERIAL NUMBER 2013-J828071)

BY: Stephen H. Adams TITLE: Senior Vice President

PRINTED NAME: Stephen H. Adams

BENEFICIARY'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO) ss
ON SEP 28 2011 BEFORE ME, (MARK P. ROSENBERG)
PERSONALLY APPEARED Stephen H. 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
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.
MARK P. ROSENBERG
(Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2043174
MY COMMISSION EXPIRES: SEP 27, 2017
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

FINAL MAP NO.8734
A FIVE UNIT CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY
AS DESCRIBED IN THAT GRANT DEED RECORDED
NOVEMBER 7, 2014 AS DOC.2014-J970246
OFFICIAL RECORDS OF
THE CITY AND COUNTY OF SAN FRANCISCO
BEING A PORTION OF MISSION BLOCK NO. 29.

FORESIGHT
LAND SURVEYING

301 CALIFORNIA DRIVE SUITE #2 BURLINGAME, CA 94010
SEPTEMBER, 2016 416-735-8180 JOB#15018 SHEET 7 OF 4

APN 3548-29, 427-431 14TH STREET

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.8734",

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

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

APPROVALS

THIS MAP IS APPROVED THIS 25 DAY OF OCTOBER, 2016.

BY ORDER NO. 185386

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

FINAL MAP NO.8734
A FIVE UNIT CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY
AS DESCRIBED IN THAT GRANT DEED RECORDED
NOVEMBER 7, 2014 AS DOC:2014-J870246
OFFICIAL RECORDS OF
THE CITY AND COUNTY OF SAN FRANCISCO
BEING A PORTION OF MISSION BLOCK NO. 29.

FORESIGHT
LAND SURVEYING
301 CALIFORNIA DRIVE SUITE #2 BURLINGAME, CA 94010
SEPTEMBER, 2016 415-735-8180 JOB#182018 OF 4
APW 3548-29, 427-431 14TH STREET

4409

REFERENCES

- (R1) GRANT DEED RECORDED NOVEMBER 7, 2014 AS DOC:2014-1970248.
- (R2) BLOCK DIAGRAM OF MISSION BLOCK 29, BOOK 37 PAGES 68-70, DATED MAY 18, 1910, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, CITY AND COUNTY OF SAN FRANCISCO.
- (R3) CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NO. 259, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, CITY AND COUNTY OF SAN FRANCISCO.
- (R4) 70 CM 87-90, ON FILE IN THE OFFICE OF THE RECORDER.
- (R5) 109 CM 54-55, ON FILE IN THE OFFICE OF THE RECORDER.
- (R6) 88 CM 121-123, ON FILE IN THE OFFICE OF THE RECORDER.
- (R7) 113 CM 200-201, ON FILE IN THE OFFICE OF THE RECORDER.

NOTES

- 1) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. MONUMENT LINES AS SHOWN.
- 2) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
- 3) RECORD = MEASURED UNLESS OTHERWISE NOTED.
- 4) THE SUBJECT PROPERTY IS SUBJECT TO THE NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE RECORDED AS DOCUMENT NO. 2007-1319131 AND DOCUMENT NO.F363768.

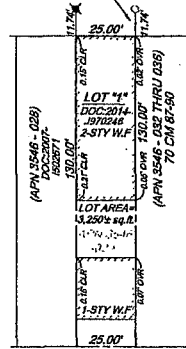
BASIS OF SURVEY

THE BLOCK LINES OF BLOCK 3548 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE LINE IDENTIFIED AS THE BASIS OF SURVEY. OTHER STREET LINES SHOWN HEREON WERE NOT ESTABLISHED, THEY ARE SHOWN TO FACILITATE THE LOCATION OF THE MONUMENTS USED IN THIS SURVEY.



DETAIL

1"=30'
TAG PER (R4)
S.F.N.F.



GENERAL NOTES

- A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 & 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO 5 DWELLING UNITS.
- B) ALL INGRESS (ES), EGRESS (ES), PATH(S) OF TRAVEL, FIRE/EVACUATION EXITS AND EXITING COMPONENTS, EXIT PATHWAYS(S) AND PASSAGEWAYS(S), STAIRWAYS(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 HOMEOWNER ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
 - (i) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
 - (ii) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.
- D) IN THE EVENT THE AREAS IDENTIFIED IN (C)(ii) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.
- E) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.
- F) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER 14TH 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) SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM 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.

LEGEND

- FD FOUND
- M MEASURED
- () MAP REFERENCE
- W.F. WOOD FRAME
- S.F.N.F. SEARCHED FOR AND NOT FOUND
- SET RIVET & 3/4" BRASS TAG STAMPED "LS 8849"
- ⊗ FD NAIL & 3/4" BRASS TAG STAMPED "LS 3075"
- NO RECORD FOUND
- ⊙ FD NAIL & 3/4" BRASS TAG STAMPED "RCE 12149"
- FD NAIL & 3/4" BRASS TAG STAMPED "LS 6975"
- ⊙ FD NAIL & 3/4" BRASS TAG STAMPED "LS 3902"
- ⊙ PER (R7)
- ⊙ FD MARK PER (R3)
- PROPERTY LINE
- - - MONUMENT LINE
- DIMENSION LINE

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	ASSESSOR PARCEL NUMBER
429-1	3546-057
429-2	3546-058
429-3	3546-059
429-4	3546-060
427	3546-056

FINAL MAP NO 8734
A FIVE UNIT CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY
AS DESCRIBED IN THAT GRANT DEED RECORDED
NOVEMBER 7, 2014 AS DOC:2014-1970246
OFFICIAL RECORDS OF
THE CITY AND COUNTY OF SAN FRANCISCO
BEING A PORTION OF MISSION BLOCK NO. 29.

FORESIGHT

LAND SURVEYING
301 CALIFORNIA DRIVE SUITE #2 BURLINGAME, CA 94010
SEPTEMBER, 2018 415-735-8180 JOHN@FSI.SHEET 1 OF 4
APN 3546-29, 427-431 14TH STREET

