

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
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MEMORANDUM

Date: June 3, 2021
To: Joaquin Torres, Assessor-Recorder
From: Angela Calvillo, Clerk of the Board
Subject: Final Map No. 10343 - 3701 Noriega Street

On May 18, 2021, the Board of Supervisors approved Map 10343; the certification is below. Additionally, I have attached the Tax Statement, stating 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.

FINAL MAP 10343
A 12 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED APRIL 15, 2014, DOCUMENT NO. 2014-J863901, BEING A PORTION OF OUTSIDE LAND BLOCK NO. 913
CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
OCTOBER 2020

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. M21-081 ADOPTED
May 18, 2021 APPROVED THIS MAP ENTITLED, "FINAL MAP 10343".
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THIS OFFICE TO BE AFFIXED.
BY: [Signature] DATE: June 3, 2021
CLERK OF THE BOARD OF SUPERVISORS
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 THIS: 3rd DAY OF June, 2021
[Signature]
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

BOARD OF SUPERVISOR'S APPROVAL
ON May 18, 2021, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M21-081, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. 210531

c: Douglas Legg, Office of the Assessor-Recorder
Holly Lung, Office of the Assessor-Recorder
Copy to the File

1 [Final Map No. 10343 - 3701 Noriega Street]

2

3 **Motion approving Final Map No. 10343, a 12 residential unit and one commercial unit,**
4 **mixed-use condominium project, located at 3701 Noriega Street, being a subdivision of**
5 **Assessor’s Parcel Block No. 2081, Lot No. 001; 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 No. 10343”, a 12 residential unit
9 and one commercial unit, mixed-use condominium project, located at 3701 Noriega Street,
10 being a subdivision of Assessor’s Parcel Block No. 2081, Lot No. 001, comprising four sheets,
11 approved April 29, 2021, by Department of Public Works Order No. 204633 is hereby
12 approved and said map is adopted as an Official Final Map No. 10343; 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 June 18, 2020, that the proposed subdivision is
16 consistent with the General Plan, and the eight priority policies of Planning Code, Section
17 101.1; 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

1 DESCRIPTION APPROVED:

RECOMMENDED:

2

3 /s/_____

/s/_____

4 James M. Ryan, PLS

Alaric Degrafinried

5 Acting City and County Surveyor

Acting Director of Public Works

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City and County of San Francisco

Tails

Motion: M21-081

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 210531

Date Passed: May 18, 2021

Motion approving Final Map No. 10343, a 12 residential unit and one commercial unit, mixed-use condominium project, located at 3701 Noriega Street, being a subdivision of Assessor's Parcel Block No. 2081, Lot No. 001; and adopting findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

May 18, 2021 Board of Supervisors - APPROVED

Ayes: 11 - Chan, Haney, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 210531

I hereby certify that the foregoing Motion was APPROVED on 5/18/2021 by the Board of Supervisors of the City and County of San Francisco.

A handwritten signature in blue ink, appearing to read "Angela Calvillo".

Angela Calvillo
Clerk of the Board

OWNER'S STATEMENT

WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN ENCLOSED WITHIN THE BOUNDARY LINES UPON THIS MAP AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP ENTITLED "FINAL MAP 10343".

3701 NORIEGA STREET LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: BOBBY VARDAKASTANIS
ITS: MANAGER

BY: [Signature]
NAME: DIMITRI VARDAKASTANIS
ITS: MANAGER

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 11/03, 2020 BEFORE ME

KYLE DEWIN EISENBERG, NOTARY PUBLIC PERSONALLY

APPEARED BOBBY VARDAKASTANIS AND

DIMITRI VARDAKASTANIS

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: [Signature]

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2238126

MY COMMISSION EXPIRES: 05/10/2022

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

TRUSTEE'S STATEMENT

THE UNDERSIGNED, AS TRUSTEE UNDER THE DEED OF TRUST RECORDED DECEMBER 12, 2018, INSTRUMENT NO. 2018-K703114 OF OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA, DOES HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP.

OLD REPUBLIC TITLE COMPANY

BY: [Signature]

NAME: Harold Kan

TITLE: Vice President

TRUSTEE'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 December 15, 2020 BEFORE ME

FERESA A WATKINS PERSONALLY

APPEARED HAROLD KAN

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: [Signature]

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2189343

MY COMMISSION EXPIRES: APRIL 1, 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____

20_____, AT _____ M. IN BOOK _____

OF FINAL MAPS, AT PAGE _____, AT THE REQUEST OF 3701 NORIEGA STREET LLC.

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

FINAL MAP 10343

A 12 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED APRIL 15, 2014, DOCUMENT NO. 2014-J863901, BEING A PORTION OF OUTSIDE LAND BLOCK NO. 913

CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA
LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
OCTOBER 2020

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 3701 NORIEGA STREET LLC IN JANUARY 2020. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JUNE 2021, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: Jacqueline Luk DATE: 12/9/2020



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 APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

JAMES M. RYAN PLS. 8630
ACTING CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY: James M. Ryan DATE: 4-7-21



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. M21-081 ADOPTED

May 18, 2021, APPROVED THIS MAP ENTITLED, "FINAL MAP 10343".

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

BY: Signed in counterpart DATE: June 3, 2021
CLERK OF THE BOARD OF SUPERVISORS
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 THIS: 3rd DAY OF June, 2021.

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

BOARD OF SUPERVISOR'S APPROVAL

ON May 18, 2021, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M21-081, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. 210531

APPROVALS

THIS MAP IS APPROVED THIS 29th DAY OF April, 2021, BY ORDER NO. 204633

BY: Alaric Degraffried DATE: May 7, 2021
ALARIC DEGRAFFRIED
ACTING DIRECTOR OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY

BY: Dennis J. Herrera
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

FINAL MAP 10343

A 12 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED APRIL 15, 2014, DOCUMENT NO. 2014-J863901, BEING A PORTION OF OUTSIDE LAND BLOCK NO. 913

CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA
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738 ALFRED NOBEL DRIVE
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OCTOBER 2020

FINAL MAP CONDOMINIUM NOTES

1. 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 12 DWELLING UNITS AND 1 COMMERCIAL UNIT.
2. 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.
3. 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
4. IN THE EVENT THE AREAS IDENTIFIED IN (3)(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.
5. 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.
6. BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER 44TH AVENUE OR NORIEGA 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).
7. 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.

FINAL MAP GENERAL NOTES

1. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "ACCESS AGREEMENT, SITE NO. 253390", EXECUTED BY AND BETWEEN DUNG C. TRAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY; EDWARD G. LAU, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY; CONOCOPHILLIPS COMPANY, A DELAWARE CORPORATION, SUCCESSOR BY MERGER AND NAME CHANGE TO TOSCO CORPORATION, A NEVADA CORPORATION, RECORDED APRIL 22, 2004, INSTRUMENT NO. 2004-H704372-00, REEL I-622, IMAGE 0279, OF OFFICIAL RECORDS. THE AGREEMENT PERMITS CONOCOPHILLIPS COMPANY TO ENTER THE PROPERTY FOR THE PURPOSE OF TESTING, ASSESSING AND REMEDIATING COVERED CONTAMINATION AT THE SUBJECT PROPERTY.

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION AND BILL OF SALE AGREEMENT", DATED APRIL 27, 2012, EXECUTED BY CONOCOPHILLIPS COMPANY, A DELAWARE CORPORATION AND PHILLIPS 66 COMPANY, A DELAWARE CORPORATION, RECORDED SEPTEMBER 24, 2012, INSTRUMENT NO. 2012-J508122-00, OF OFFICIAL RECORDS. THE DOCUMENT TRANSFERS THE RIGHTS TO THE PROPERTY ACQUIRED FROM THE ACCESS AGREEMENT PER 2004-H704372 FROM CONOCOPHILLIPS COMPANY TO PHILLIPS 66 COMPANY. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
2. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED "SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT AND ESTOPPEL CERTIFICATE", LESSOR BEING 3701 NORIEGA STREET LLC, LESSEE BEING DUNG C. TRAN, RECORDED APRIL 15, 2014, INSTRUMENT NO. 2014-JB63904-00, OF OFFICIAL RECORDS. THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN THEREIN. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
3. NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO, UPON THE TERMS AND CONDITIONS CONTAINED THEREIN, RECORDED JUNE 27, 2016, INSTRUMENT NO. 2016-K279871-00, OF OFFICIAL RECORDS. THE RESTRICTIONS CONSIST OF CONDITIONS ATTACHED TO THE REAR YARD VARIANCE GRANTED BY THE ZONING ADMINISTRATOR OF THE CITY AND COUNTY OF SAN FRANCISCO ON MAY 26, 2015 (CASE NO. 2014-002414VAR). THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
4. NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO, UPON THE TERMS AND CONDITIONS CONTAINED THEREIN, RECORDED JUNE 27, 2016, INSTRUMENT NO. 2016-K279872-00, OF OFFICIAL RECORDS. THE RESTRICTIONS CONSIST OF CONDITIONS ATTACHED TO THE CONDITIONAL USE APPLICATION NO. 2014-002414CUA APPROVED BY THE PLANNING COMMISSION OF THE CITY AND COUNTY OF SAN FRANCISCO ON MAY 12, 2016, ASE SET FORTH IN PLANNING COMMISSION MOTION NO. 19649. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
5. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF USE LIMITATION", DATED SEPTEMBER 6, 2016, EXECUTED BY 3701 NORIEGA STREET LLC, RECORDED SEPTEMBER 8, 2016, INSTRUMENT NO. 2016-K325964-00, OF OFFICIAL RECORDS. IN THE EVENT THAT THE PROPERTY LOCATED AT 1817 44TH AVENUE (APN 2081-001A) IS IMPROVED IN SUCH A MATTER THAT THE OPENINGS IN THE BUILDING LOCATED AT 3701 NORIEGA STREET NO LONGER COMPLY WITH THE SAN FRANCISCO BUILDING CODE, THEN SAID OPENINGS SHALL BE CLOSED OFF OR PROTECTED AS REQUIRED BY THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
6. CONDITIONS AND RESTRICTIONS AS SET FORTH IN A DOCUMENT RECORDED BY THE CITY AND COUNTY OF SAN FRANCISCO, DEPARTMENT OF PUBLIC WORKS, IN A MINOR SIDEWALK ENCROACHMENT (PERMIT # 18MSE-0448), RECORDED AUGUST 17, 2018, INSTRUMENT NO. 2018-K657040-00, OF OFFICIAL RECORDS, ALLOWING SHORING WITH TIE-BACKS SPACED APPROXIMATELY 10 .4.1.311.FEET ON CENTER AND ENCROACHING APPROXIMATELY 27-32 FEET ALONG NORIEGA STREET AND 44TH AVENUE. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.

THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED ON FOR ANY OTHER PURPOSE.

RESIDENTIAL CONDOMINIUMS UNIT NO.	ASSESSOR PARCEL NUMBER
103 - 105	2081-033 THRU 035
201 - 205	2081-036 THRU 040
301 - 304	2081-041 THRU 044

COMMERCIAL CONDOMINIUM UNIT NO.	ASSESSOR PARCEL NUMBER
1	2081-045

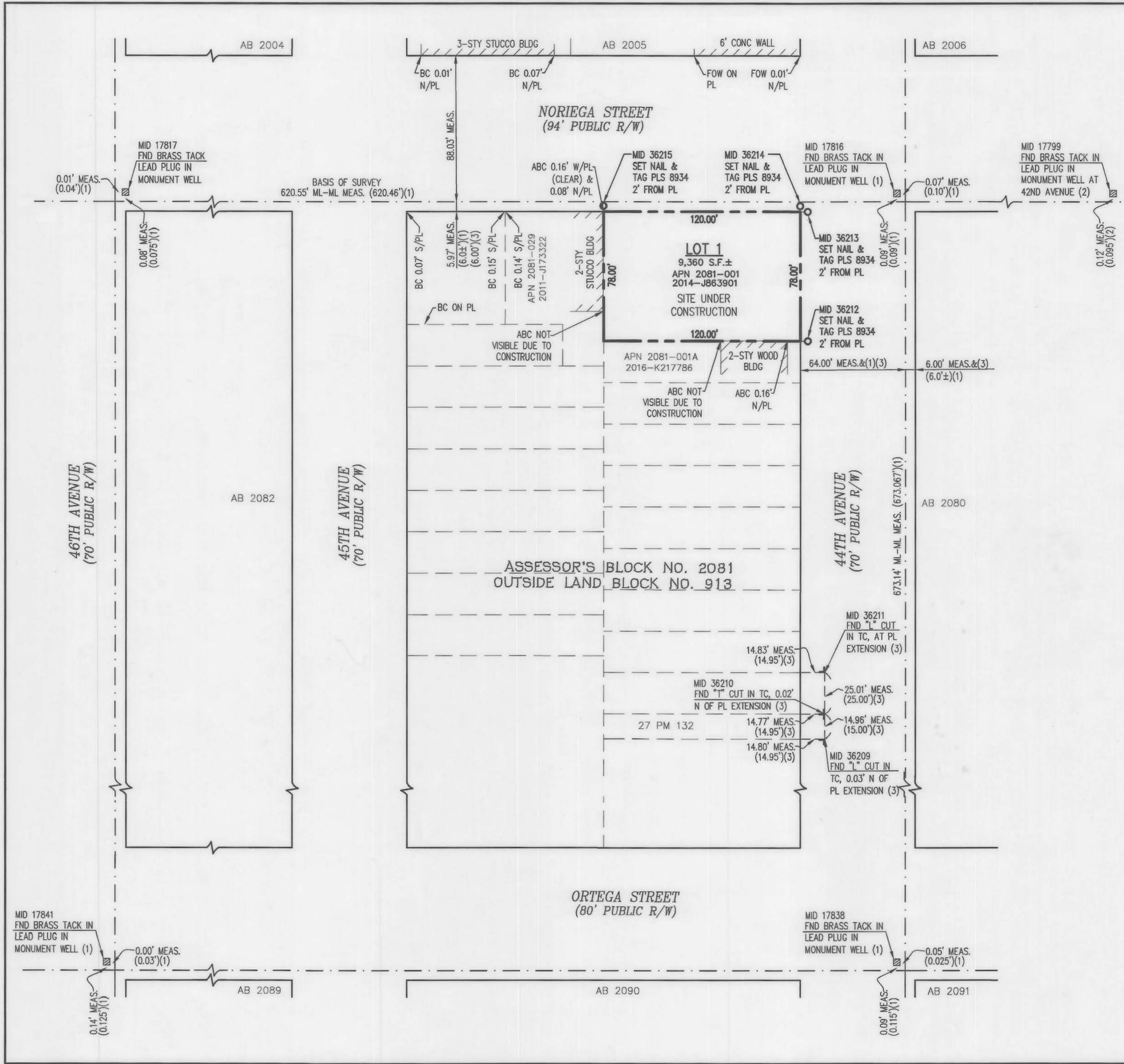
FINAL MAP 10343

A 12 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED APRIL 15, 2014, DOCUMENT NO. 2014-JB63901, BEING A PORTION OF OUTSIDE LAND BLOCK NO. 913

CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA

LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547

OCTOBER 2020



MAP NOTES

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL PROPERTY LINE ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. BASIS OF SURVEY IS THE MONUMENT LINES ON NORIEGA STREET BETWEEN 46TH AND 44TH AVENUES AS SHOWN ON THE CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NO. 114 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

RECORD REFERENCES

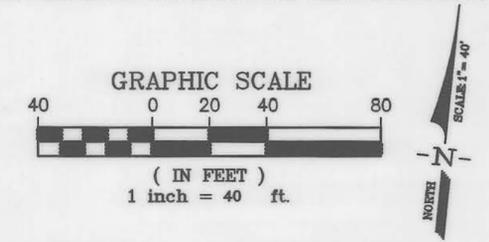
- (1) MONUMENT MAP NO. 114 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
- (2) MONUMENT MAP NO. 129 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
- (3) PARCEL MAP, BOOK 27 OF PARCEL MAPS, PAGE 132, FILED FEBRUARY 24, 1984, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

LEGEND

---	BOUNDARY
---	RIGHT OF WAY LINE
---	MONUMENT LINE
---	ADJOINER LOT LINE
---	MEASURED DISTANCE
○	NAIL & TAG PLS 8934 TO BE SET AT PROPERTY LINE EXTENSION; SEE PLAN FOR EXACT DISTANCE
(30.00')(R1)	RECORD DISTANCE PER RECORD REFERENCE
MEAS.	MEASURED
PL	PROPERTY LINE
AB	ASSESSORS BLOCK
ABC	ADJACENT BUILDING CORNER
0.04' W/PL	0.04' WEST OF PROPERTY LINE
TC	TOP OF CURB
FOW	FACE OF WALL
BC	BUILDING CORNER
R/W	RIGHT OF WAY
MID	MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE

FIELD SURVEY COMPLETION

THE SURVEY FOR THIS MAP WAS COMPLETED ON 2/4/20. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HERE EXISTING AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.



FINAL MAP 10343

A 12 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED APRIL 15, 2014, DOCUMENT NO. 2014-J863901, BEING A PORTION OF OUTSIDE LAND BLOCK NO. 913

CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA

LUK AND ASSOCIATES
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OCTOBER 2020