File No.	180992	Committee Item No.	
·		Board Item No.	41
			•

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee:		Date:	
	ervisors Meeting		October 23, 2018
Cmte Board No. 10		t Repor	t
OTHER			•
	Public Works Order No. 188405 Planning Department Decision Tax Certificates - October 17, 2 Final Maps	- April 1	
Prepared by: Prepared by:	Brent Jalipa	Date: Date:	October 18, 2018

[Final Map 8623 - 3241-3249 25th Street]

Motion approving Final Map 8623, a four residential and one commercial unit mixeduse condominium project, located at 3241-3249 25th Street, being a subdivision of Assessor's Parcel Block No. 6525, Lot No. 034; and adopting findings pursuant to the General Plan, and the priority policies of Planning Code, Section 101.1.

MOVED, That the certain map entitled "FINAL MAP 8623", a four residential and one commercial unit mixed-use condominium project, located at 3241-3249 25th Street, being a subdivision of Assessor's Parcel Block No. 6525, Lot No. 034, comprising five sheets, approved September 13, 2018, by Department of Public Works Order No. 188405, is hereby approved and said map is adopted as an Official Final Map 8623; and, be it

FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own and incorporates by reference herein as though fully set forth the findings made by the Planning Department, by its letter dated April 11, 2016, that the proposed subdivision is consistent with the General Plan, and the priority policies of Planning Code, Section 101.1; and, be it

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

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

DESCRIPTION APPROVED:

Bruce R. Storrs, PLS

City and County Surveyor

RECOMMENDED:

Mohammed Nuru

Director of Public Works

City and County of San Francisco

San Francisco Public Works



RECEIVED
BOARD OF SUPERVISORS
SAN FRAMCISCO

2018 OCT - 5 PM 2: 43

Office of the City and County Surveyor 1155 Market Street, 3rd Floor San Francisco, Ca 94103

(415) 554-5827 ** www.SFPublicWorks.org



London N. Breed, Mayor Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

Public Works Order No: 188405

CITY AND COUNTY OF SAN FRANCISCO SAN FRANCISCO PUBLIC WORKS

APPROVING FINAL MAP 8623, 3241-3249 25th Street, A 4 RESIDENTIAL AND 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 034 IN ASSESSORS BLOCK NO. 6525 (OR ASSESSORS PARCEL NUMBER 6525-034).

A 4 RESIDENTIAL AND 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated April, 11, 2016 stated that the subdivision is consistent 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 8623", comprising 5 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 April, 11, 2016 from the City Planning Department stating the subdivision is consistent 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:



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





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

Date: April 19, 2018

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

	ID:9664		
Project Ty	pe: 102 Residential Ur Use New Condom	nits and 1 Comm inium Proiect	ercial Unit Mixed
Address#	StreetName	Block	Lot
345	06TH ST	3753	081
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,	
AURIAN DN:	tally signed by ADRIAN VERHAGEN cn=ADRIAN VERHAGEN, o, ou=DPW-
\/FRHACEN ∞∪	A, email=adrian.verhagen@sfdpw.org, S e: 2018.04.19 10:48:12 -07'00'

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 Policie
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.
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):
provisions of the Planning Code due to the following reason(s):
PLANNING DEPARTMENT
Signed Michael Christensen Dytats group by Michael Christensen Distribution Christensen Distribution of Stan Francisco, or Olivority and Christensen Distribution, and Distrib
Diaments M Belle of Objects
Planner's Name Michael Christensen
for, Scott F. Sanchez, Zoning Administrator



José Cisneros, Treasurer

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.

6525

Lot No.

034

Address:

3241 - 3249 25Th St

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

Dund 15

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 17th day of October. This certificate is valid for the earlier of 60 days from this date or December 31, 2018. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



José Cisneros, Treasurer

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.

6525

Lot No. 034

Address:

3241 - 3249 25Th St

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

Map:

\$3,041,469

Established or estimated tax rate:

1.2000%

Estimated taxes liened but not yet due:

\$36,498.00

Amount of Assessments not yet due:

\$1,345.00

These estimated taxes and special assessments have been paid.

Dund 15

David Augustine, Tax Collector

Dated this 17th day of October. This certificate is valid for the earlier of 60 days from this date or December 31, 2018. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.

•	τ	_
(α	2
,	~	F
1	7	٦

OWNER'S 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 FIVE (5) SHEETS, BY OUR SIGNATURES HERETO, WE DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.
OWNERS:
JUNE JENNINGS, DAVID A. IOTT, DEBRA J. IOTT, MAYANK KUMAR, JESSICA LAN, EUGENE JUN KWOCK TOM, AND WAI KUEN TOM.
Since Jennings Day
JUNE JENNINGS DAVID A, 10TT
Debra J. 1017 Mayank Kumar
JUMIN JAN GUGENERON KWOCK TOM EUGENERON KWOCK TOM
Was know Jam by Lyon IN Kit Jan
her attorney in fact
OWNER ACKNOWLEDGMENT:
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE DENTITY OF THE INDIVIDUAL OF THE INDIVIDUAL OF THE OFFICE OF THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULLIESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT,
STATE OF CALIFORNIA) Sen Francisco)
ON JUNE 18 2018BEFORE ME. LATIC DEX
NOTARY PUBLIC, PERSONALLY APPEARED JULIA JULIANA,
David A. Jott, Debra J. Jott,
Mayark Lumar Jessica Lan and
Eugene Jun Lwock Tom
WHIO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE MAME(S) ISARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HESHERTHEY EXECUTED THE SAME IN INSERTINEAR AUTHORIZED CAPACITY(IES), AND THAT BY HISHERTHEIR 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 KOW
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 22231/6
MY COMMISSION EXPIRES: December 17, 2021
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

RECORDER	R'S STATEMENT:	•	
FILED THIS		DAY OF	, 20,
***************************************	m., IN BOOK	OF C	ONDOMINIUM MAPS, AT PAG
SURVEYOR.	AT THE REQ	UEST OF KATHARINE S. AN	DERSON, PROFESSIONAL LA
COUNTY REC	UNTY OF SAN FRANCISC	•	

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 AT LOCAL ORDINACE AT THE REQUEST OF DAVID OFTO ON FEDERAL MY, 2.014. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO BANBLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED THAT THE STANL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED

Ex L'Ilderon

JUNE 15,2018

KATHARINE S, ANDERSON, PLS LICENSE NUMBER 8499

.



CITY AND COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS HEREOF, THAT LIPROVISIONS OF THE CALLFORM SUBDIVISION MAP ACT ALTERATIONS HEREOF, THAT LIPROVISIONS OF THE CALLFORM SUBDIVISION MAP ACT AND HAVE GALL ORDINATES WHICH AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR CITY AND COUNTY OF SAN FRANCISCO

DATE S.227 F. 17 132 Q 17 7018

BRUCE R. STORRS, L.S. 6914



FINAL MAP NO. 8623

A 4 RESIDENTIAL AND 1 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT

A MERGER AND SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED AUGUST 12, 2015, DOCUMENT NUMBER 2015-K108933-00. BEING A PORTION OF MISSION-BLOCK NO. 181.

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA JUNE, 2018

VARA LAND SURVEYING 912 COLE STREET #123 SAN FRANCISCO, CA 94117

SHEET 1 OF 5

BENEFICIARY/LENDER:	BENEFICIARY/LENDER:
EUGENE JUN KWOCK TOM AND WAI KUEN TOM	JESSICA LAN, JUNE JENNINGS, DAVID 10TT, DEBRA 10TT, AND MAYANK KUMAR.
DEED OF TRUST RECORDED ON SEPTEMBER 28, 2008 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2008-1262327-00.	DEED OF TRUST RECORDED ON OCTOBER 26, 2016 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2016-K349596-00.
EUGENE JUNKMOOK TOM WAIKUEN TOM SEYER GON KA JOHN SEYER GON KA JOHN SEYER GON KA JOHN SEYER EAST	Jesuitan June Jan P
BENEFICIARY / LENDER 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.	DAVID IOTT DEBRA IOTT Mayank Kulmar
STATE OF CALIFORNIA San Francisco ON JUNE 18. 2018BEFORE ME KOSTE DEN NOTARY PUBLIC, PERSONALLY APPEARED ENGINE JUNE SUPERIOR FORM	BENEFICIARY / LENDER ACKNOWLEDGMENT: A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERRIES 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.
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE HAME(S) ISANE SUBSCHIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HESHETHE'P CECLUTED THE SAME INSTRUMENT HER AUTHORIZED DAPACHTYRES), AND THAT BY HISTORYTHEIR SIGNATURE(S) ON THE INSTRUMENT HE PERSON(S), OR THE ENTITY UPON BEALT OF WHICH THE PERSON(S) ACTED, DECUTED 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.	STATE OF CALIFORNIA) SON Francisco ON JUNIL 18, 20.18BEFORE ME. Katie Der NOTARY PUBLIC, PERSONALLY APPEARED JESSICO. Lan, JUNIL JENNINGS, David Jett, Debra Jott, and Mayank Kumar
SIGNATURE AUGUS NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2.22.3114 NY COMMISSION EXPIRES: Uncamber 17.20.1 COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco	WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE MANE(S) ISARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HESHETHYE VECUTED THE SAME IN HISMENTHEIR AUTHORIZED CAPACITY(IES), AND THAT BY HISMENTHEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BETALE OF WHICH THE PERSON(S), ORTED, DECUTED 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
	NOTARY PUBLIC, STATE OF CA COMMISSION NO. 2223/16 MY COMMISSION EXPIRES: DECEMBER 17, 202/ COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

FINAL MAP NO. 8623

A 4 RESIDENTIAL AND 1 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT

A MERGER AND SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED AUGUST 12, 2015, DOCUMENT NUMBER 2015-K108933-00. BEING A PORTION OF MISSION BLOCK NO. 181.

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA JUNE, 2018

VARA LAND SURVEYING 912 COLE STREET #123 SAN FRANCISCO, CA 94117

SHEET 2 OF 5

BEN	EH!	CIA	HY	7,	Ŀr	vu	LK.

BANK OF MARIN

DEED OF TRUST RECORDED ON SEPTEMBER 8, 2013 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NÚMBER 2013-J72308-00. DEED OF TRUST RECORDED ON ANNUARY 7, 2014 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NÚMBER 2014-J82167-00. DEED OF TRUST RECORDE ON FERRILARY 11, 2016 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NÚMBER 2014-J20167-00. DEED OF TRUST RECORDED ON SEPTEMBER 11, 2017 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NÚMBER 2014-X20167-01.



PRINT NAME / TOTAL TOTAL

BENEFICIARY'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERHIES ONLY THE IDENTITY OF THE HIDIVIDUAL 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 MOTIN	
ON JUNE O 20/8 BEFORE ME DE MUTTES	
NOTARY PUBLIC, PERSONALLY APPEARED PATILE McCorty	

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) INTERESTINATE SUBSCRIBED TO THE WITHIN INSTRUMENT NAME OF ACMONLEDIGED TO ME THAT HEOSIBITIES PERSON(S) OF THE INSTRUMENT HIS AUTHORIZED CAPACITY(IEG), AND THAT BY HISHBOTHER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEAULO F WHO THE PERSON(S), ACTED, DECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNICA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE

NOTARY PUBLIC, STATE OF LODG... COMMISSION NO.: 222-180-8.

MY COMMISSION EXPIRES. 226-18.

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Novate Calefornia



FINAL MAP NO. 8623

A 4 RESIDENTIAL AND 1 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT

A MERGER AND SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED AUGUST 12, 2015, DOCUMENT NUMBER 2015-K108933-00, BEING A PORTION OF MISSION BLOCK NO. 181.

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA JUNE, 2018

VARA LAND SURVEYING 912 COLE STREET #123 SAN FRANCISCO, CA 94117

SHEET 3 OF 5

CLERK'S STATEMENT:	APPROVALS:
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	THIS MAP IS APPROVED THIS
APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 8523".	BY ORDER NO
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THIS OFFICE TO BE AFFIXED.	MOHAMMED NURU DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA
BY:	
CLERK OF THE BOARD OF SUPERVISORS CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA	APPROVED AS TO FORM:
	DENNIS J. HERRERA, CITY ATTORNEY
TAX STATEMENT: 1, 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 AS ATATEMENT 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 THEREA REPORT OF LIEST AGAINST HIS SUBDIVISION OR ANY PART THEREOF FOR UNFAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.	BY:
DATED	BOARD OF SUPERVISOR'S APPROVAL: ON
CLERK OF THE BOARD OF SUPERVISORS CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA	A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO

GENERAL NOTES:

a) THIS MAP IS THE SURVEY PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4554. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF FOUR (4) RESIDENTIAL LINITS, AND ONE (1) COMMERCIAL UNIT.

b) ALL INGRESS (ES), EGRESS (ES), PATH(S) OF TRAVEL FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXT PATHWAY(S), AND PASSAGEWAY(S), STARWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FOLICITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDITIDED 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 (I) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENGROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING IT HE 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 (a) (f) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWHER SHALL BE RESPONSIBLE TO THE EVERTOR OF HISMER PROPORTIONATE OBLIGATION TO THE HOMEOWHERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS, FAILURE TO UNDERTRANS EIGHT MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABTEMENT ACTIONS ACAINST THE HOMEOWHERS' RESULT IN CITY ENFORCEMENT AND ABTEMENT ACTIONS ACAINST THE HOMEOWHERS' ASSOCIATION AMOOR THE MOVIPUIDAL HOMEOWHERS, WHICH MAY INCLUDE BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWHERS PROPERTY.

9) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANGILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR RESISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDERS OS GALGATION TO ABETE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COME! Y WITH ALL RELEVANT MUNICIPAL CODES, INCLIDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR RECUIRED PERMITS.

I) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER 25TH, SHOTWELL, ANDOR HORACE STREETS 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 SAN OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNERSHS.

g) SIGNIFICANT ENCROACHMENT(S), TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HERRON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROMOMOTO ADJOINING PROFESTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLUCE TO RESOLVE ANY ISSENTATION. THAT HAN YARDE PROM ANY ENCROACHMENTS WHETHER DEPRICIPE HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

FINAL MAP NO. 8623

A 4 RESIDENTIAL AND 1 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT

A MERGER AND SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED AUGUST 12, 2015, DOCUMENT NUMBER 2015-K108933-00, BEING A PORTION OF MISSION BLOCK NO. 181.

CITY AND COUNTY OF SAN FRANCISCO

JUNE, 2018

VARA LAND SURVEYING 912 COLE STREET #123 SAN FRANCISCO, CA 94117

SHEET 4 OF 5

