

File No. 140253

Committee Item No. _____

Board Item No. 30

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date March 25, 2014

Cmte Board

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
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| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input type="checkbox"/> | <input checked="" 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 |
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OTHER (Use back side if additional space is needed)

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Completed by: Joy Lamug

Date March 20, 2014

Completed by: _____

Date _____

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

1 [Final Map 7783 - 2121-3rd Street]
2

3 **Motion approving Final Map 7783, a 105 residential unit Condominium Project, located**
4 **at 2121-3rd Street, being a subdivision of Assessor's Block No. 4045, Lot No. 041, and**
5 **adopting findings pursuant to the General Plan, and City Planning Code, Section 101.1.**
6

7 MOVED, That the certain map entitled "FINAL MAP 7783", a 105 residential unit
8 Condominium Project, located at 2121-3rd Street being a subdivision of Assessor's Block No.
9 4045, Lot No. 041, comprising 3 sheets, approved March 11, 2014, by Department of Public
10 Works Order No. 182315 is hereby approved and said map is adopted as an Official Final
11 Map 7783; and, be it

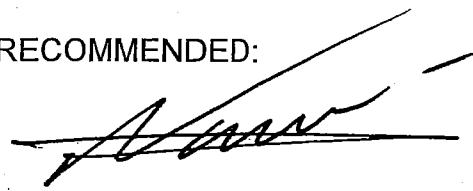
12 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
13 and incorporates by reference herein as though fully set forth the findings made by the City
14 Planning Department, by its letter dated October 10, 2013, that the proposed subdivision is
15 consistent with the objectives and policies of the General Plan, and the eight priority policies
16 of Planning Code, Section 101.1; and, be it

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

21 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
22 the subdivider with all applicable provisions of the San Francisco Subdivision Code and
23 amendments thereto.
24
25

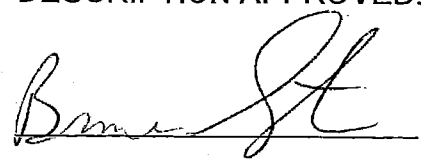
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RECOMMENDED:



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: 182315

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

APPROVING FINAL MAP 7783, 2121 3rd STREET, A 105 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS BLOCK NO. 4045, LOT NO. 041.

A 105 RESIDENTIAL UNIT CONDOMINIUM PROJECT

The City Planning Department in its letter dated October 10, 2013, 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. Four (4) paper copies 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 7783", 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 10, 2013, 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.

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
JUN 17 11:25
[Handwritten signature]



RECOMMENDED:

Bruce R. Storrs, PLS
City and County Surveyor, DPW

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

APPROVED:

Mohammed Nuru
Director of Public Works

APPROVED: March 11, 2014

MOHAMMED NURU, DIRECTOR

3/11/2014

3/11/2014

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X Mohammed Nuru

Nuru, Mohammed
Director, DPW





I, José Cisneros, Tax Collector of the City and County San Francisco, State of California, do hereby certify that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 4045 Lot No. 002

Address: 2121 3rd St.

for unpaid City & County property taxes or special assessments collected as taxes.



José Cisneros

Tax Collector

Dated this 20th day of February 2014



I, José Cisneros, Tax Collector of the City and County San Francisco, State of California, do hereby certify that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 4045 Lot No. 006
Address: 0000

for unpaid City & County property taxes or special assessments collected as taxes.

A handwritten signature in black ink, appearing to read "José Cisneros", written over a horizontal line.

José Cisneros

Tax Collector

Dated this 20th day of February 2014



Department of Public Work
Office of the City and County Surveyor

1155 Market Street, 3rd Floor
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

Edwin M. Lee, Mayor
Mohammed Nuru, Director

Fuad S. Sweiss, PE, PLS,
City Engineer & Deputy Director of Engineering

TENTATIVE MAP DECISION

Date: September 17, 2013

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

Project ID: 7783			
Project Type: 105 Units New Construction			
Address#	StreetName	Block	Lot
2121	03RD ST	4045	041
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from environmental review per Class 1 California Environmental Quality Act Guidelines.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code. Due to the following reasons (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

Enclosures:

- Application
- Print of Tentative Map

Sincerely,

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

PLANNING DEPARTMENT

DATE 10/10/13

Mr. Scott F. Sanchez, Zoning Administrator

RECORDING REQUESTED BY:
DEPARTMENT OF PUBLIC WORKS
THE CITY AND COUNTY SURVEYOR
875 STEVENSON STREET, ROOM 410
SAN FRANCISCO, CA 94103

CONFORMED COPY of document recorded

on 09/17/2012 document no 2012J504609
This document has not been compared with the original
SAN FRANCISCO ASSESSOR-RECORDER

WHEN RECORDED MAIL TO:

NAME OFFICE OF THE ASSESSOR-RECORDER
JOHN HUI
MAILING 1 DR. CARLTON B. GOODLETT PLACE
ADDRESS ROOM 190
CITY, STATE SAN FRANCISCO, CA.
ZIP CODE 94102-4698

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

APN: 4045 Lots: 002, 006

CERTIFICATE OF COMPLIANCE

The City and County of San Francisco has determined that the parcels described in Exhibits "A" and "B" and "C" attached hereto and made a part hereof, comply with the applicable provisions of Title 7, Division 2, Subdivisions, of the Government Code, cited as the Subdivision Map Act, and all local Ordinances enacted pursuant thereto.

As provided by Section 66499.35, the City and County of San Francisco hereby issues this Certificate of Compliance free of any conditions.

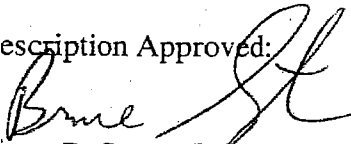
Assessor's Block: 4045 Old Lots: 002 and 006 New Lot: 041

Owner: Mission Piers Development LLC, A Delaware limited liability company

(Lot Line Adjustment Application Attached)

This certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcels described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcels may require issuance of a permit or permits, or other grant or grants of approval.

Description Approved:



Bruce R. Storrs, L.S. 6914
City and County Surveyor
Department of Public Works

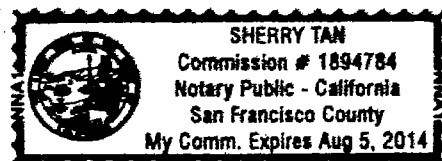
State of California)
County of San Francisco) ss

On September 14, 2012, before me, Sherry Tan, Notary Public for the State of California, personally appeared Bruce R. Storrs, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, 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 _____ 15941)



CITY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

C. APPLICATION

I (We), the undersigned property owner(s) or the owner's authorized agent request that the City of San Francisco approve a Lot Line Adjustment pursuant to Section 66412(d) of the Subdivision Map Act for the property herein described:

Parcel 1 2121 Third Street: 4045 - 002
(Street Address)
Parcel 2 740 Illinois Street: 4045 - 006
(Street Address)

Exact legal description (Lot, Block and Tract) of said property being:

See Attached

The requested Lot Line Adjustment is as follows:

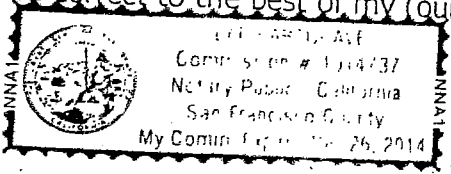
Delete lot line between lots 002 & 006.

A map showing the parcel boundaries as they exist subsequent to the approval of this adjustment and revised legal descriptions are attached hereto.

I, (We), David Sternberg (Authorized Agent)
(Print or Type Name in Full)

(Print or Type Name in Full)

being duly sworn, depose and say that I am (We are) the owner(s) of property involved in this application that the statements and information herein contained are in all respects true and correct to the best of my (our) knowledge and belief.



Signed [Signature]

Signed _____

Subscribed and sworn before me on the 20th day of Dec 2011

[Signature]
Notary Public

Note: fill out this duly sworn and depose statement AND the attached notary acknowledgment.

State of CALIFORNIA

County of SAN FRANCISCO

On DEC. 20, 2011 before me, NOTARY PUBLIC - LEE HARTGRAVE
Date Name, Title of Officers

Personally appeared David Sternberg
Name{s} of Signer(s)

Personally appeared _____
Name{s} of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to be 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 of Notary

EXHIBIT 'A'
EXISTING PARCEL DESCRIPTIONS

LOT 2, BLOCK 4045 (K574 OR 0069 PARCEL A)

THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHERLY LINE OF 18TH STREET WITH THE WESTERLY LINE OF ILLINOIS STREET; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF ILLINOIS STREET 50 FEET TO A POINT; THENCE WESTERLY PARALLEL WITH SAID SOUTHERLY LINE OF 18TH STREET 20 FEET TO THE POINT OF COMMENCEMENT OF A PARCEL OF LAND TO BE DESCRIBED; THENCE CONTINUING WESTERLY PARALLEL WITH SAID SOUTHERLY LINE OF 18TH STREET 180 FEET TO THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED AS 11TH IN THAT CERTAIN INDENTURE DATED OCTOBER 7, 1904, BETWEEN SOUTHERN PACIFIC RAILROAD CO. AND CENTRAL PACIFIC RAILROAD CO. AND THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED AUGUST 21, 1905 IN LIBER 2138, PAGE 128 OF DEEDS (OLD SERIES); THENCE SOUTHERLY ALONG SAID LAST MENTIONED WESTERLY LINE, 120 FEET TO A POINT; THENCE EASTERLY PARALLEL WITH SAID SOUTHERLY LINE OF 18TH STREET, 180 FEET TO A POINT THAT IS 20 FEET WESTERLY, AT A RIGHT ANGLE FROM SAID WESTERLY LINE OF ILLINOIS STREET; THENCE NORTHERLY PARALLEL WITH AND 20 FEET WESTERLY AT A RIGHT ANGLE FROM SAID WESTERLY LINE OF ILLINOIS STREET, 120 FEET TO THE POINT OF COMMENCEMENT.

EXCEPTING THEREFROM, THAT PORTION CONVEYED TO THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED AUGUST 21, 1905 IN LIBER 2138, PAGE 128 OF DEEDS (OLD SERIES), BEING A PORTION OF 3RD STREET.

BEING PORTION BLOCK NO. 412, POTRERO NUEVO.

ASSESSORS PARCEL NO.: LOT 2, BLOCK 4045

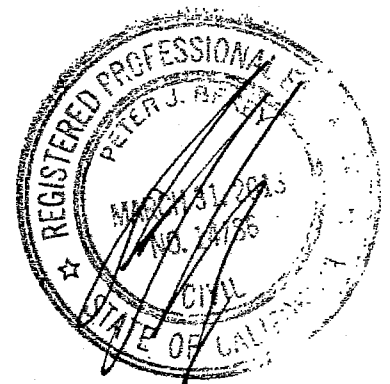


EXHIBIT 'A'
EXISTING PARCEL DESCRIPTIONS

LOT 6, BLOCK 4045 (K574 OR 0069 PARCEL B)

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

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF 18TH STREET WITH THE WESTERLY LINE OF ILLINOIS STREET; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, 50 FEET TO THE SOUTHEASTERLY CORNER OF LOT 4 AS SHOWN IN MAP RECORDED IN BOOK 29 OF PARCEL MAPS, PAGE 143, RECORDS OF SAID COUNTY, AND THE **TRUE POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN TO BE DESCRIBED; THENCE CONTINUING ALONG SAID WESTERLY LINE 120 FEET TO THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF THAT 26,190 SQUARE FOOT PARCEL OF LAND DESCRIBED IN DEED DATED SEPTEMBER 10, 1943 FROM SOUTHERN PACIFIC COMPANY TO COOK'S OIL COMPANY, RECORDED FEBRUARY 16, 1944 IN BOOK 4067, PAGE 122, OFFICIAL RECORDS OF SAID COUNTY; THENCE LEAVING SAID WESTERLY LINE, WESTERLY ALONG SAID EASTERLY PROLONGATION, 20 FEET TO THE SOUTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND FIRSTLY DESCRIBED IN DEED DATED JULY 31, 1941, FROM SOUTHERN PACIFIC COMPANY TO SEASIDE OIL COMPANY, RECORDED AUGUST 29, 1941, IN BOOK 3793, PAGE 173, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTHERLY ALONG THE EASTERLY LINE OF LAST SAID PARCEL OF LAND, 120 FEET TO THE NORTHEASTERLY CORNER THEREOF IN THE SOUTHERLY LINE OF SAID LOT 4; THENCE EASTERLY ALONG LAST SAID SOUTHERLY LINE, 20 FEET TO THE TRUE POINT OF BEGINNING.

ASSESSORS PARCEL NO.: LOT 6, BLOCK 4045

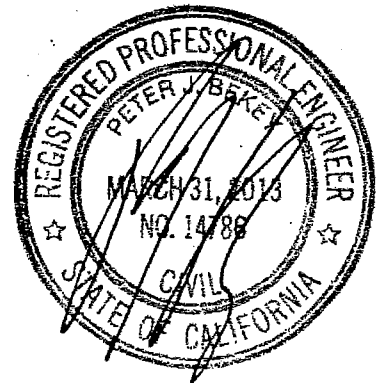


EXHIBIT 'B'
NEW PARCEL DESCRIPTIONS

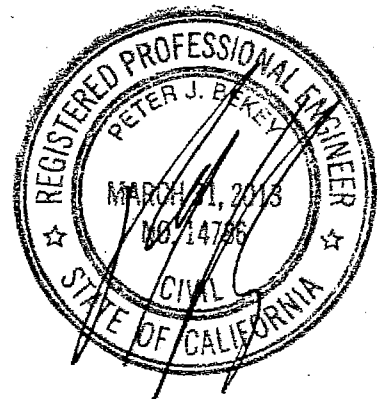
PARCEL A
APN LOT 41, BLOCK 4045 (FORMER LOT 2 AND 6, BLOCK 4045)

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

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF 18TH STREET, 66 FEET WIDE WITH THE WESTERLY LINE OF ILLINOIS STREET, 80 FEET WIDE; THENCE SOUTHERLY, ALONG THE SAID WESTERLY LINE OF ILLINOIS STREET, 50 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED; THENCE WESTERLY, PARALLEL WITH THE SAID SOUTHERLY LINE OF 18TH STREET, 200 FEET, TO THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED AS 11TH IN THAT CERTAIN INDENTURE DATED OCTOBER 7, 1904 BETWEEN SOUTHERN PACIFIC RAILROAD CO. AND CENTRAL PACIFIC RAILWAY CO. AND THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED AUGUST 21, 1905, IN LIBER 2138, PAGE 128 OF DEEDS (OLD SERIES); THENCE SOUTHERLY, ALONG SAID LAST MENTIONED WESTERLY LINE, 120 FEET TO A POINT; THENCE EASTERLY, PARALLEL WITH SAID SOUTHERLY LINE OF 18TH STREET, 200 FEET TO A POINT IN THE SAID WESTERLY LINE OF ILLINOIS STREET; THENCE NORTHERLY, ALONG SAID WESTERLY LINE OF ILLINOIS STREET, 120 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT PORTION CONVEYED TO THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED AUGUST 21, 1905 IN LIBER 2138, PAGE 128 OF DEEDS (OLD SERIES), BEING A PORTION OF 3RD STREET.

CONTINUING 22,245 SQUARE FEET MORE OR LESS.



NOTES

ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN

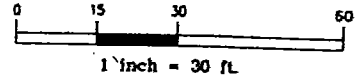
DISTANCES ARE IN FEET AND DECIMAL THEREOF

EXHIBIT C

PLAT TO ACCOMPANY LEGAL DESCRIPTION



GRAPHIC SCALE



18TH STREET
(66' WIDE)

29 PM 143
74 CM 26

POC

50'(D)

POB

20'(D)

180'(D)

182.375'

92°51'45"

LIBER 2138
DEEDS 128

3RD STREET
(100' WIDE AND VARIES)

120'(D)

120.15'

EASTERLY LINE OF THIRD STREET PER MAP SHOWING THE WIDENING OF THIRD STREET "O" MAPS 94

APN 6

STREET

ILLINOIS STREET
(80' WIDE)

120'(D)

120'(D)

PARCEL A

(ABN 4045 LOT 41)
±22,245 SQ. FT.

APN 2

EXISTING LOT LINE TO BE REMOVED

87°08'15"

188.375'

180'(D)

20'(D)

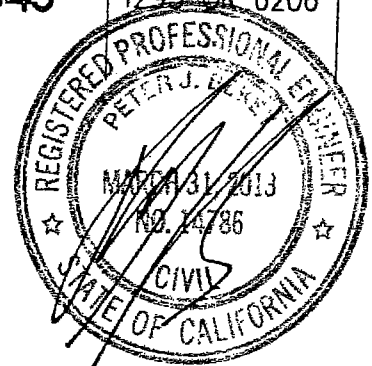
ASSESSOR'S BLOCK NUMBER 4045

H785 OR 0292

1293 OR 0206

LEGEND

- D - DEED
- POB - POINT OF BEGINNING
- SQ. FT. - SQUARE FEET
- POC - POINT OF COMMENCEMENT



#5762

KCA ENGINEERS, INC.

CONSULTING ENGINEERS • SURVEYORS • PLANNERS

318 BRANNAN ST. • SAN FRANCISCO, CA 94107 • (415) 546-7111 • FAX: (415) 546-9472

2121 3RD STREET
SAN FRANCISCO, CALIFORNIA
1597

EXHIBIT "C"

DATE:

09.05.12

1 OF 1

OWNER'S STATEMENT.
WE HEREBY STATE THAT WE ARE THE OWNERS AND THE HOLDERS OF SECURITY INTEREST OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCULCATED WHICH THE SUBDIVISION SHOWN ON THIS MAP THAT WE ARE THE ONLY PERSONS HAVING RECORD TITLE INTEREST IN THE SUBDIVISION PROPERTY. NO OTHER PERSONS ARE KNOWN TO US TO HAVE ANY INTEREST IN THE PROPERTY, AND WE HEREBY CERTIFY THAT WE ARE THE ONLY PERSONS HAVING RECORD TITLE INTEREST IN THE PROPERTY. WE HEREBY CERTIFY THAT WE ARE THE ONLY PERSONS HAVING RECORD TITLE INTEREST IN THE PROPERTY, AND WE HEREBY CERTIFY THAT WE ARE THE ONLY PERSONS HAVING RECORD TITLE INTEREST IN THE PROPERTY.

OWNERS: JESSON PINS DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: Robert C. Peterson
TITLE: 42 MAINTENANCE DIRECTOR

BY: Robert C. Peterson
PRINT: Robert C. Peterson
TITLE: 42 MAINTENANCE DIRECTOR
AGENCY: _____

BY: _____
PRINT: _____
TITLE: _____
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ENGINEER'S STATEMENT.
I HAVE BEEN HONORARILY APPOINTED BY THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO AS A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA. I HEREBY STATE THAT THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF STEVE HESTER IN AUGUST 2011, I HEREBY STATE THAT THE DOCUMENTS WILL BE SET IN THOSE POSITIONS WITHIN TWO YEARS OF THE RECOGNITION OF THIS MAP AND THAT ALL THE NECESSARY REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE RELATIVE MAP HAVE BEEN COMPLETED WITH AND THAT I AM SANSIFIED THAT THIS MAP IS TECHNICALLY CORRECT.

BY: Robert C. Peterson
DATE: 02/07/14

BY: Robert C. Peterson
DATE: 02/07/14

BY: Robert C. Peterson
DATE: 02/07/14

BY: Robert C. Peterson
DATE: 02/07/14

BY: Robert C. Peterson
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DATE: 02/07/14

BY: Robert C. Peterson
DATE: 02/07/14

CITY AND COUNTY SUPERVISOR'S STATEMENT.
I HEREBY STATE THAT THE SUPERVISOR AS SHOWN IS SUBSTANTIALLY THE SAME AS THE SUPERVISOR AS SHOWN IN THE SUBDIVISION MAP AND THAT I AM SANSIFIED THAT THIS MAP IS TECHNICALLY CORRECT.

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

BY: Bruce R. Storrs
DATE: February 13, 2014

BY: Bruce R. Storrs
DATE: February 13, 2014

BY: Bruce R. Storrs
DATE: February 13, 2014

BY: Bruce R. Storrs
DATE: February 13, 2014

BY: Bruce R. Storrs
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BY: Bruce R. Storrs
DATE: February 13, 2014

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ASSESSOR'S BLOCK 4045, LOT 041

2121 3RD STREET

SHEET 1 OF 3 SHEETS

ASSESSOR'S BLOCK 4045, LOT 041

2121 3RD STREET

SHEET 1 OF 3 SHEETS

ASSESSOR'S BLOCK 4045, LOT 041

2121 3RD STREET

SHEET 1 OF 3 SHEETS

ASSESSOR'S BLOCK 4045, LOT 041

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ASSESSOR'S BLOCK 4045, LOT 041

2121 3RD STREET

SHEET 1 OF 3 SHEETS

ASSESSOR'S BLOCK 4045, LOT 041

2121 3RD STREET

SHEET 1 OF 3 SHEETS

KCA ENGINEERS, INC.
CONSULTING CIVIL ENGINEERS

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
FEBRUARY 2014

A 105 UNIT RESIDENTIAL CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT
CERTAIN GRANT DEED RECORDED ON OCTOBER 29, 2012 IN
REEL K702, PAGE 0085, DOCUMENT NO. 2012-353415

FINAL MAP NO. 7783

GENERAL NOTES:

A. THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTION 1351(a). THIS CONDOMINIUM PROJECT IS LIMITED TO 105 RESIDENTIAL UNITS.

B. ALL INTERESTS, EGRESS/EGRESS (PARKS) OF TRAILS, FIRE (EMERGENCY EXITS) AND STAIRWAYS, COMMON AREAS, COMMON WALLS, COMMON ROOFS, COMMON DRIVEWAYS, COMMONS, ELEVATORS, AND COMMON USE ACCESSIBLE FEATURES) 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:

- (1) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
- (2) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE FRONTING SIDEWALKS, AND OTHER COMMON AREAS MAINTAINED ON PROPERTY OWNERS' FRONTS, A PUBLIC RIGHT-OF-WAY, OR OTHERWISE SUBJECT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.

D. IN THE EVENT THE AREAS IDENTIFIED IN (1) AND (2) ARE NOT PROPERLY MAINTAINED, REPAIRED, OR REPLACED, EACH PROPERTY OWNER SHALL BE RESPONSIBLE, TO THE EXTENT OF HIS/HER OWN 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 A LITIGATION AGAINST THE PROPERTY OWNER. SUCH ENFORCEMENT AND LITIGATION MAY BE THE BASIS FOR AN ACTION FOR INJUNCTION OF A LITIGATION AGAINST THE HOMEOWNERS' PROPERTY.

E. APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, CONSTRUCTION, OR PERFORMANCE OF THE PROJECT OR THE STRUCTURES, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE MUNICIPAL CODES, ORDINANCES, AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE PLANNING, ZONING, AND BUILDING CODES, INCLUDING BUT NOT LIMITED TO THE CITY OF SAN FRANCISCO'S PLANNING AND BUILDING DEPARTMENTS.

F. BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY EXIST) HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED (ONTO OR OVER) THIRD STREET OR ELKINS 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. SUCH ENCROACHMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS. INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNERS).

G. ENCROACHMENT FROM/ONTO ADJOINING PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED (ONTO OR OVER) THIRD STREET OR ELKINS 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. SUCH ENCROACHMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS. INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

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

ASSESSOR NUMBER	UNIT NUMBER	%
42	101	0.74%
43	102	0.63%
44	103	0.60%
45	104	0.60%
46	105	0.61%
47	106	1.17%
48	109	0.55%
49	108	0.55%
50	110	0.53%
51	111	1.15%
52	112	0.68%
53	113	1.21%
54	114	1.21%
55	115	0.61%
56	116	0.60%
57	117	0.60%
58	118	0.60%
59	119	0.74%
60	200	0.79%
61	202	0.93%
62	203	0.90%
63	204	0.91%
64	205	0.91%
65	206	1.21%
66	207	0.63%
67	208	0.63%
68	209	0.63%
69	210	1.15%
70	211	0.63%
71	212	0.63%
72	213	0.63%
73	214	0.63%
74	215	1.34%
75	216	1.21%
76	217	0.63%
77	218	0.63%
78	219	0.63%
79	220	0.97%
80	221	0.76%
81	300	0.76%
82	301	0.93%
83	302	0.93%
84	303	0.93%
85	305	0.61%
86	306	1.21%
87	307	1.05%
88	308	1.24%
89	309	1.03%
90	310	1.24%
91	311	1.55%
92	312	1.00%
93	313	1.22%
94	314	1.21%
95	315	0.93%
96	316	0.60%

SURVEY NOTES:

1. BASIS OF SURVEY: GRANT DEED DOCUMENT NO. 2012-0534145 IN REEL K762, IMAGE 0885 RECORDED OCTOBER 29, 2012, ON FILE IN THE OFFICE OF THE RECORDER, CITY AND COUNTY OF SAN FRANCISCO.
2. MAP OF 700 ELKINS STREET ON FILE IN THE OFFICE OF THE RECORDER, CITY AND COUNTY OF SAN FRANCISCO, RECORDED MAY 10, 2002, IN BOOK 74 OF CONDOMINIUM MAPS AT PAGE 20.
3. MONUMENT REFERENCE: MONUMENT MAP 324 DATED JULY 1983 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
4. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
5. DIMENSIONS ARE INDICATED IN FEET AND DECIMALS THEREOF.
6. BLOCK LINES OF BLOCK 4045 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINES. RELATIONSHIPS BETWEEN MONUMENT LINES AND THE BLOCK LINES OF BLOCK 4045 WERE ESTABLISHED IN CONFORMANCE WITH COMPPELLING EVIDENCE OF SURVEY RECORDS, INCLUDING BUT NOT LIMITED TO: (1) SURVEY NOTES, (2) DEEDS, (3) FEENCES, (4) RETAINING WALLS AND (5) OFFICIAL CONCRETE SIDEWALKS AND CURBS, ALONG WITH THE MAP AND DEED REFERENCES LISTED HEREON.
7. THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THOSE CERTAIN NOTICES OF SPECIAL RESTRICTIONS AND AMENDMENTS THERE TO AS FOLLOWS:

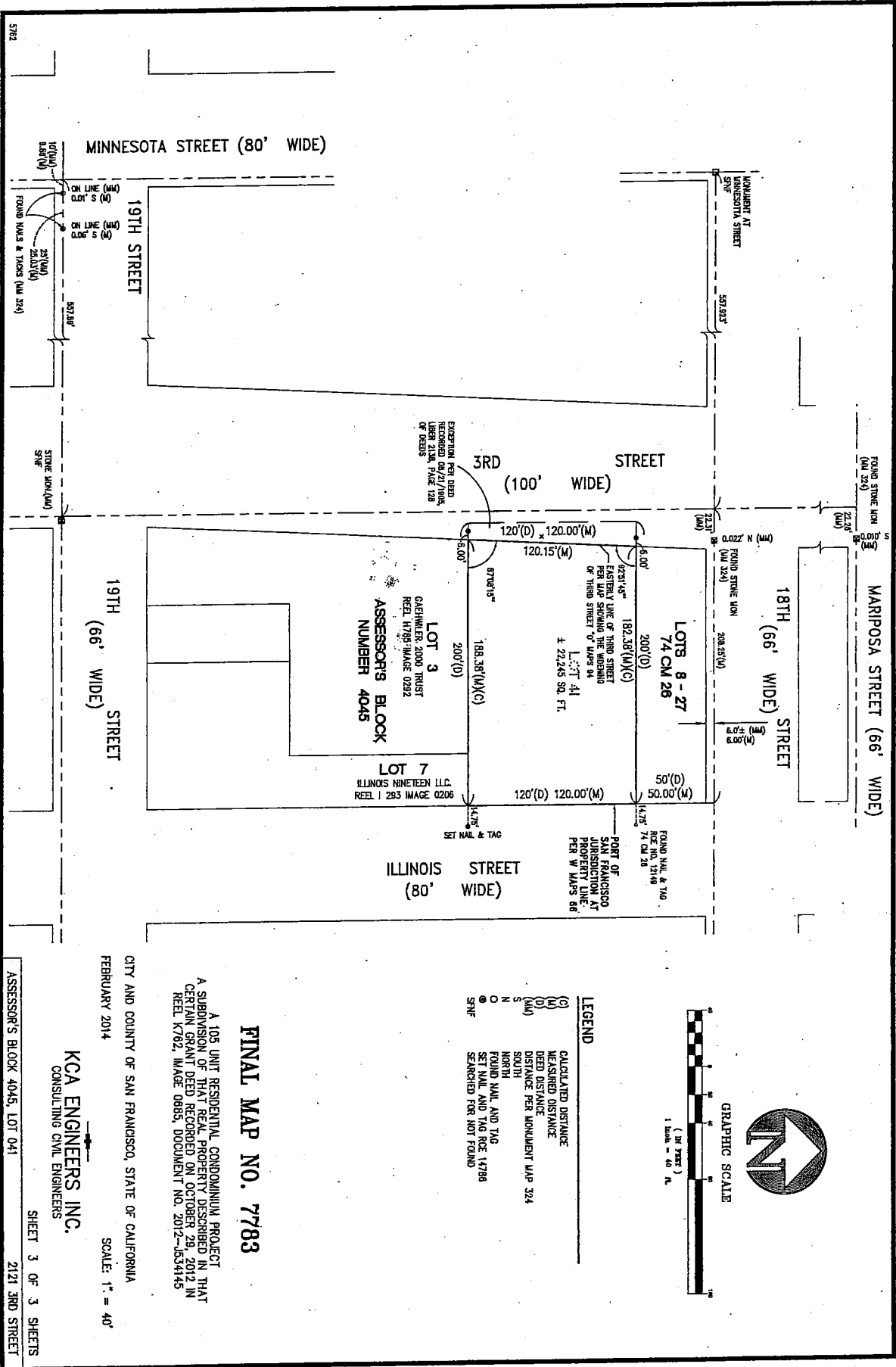
DOCUMENT NUMBER	RECORDED DATE	REEL / IMAGE BOOK / PAGE
2011-006281-00	NOV 30, 2011	K532 OR 0718
2013-002701	DEC 10, 2013	L540 OR 433

FINAL MAP NO. 7783

A 105 UNIT RESIDENTIAL CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT
CERTAIN GRANT DEED RECORDED ON OCTOBER 29, 2012 IN
REEL K762, IMAGE 0885, DOCUMENT NO. 2012-0534145

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
FEBRUARY 2014

KCA ENGINEERS INC.
CONSULTING CIVIL ENGINEERS



FOUND STONE MONUMENT AT CORNER (M 324)
 FOUND STONE MONUMENT AT CORNER (M 324)
 FOUND STONE MONUMENT AT CORNER (M 324)
 FOUND STONE MONUMENT AT CORNER (M 324)

EXCEPTION PER DEED RECORDED 04/21/1985, LIBER 213A, PAGE 128 OF RECORDS

LOT 3
 GAENHILMER, 2000 TRUST
 REEL 11795-IMAGE 0292
 ASSESSOR'S BLOCK NUMBER 4045

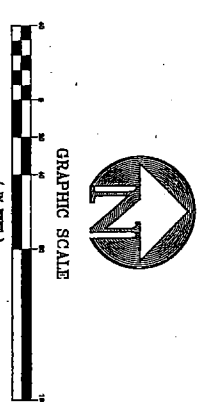
LOT 7
 ILLINOIS NINETEEN LLC
 REEL 1 283 IMAGE 0206

LOTS 8 - 27
 74 CM 26

18TH STREET (66' WIDE)

ILLINOIS STREET (80' WIDE)

POINT OF MONUMENTATION AT PROPERTY LINE PER W. MASS 86



LEGEND

- (C) CALCULATED DISTANCE
- (M) MEASURED DISTANCE
- (D) DEED DISTANCE
- (M) DISTANCE PER MONUMENT MAP 324
- S SOUTH
- N NORTH
- FOUND NAIL AND TAG
- SET NAIL AND TAG PER 1/788
- SEARCHED FOR NOT FOUND
- SNE

FINAL MAP NO. 77883

A 105 UNIT RESIDENTIAL CONDOMINIUM PROJECT
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CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
 FEBRUARY 2014
 SCALE: 1" = 40'

KCA ENGINEERS INC.
 CONSULTING CIVIL ENGINEERS

ASSESSOR'S BLOCK 4045, LOT 041
 SHEET 3 OF 3 SHEETS
 2121 3RD STREET



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

RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO

MAR 17 AM 11:25



Phone: (415) 554-5827
 Fax: (415) 554-5324
www.sfdpw.org
Subdivision.Mapping@sfdpw.org

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

Bruce R. Storrs, City and County Surveyor

FINAL MAP ROUTING SHEET

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

MAP

Final Map No. 7783	Date Sent: Thursday, March 13, 2014	Date Due at BOS Before 12PM, Monday, March 17, 2014
Block/Lot 4045 / 041	Map Address 2121 3 rd Street	

RECEIVED
 17 MAR 17 PM 2:10

SENDER

Name: Cheryl Chan	Telephone: 415-554-4885
Address: 1155 Market Street, 3 rd Floor	Email: Cheryl.Chan@sfdpw.org

ROUTE

Date Received	To	Date Forwarded or Signed
	Frank W. Lee Executive Assist. To Director City Hall, Room 348	3/13/14
	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: John.Malamut@sfdpw.org Tel: (415) 554-4622	3/14/14
MCN	Mohammed Nuru Director of Public Works City Hall, Room 348	3/14/14
	Clerk of Board of Supervisors (BOS) City Hall, Room 244 (Submit a copy of this sheet with map.)	
	When map is submitted to BOS, please return this original routing sheet to sender.	



