

File No. 180991

Committee Item No. _____

Board Item No. 40

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: October 23, 2018

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"/> | 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. 188461 - September 24, 2018</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Department Decision - June 18, 2008</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificates - September 17, 2018</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: Brent Jalipa

Date: October 18, 2018

Prepared by: _____

Date: _____

1 [Final Map 4896 - 601 Crescent Way]

2
3 **Motion approving Final Map 4896, a 465 residential unit condominium project, located**
4 **at 601 Crescent Way, being a subdivision of Assessor's Parcel Block No. 4991, Lot**
5 **Nos. 240 and 240A; and adopting findings pursuant to the General Plan, and the**
6 **priority policies of Planning Code, Section 101.1.**

7
8 MOVED, That the certain map entitled "FINAL MAP 4896", a 465 residential unit
9 condominium project, located at 601 Crescent Way, being a subdivision of Assessor's Parcel
10 Block No. 4991, Lot Nos. 240 and 240A, comprising three sheets, approved September 24,
11 2018, by Department of Public Works Order No. 188461, is hereby approved and said map is
12 adopted as an Official Final Map 4896; and, be it

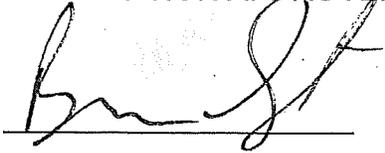
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the
15 Planning Department, by its letter dated June 18, 2008, that the proposed subdivision is
16 consistent with the General Plan, and the priority policies of Planning Code, Section 101.1;
17 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.

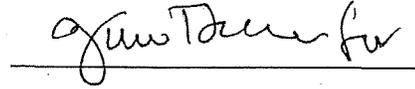
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DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor

RECOMMENDED:



Mohammed Nuru
Director of Public Works



RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

Office of the City and County Surveyor
1155 Market Street, 3rd Floor
San Francisco, Ca 94103
(415) 554-5827 ■ www.SFPublicWorks.org

2018 OCT -5 PM 2:41

BY *[Signature]*



London N. Breed, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

Public Works Order No: 188461

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

APPROVING FINAL MAP 4896, 601 CRESCENT WAY, A 465 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A MERGER AND SUBDIVISION OF LOT 240 AND LOT OS-8 IN ASSESSORS BLOCK NO. 4991 (OR ASSESSORS PARCEL NUMBER 4991-240 AND 4991-240A). [SEE MAP]

A 465 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated June, 18, 2008 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 4896", 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 June, 18, 2008, 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:



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

9/24/2018

9/24/2018

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



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



Gavin Newsom, Mayor
Fred V. Abadi, Ph.D., Director



(415) 554-5827
FAX (415) 554-5324
http://www.sfdpw.com

RECEIVED
08 JUN 20 AM 11:10

Department of Public Works
Bureau of Street-Use and Mapping
875 Stevenson Street, Room 410
San Francisco, CA 94103-0942

Barbara L. Moy, Bureau Manager
Bruce Storrs, City and County Surveyor

Date: October 5, 2007

2007.11929

Department of City Planning
1660 Mission Street
San Francisco, CA 94103

Attention: Mr. Lawrence Badiner

Project ID: 4896			
Project Type: Lot Merger (2 lot(s)), 465 Units New Construction			
Address#	StreetName	Block	Lot
601	CRESCENT WAY	4991	OS8
601	CRESCENT WAY	4991	240
Tentative Map Referral			

SE

Pursuant to Section 1325 of the City and County of San Francisco Subdivision Code and Section 4.105 of the 1996 City Charter, a print of the above referenced Map is submitted for your review, CEQA and General Plan conformity determination. Under the provisions of the Subdivision Map Act and the City and County of San Francisco Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the receipt of the application or CEQA Determination per SMA 664521(c). Under these same state and local codes, DPW is required to approve, conditionally approve, or disapprove the above referenced map within 50 days of the receipt of the application or CEQA Determination per SMA 664521(c). Failure to do so constitutes automatic approval. Thank you for your timely review of this Map.

Enclosures:

- Print of Parcel Map
- List "B"
- Proposition "M" Findings
- Photos

Sincerely,

Bruce R. Storrs
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 environmental review per Class 1 California Environmental Quality Act Guidelines.~~ THE SUBJECT REFERRAL WAS

REVIEWED UNDER CASE NO. 2004.1031E, FOR WHICH AN EIR APPENDIX WAS ISSUED 2/14/04. EIR GENERATED UNDER 11/10/07

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 Lawrence Badiner 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 Lawrence Badiner at the above address):

PLANNING DEPARTMENT

DATE 06 18 08

Lawrence B. Badiner
Mr. Lawrence B. Badiner, 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. 4991 Lot No. 240

Address: 601 Crescent Way

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

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

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 27th day of September. 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.



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. 4991 Lot No. 240

Address: 601 Crescent Way

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

Map: \$19,847,710

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$238,173.00

Amount of Assessments not yet due: \$892.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 27th day of September. 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.

OWNER'S/ TRUSTEE'S STATEMENT

THE UNDERSIGNED OWNER IS THE ONLY PARTY HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP, TITLED FINAL MAP NO. 4896 COMPRISING THREE (3) SHEETS, BY OUR SIGNATURES HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNERS: NEW HORIZON DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Susan L. Kao BY:

NAME: Susan L. Kao NAME:

TITLE: Managing Member TITLE:

TRUSTEE: FIRST AMERICAN TITLE COMPANY

BY: Julia Lopez BY:

TITLE: V.P. Director of Operations TITLE:

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

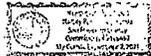
ON August 24, 2018, BEFORE ME, WING CHONG FONG, A NOTARY PUBLIC,

PERSONALLY APPEARED, Susan L. Kao 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:

NOTARY'S SIGNATURE: Wing Chong Fong



NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2189482

MY COMMISSION EXPIRES: April 2, 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

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 Santa Clara

ON August 21, 2018, BEFORE ME, C. Marraguin, A NOTARY PUBLIC,

PERSONALLY APPEARED, Sylvia Eraso 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:

NOTARY'S SIGNATURE: C. Marraguin

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2198161

MY COMMISSION EXPIRES: 11/1/21

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Santa Clara County

APPROVALS

THIS MAP IS APPROVED THIS _____ DAY OF _____, 2018.

BY ORDER NO. _____

BY: _____ DATE: _____

MOHAMMED NURU DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY

BY: _____

DEPUTY CITY ATTORNEY CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL

ON _____, 2018, 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 SUPERVISOR'S 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 _____, 2018.

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

CLERK'S STATEMENT

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____ ADOPTED _____, 2018, APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 4896, COMPRISING THREE (3) SHEETS.

IN TESTIMONY WHEREOF, I HAVE HERETO 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

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.

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

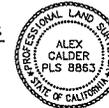
BY: Bruce R. Storrs DATE: 8/23/2018 BRUCE R. STORRS, L.S. 6914



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 NEW HORIZON DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY IN AUGUST 2018. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE AUGUST 2020, 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: Alex Calder DATE: 8/23/2018 ALEX CALDER, P.L.S. 8863



RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2018, AT _____ M., IN BOOK _____ OF CONDOMINIUM MAPS, AT PAGES _____, AT THE REQUEST OF BKF ENGINEERS.

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

NOTE:

APN 4991-240A ASSIGNED TO LOT 05-8 BY THE OFFICE OF THE ASSESSOR-RECORDER ON AUGUST 20, 2018

FINAL MAP NO. 4896

A 465 UNIT RESIDENTIAL CONDOMINIUM PROJECT

BEING A MERGER AND SUBDIVISION OF LOT 240 AND LOT 05-8 OF THAT MAP OF ST. FRANCIS BAY CONDOMINIUMS AS SHOWN IN BOOK 12 OF MAPS AT PAGES 166 THROUGH 174, RECORDED AS DOCUMENT NUMBER 2001-0913791-00 ON MARCH 09, 2001 AND AS AMENDED BY THAT CERTIFICATE OF CORRECTION, RECORDED AS DOCUMENT NUMBER 2018-06775-370, ON SEPTEMBER 19, 2018

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

AUGUST 2018



SHEET ONE (1) OF THREE (3) SHEETS

APNs 4991-240 AND 4991-240A

601 CRESCENT WAY

CONDOMINIUM NOTES

- a) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 465 DWELLING UNITS.
- b) ALL INGRESS (ES), EGRESS (ES), PATH(S) OF TRAVEL FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
- c) UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS, AND RESTRICTIONS, THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
 - (i) ALL GENERAL USE COMMON AREA IMPROVEMENTS WITHIN PRIVATE PROPERTY; AND
 - (ii) ALL FRONTING SIDEWALKS AND STREETSCAPE IMPROVEMENTS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS, INCLUDING MEDIANS, IF ANY, 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 CRESCENT WAY ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).
- g) SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM/ONTO ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DEPICTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

ASSESSOR'S PARCEL NUMBER NOTE

THE PROPOSED ASSESSOR'S PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE.

ASSESSOR'S PARCEL NUMBER TABLE

BUILDING	CONDOMINIUM UNITS	ASSESSOR'S PARCEL NO.S
TOWER	101 THROUGH 2206	4991C-002 THROUGH -202
MIDRISE	240 THROUGH 1228	4991C-203 THROUGH -466

NOTES

THIS REAL PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING:

- DOCUMENT NUMBER F255546, BOOK F771, PAGE 566 O.R., RECORDED 12/10/1992. NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE
- DOCUMENT NUMBER 2001-G996592-00, RECORDED 08/14/2001, CORPORATION GRANT DEED
- DOCUMENT NUMBER 2003-H407052-00, RECORDED 04/10/2003. MEMORANDUM OF EASEMENT
- DOCUMENT NUMBER 2003-H535819-00, RECORDED 09/15/2003. GRANT AND AGREEMENT FOR EASEMENTS, COVENANTS AND RESTRICTIONS REGARDING OPEN SPACE USE AND MAINTENANCE
- DOCUMENT NUMBER 2004-H650177-00, RECORDED 01/30/2004. RE-RECORDING OF THE AMENDMENT TO GRANT AND AGREEMENT FOR EASEMENTS, COVENANTS AND RESTRICTIONS REGARDING CRESCENT WAY AND CRESCENT COURT - ROADWAY IMPROVEMENTS AND FIRE PUMP HOUSE IMPROVEMENTS
- DOCUMENT NUMBER 2005-H966724-00, RECORDED 06/06/2005. SAN FRANCISCO EXECUTIVE PARK DECLARATION FOR COMMON SERVICES AND OPERATIONS
- DOCUMENT NUMBER 2006-I239771-00, RECORDED 08/24/2006. NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE
- DOCUMENT NUMBER 2007-454213-00, RECORDED 09/19/2007. AGREEMENT REGARDING GRADING
- DOCUMENT NUMBER 2015-K179390-00, RECORDED 10/31/2015. DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING

NOTE:

APN 4991-240A ASSIGNED TO LOT 05-B BY THE OFFICE OF THE ASSESSOR-RECORDER ON AUGUST 20, 2018

FINAL MAP NO. 4896

A 465 UNIT RESIDENTIAL CONDOMINIUM PROJECT

BEING A MERGER AND SUBDIVISION OF LOT 240 AND LOT 05-B OF THAT MAP OF ST. FRANCIS BAY CONDOMINIUMS AS SHOWN IN BOOK 22 OF MAPS AT PAGES 166 THROUGH 174, RECORDED AS DOCUMENT NUMBER 2001-G913791-00 ON MARCH 09, 2001 AND AS AMENDED BY THAT CERTIFICATE OF CORRECTION, RECORDED AS DOCUMENT NUMBER 2018-K673370 ON SEPTEMBER 19, 2018

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

AUGUST 2018



BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94063
650-482-6300

Engineers & Surveyors & Planners

SHEET TWO (2) OF THREE (3) SHEETS

APNs 4991-240 AND 4991-240A

601 CRESCENT WAY

5471

