

City and County of San Francisco

San Francisco Public Works



London N. Breed, Mayor
Mohammed Nuru, Director

GENERAL - DIRECTOR'S OFFICE
City Hall, Room 348
1 Dr. Carlton B. Goodlett Place, S.F., CA 94102
(415) 554-6920 www.SFPublicWorks.org



Public Works Order No: 201898

RECOMMENDING APPROVAL OF PHASE ONE OF FINAL MAP 9537, PORTIONS OF THE SUNNYDALE HOPE SF PROJECT, THE RE-SUBDIVISION OF EXISTING PARCELS 6311-01 AND 6312-01 RESULTING IN UP TO 6 LOTS INTENDED FOR HOUSING AND PUBLIC RIGHT-OF-WAY SUBJECT TO CERTAIN CONDITIONS, AND A PUBLIC IMPROVEMENT AGREEMENT RELATED TO FINAL MAP 9537, AND GRANTING SPECIFIED EXCEPTIONS TO THE SUBDIVISION CODE AND SUBDIVISION REGULATIONS, INCLUDING DEFERRALS.

1. On April 19, 2019, the Director of Public Works ("Director") adopted Public Works ("PW") Order No. 201070 approving Tentative Map No. 9537 ("Tentative Map") for the merger and subdivision of 40 Lots with up to 1,770 units for purposes of development in multiple phases.
2. In PW Order No. 201070, the Director determined that the Tentative Map was subject to the mitigation measures adopted by the City Planning Commission pursuant to Motion No. 19784-CEQA Findings and M-19785-General Plan Findings respectively, which certified the Final Environmental Impact Report ("FEIR") for the Sunnydale HOPE SF Project, prepared pursuant to the California Environmental Quality Act (California Public Resources Code § 21000 et seq.). Since the FEIR and the Project (as defined by San Francisco Subdivision Code Section 1707(y)) were approved on July 9, 2015, there have been: i) no substantial changes to the Project; ii) no substantial changes with respect to the surrounding circumstances; and iii) no new information of substantial importance, that would result in new or more severe significant impacts than were addressed in the FEIR. Accordingly, no supplemental or subsequent EIR or other environmental review is required.
3. Sunnydale Development Co., LLC ("Sunnydale LLC") filed an application for a phased final map to re-subdivide Parcels 6311-01 and 6312-01 with the map referred to hereafter as the "Final Map", being a six lot subdivision with Lots A, B and C being intended for public right of way use, and Lots 1 and 2 intended for housing use.
4. The City Planning Department, in its letter dated November 5, 2018, found that the subdivision, on balance, is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1.
5. The PW Director approves below a series of Exceptions, Design Modifications and Deferrals, including the required findings for the subdivision.
 - a. On March 24, 2015, The Public Works Director ("Director") adopted the San Francisco Subdivision Regulations ("Subdivision Regulations") pursuant to Public Works Order No. 183447; and
 - b. The Final Environment Impact for the Sunnydale HOPE SF Project, (FEIR), prepared pursuant to



San Francisco Public Works

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the California Environmental Quality Act (Cal. Pub Resources Code § 21000 et seq.) was certified by the Planning Commission on July 9, 2015 Motion No. 19409; and

- c. January 31, 2017, the Board of Supervisors adopted Ordinance No. 18-17 approving a Development Agreement between the City and County of San Francisco and Sunnydale Developments Co. LLC and adopted the environmental findings set forth Resolution No. 19789, on file with the Clerk of the Board of Supervisors No. 110328, and incorporated herein by reference; and
- d. Tentative Final Map 9537 ("Tentative Map") was circulated for review and comment by all effected City agencies, including but not limited to, the San Francisco Municipal Transportation Agency ("SFMTA"), the San Francisco Public Utilities Commission ("SFPUC"), the Planning Department, the San Francisco Fire Department ("SFFD"), and Public Works, and was ultimately approved after a noticed public hearing held on March 13, 2019, pursuant to Public Works Order No. 201070; and
- e. On May 22, 2019, the Director of Real Estate at Mercy Housing submitted a request for exceptions to the Subdivision Regulations or DPW Order, which request is appended hereto as Attachment 1; and
- f. On May 21, 2019, the Director of Real Estate at Mercy Housing submitted a request for deferrals, which request is appended hereto as Attachment 2; and
- g. The SF Subdivision Regulations (2015) Section III(A) and Section 1712 of the SF Subdivision Code authorizes the Director, subject to the Subdivision Map Act (Cal. Govt. Code § 66410 et. seq., "Map Act") to approve exceptions, waivers or deferrals to any of the requirements set forth in the Subdivision Code or the Subdivision Regulations subject to the required findings under Section 1712, and further provides that the standards and requirements of the Subdivision Regulations shall be modified by the Director where the Director provides that such modifications are necessary to assure conformity to and achievement of the standards and goals of the applicable Project Documents; and
- h. Pursuant to Section 1712 of the SF Subdivision Code, and with respect to the exceptions hereinafter described; the Director has determined that application of the Subdivision Code or the Subdivision Regulations, as applicable, would result in practical difficulties or unnecessary hardships affecting the property inconsistent with general purpose and intent of the Project Documents and the City Regulations, the granting of the exceptions will not be materially detrimental to the public welfare or injurious to other property in the area, and the grant of the exceptions will not be contrary to the Project Documents or City Regulations, subject to the findings herein; and
- i. No additional environmental review is required because there are no substantial changes to the project analyzed in the FEIR, no change in circumstances under which the project is being undertaken, and no new information of substantial importance indicating that new significant impacts would occur, that the impacts identified in the FEIR as significant impacts would be substantially more severe, or that mitigation or alternatives previously found infeasible are now feasible;
- j. Now be it ordered that The Director approves the exceptions and deferrals described below, based on the above findings:
- k. Exceptions

i. Exception No. 1

Exception to Section XV(B)(3) of the Subdivision Regulation, allowing for the installation of HDPE piping within the public right-of-way for the combined sewer main and laterals.

1. The exception will allow for new storm drain laterals and main in the combined sewer system main 36" in diameter and smaller to be constructed using HDPE SDR 17 pipe in lieu of vitrified clay pipe (VCP), which is typically used for the combined sewer system. HDPE piping was selected due to the pipe diameter of the lateral (6") not being available in certain materials as well as the durable nature of the material. Because SFPUC would prefer that the laterals and the main be of the same material, we propose to use HDPE for the main as well. Bedding and backfill for the utility trench will be crushed rock in accordance with San Francisco Public Works Order 178,940 – Regulations for Excavating and Restoring Streets in San Francisco (San Francisco Public Works Code Article 2.4)

ii. Exception No. 2

Exception to Section (IV)(F) of the Subdivision Regulations, allowing for the deferred submission of the signed grant deeds, public easements and offers of dedication until after the Infrastructure Permitting Agreement is executed.

1. The exception will allow for the deferral of the signed grant deeds, public easements, and offers of dedication which are normally due at the submission of the final map check print. The deferral will allow the Subdivider to continue to work with the City and the Housing Authority of the City and County of San Francisco (SFHA) on drafting and executing the above listed documents, including obtaining SFHA Board of Commissioners approval for the subject documents before they are submitted to the City to support Phase One of Final Map 9537.

iii. Exception No. 3

Exception to Section (IV)(I)(1) of the Subdivision Code, allowing for City approval of public easements in lieu of the requirement for fee title.

1. The exception will allow for the use of easements in lieu of fee title for some of the improvements that will be constructed in Phase One of Final Map 9537. The Project Site is owned by the Housing Authority of the City and County of San Francisco (SFHA), which will lease the development phase areas to the Subdivider under short-term leases for infrastructure construction, and long-term leases for the affordable housing developments. Street and utility infrastructure will be dedicated by the Subdivider to the City. Given the configuration and location of the utilities, some of which are outside of the new parcels in the Phase 1 Final Map area, it is more appropriate to utilize public easements than to require SFHA to provide fee title. These new easements have been drafted and submitted to the City Attorney's Office and are proposed in lieu of fee title.
2. A temporary segment of Sunrise Way is required to connect the future Sunrise Way right of way to the existing Santos right of way. In a future development phase, the temporary Sunrise Way will be replaced with new street and utility infrastructure that will be dedicated to the City. This temporary Sunrise Way

will provide public access via a sidewalk and street, and these utilities: new water main, backflow preventer and streetlights.

3. The existing sewer line located in the segment of the Blythdale right of way that will be vacated will remain under two utility easements. The utility easement over the eastern length of the sewer line will be terminated once the new sewer line in the Sunrise Way is constructed and approved. The second utility easement for the more westerly length of sewer line will remain until the development of Phase 1B (Phase Three of Final Map 9537), when it will be terminated.
4. A new sewer line will be constructed that will terminate in a stub located just north of the future Lot C right of way. This sewer line stub will be maintained by SFPUC and will provide a connection to future sewer service in the next development phase.

iv. Exception No. 4

Exception to Subdivision Regulations Appendix B – Technical Specifications Related to the Engineering Documents as applicable, allowing for the exceptions and design modifications as shown in the Street Improvement Permit Plans for Final Map Phase 1 that would be effective when the City approves the Street Improvement Permit Plans.

1. The exception will allow for the timely construction of improvements per the City approved Street Improvement Permit Plans. The timeline for infrastructure construction affects the Subdivider's ability to start construction on the Block 6 affordable housing, which must begin in September 2019 due to state funding requirements.

i. Deferrals

i. Deferral No. 1

Deferral of Sidewalk Legislation until such time as the offer of improvements are submitted to the Board of Supervisors for acceptance. Subdivider will submit the sidewalk legislation application in Summer 2019.

1. The Tentative Map Conditions of Approval includes the following Public Works – Bureau of Street-Use and Mapping Condition #7: "A Street Improvement Permit shall not be approved and issued until all other City design requirements and agency requirements, including but not limited to sidewalk legislation, approval from SFPUC, approval from Public Works Hydraulics, approval from SFFD, approval from SFMTA, approval from Public Works Structural, and approval from the Public Works Disability Access Coordinator are granted unless otherwise stated by Public Works."
2. Subdivider is working to start the construction of infrastructure improvements, per an approved Street Improvement Permit and other permits, and under an Infrastructure Permitting Agreement, on June 10, 2019. The scope includes the construction of new sidewalk on the west side of Hahn Street, located where the Blythdale right of way will be vacated pursuant to Street Vacation Ordinance No. 22-19 approved on February 15, 2019.

ii. Deferral No. 2

Deferral of Homeowner Association Covenants, Conditions and Restrictions ("CC&Rs) to the first Temporary Certificate of Occupancy in Phase One of Final Map 9537 allowing Project Sponsor to develop the appropriate CC&Rs for this mixed-income development.

1. Per City Standard, these CC&Rs are submitted concurrently with the Infrastructure Permitting Agreement and the Public Improvement Agreement. However, Subdivider requests a deferral of the CC&Rs prior to the first Temporary Certificate of Occupancy for Phase One of Final Map 9537.
2. Subdivider is working to develop a master association for the entire Sunnydale HOPE SF development, which will require development of an association budget and structure.
3. Subdivider will need to conduct conceptual design of privately-owned open spaces in future phases and to develop a governance structure in partnership with MOHCD and the Director of HOPE SF.
4. The Director of Public Works grants a deferral except that the CC&Rs shall be submitted to the City for review and approval prior to the City Engineer's issuance of the Notice of Completion for public improvements related to this Final Map.

iii. Deferral No. 3

Deferral of obtaining a Master Major Encroachment Permit and Maintenance Agreement to the Notice of Completion for infrastructure improvements for Phase One of Final Map 9537.

1. The deferral will provide the Subdivider with time to work on the master major encroachment permit application, which is a new City process pursuant to Ordinance No. 35-18. The deferral will allow for the Subdivider and the City to work on the form of the Maintenance Agreement and to schedule the item for Board of Supervisors approval.
6. The PW Director and County Surveyor find that the phased Final Map is consistent with the requirements and conditions imposed by the Subdivision Map Act, California Government Code Sections 66410 et seq., the San Francisco Subdivision Code, and the Tentative Map, and substantially conforms to the Tentative Map.
7. The PW Director and City Engineer recommend that the Board of Supervisors approve the phased Final Map subject to the conditions specified herein.
8. Subdivider has initiated construction of the required public improvements in accordance with the Subdivision Regulations, an Infrastructure Permitting Agreement dated July 5, 2019, and related permits. Because the Subdivider has not completed the required public improvements associated with this Final Map and certain conditions have not been fulfilled at the time of the filing of this Final Map, the San Francisco Subdivision Code requires that the Subdivider and the City enter into a Public Improvement Agreement ("PIA") to address this requirement. Sunnydale Infrastructure, LLC, an affiliate of Sunnydale Development Co., LLC (Applicant) has executed a PIA to address this requirement and has provided security pursuant to that agreement as required under the Subdivision Code. The PW Director recommends that the Board of Supervisors approve the PIA and authorize the PW Director and City Attorney to execute and file the PIA in the Official Records of the City.

9. The Final Map includes certain easements shown on the Map, offers of improvements, and an offer of dedication in fee for Lots A, B and C of the Final Map. The PW Director recommends that the Board of Supervisors accept on behalf of the public the easements and conditionally accept the offer of improvements, except for the improvements made for privately-owned publicly accessible areas, and offer of real property, as described in the Sunnysdale, LLC owner's statement on the Final Map, subject to the City Engineer's issuance of a Notice of Completion for the improvements and subsequent Board of Supervisors action. The Director also recommends that the Board reject the offered improvements to privately-owned publicly accessible areas.
10. The Director also recommends that the Board acknowledge that the Department of Real Estate will approve and record easement agreements as a separate instrument in connection with the recordation of the final map. There is a similar statement along the lines that is added to the Clerk's statement when we have such easement agreements.
11. The PW Director further recommends that the Board of Supervisors acknowledge that the Director of the Division of Real Estate shall accept the easements and easement agreements by separate instrument in accordance with the terms of the Sunnysdale HOPE SF Development Agreement (Ordinance No. 18-17) and related approvals.
12. It is recommended that the Board of Supervisors adopt this legislation.

X

DocuSigned by:

Bruce Storrs

Storrs, Bruce 97ABC41507B0494...
County Surveyor

X

DocuSigned by:

John Thomas

Thomas, John B3944D53BAFD487...
Deputy Director and City Engineer

X

DocuSigned by:

Nuru, Mohammed

Nuru, Mohammed
Director

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF RECORD TITLE INTEREST IN THE REAL PROPERTY SUBDIVIDED AND SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

WE HEREBY IRREVOCABLY OFFER FOR DEDICATION IN FEE FOR STREET AND ROADWAY PURPOSES THAT CERTAIN REAL PROPERTY SHOWN HEREON AS LOT A, LOT B AND LOT C, SAID FEE SHALL BE COMPLETED BY SEPARATE INSTRUMENT.

IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNER: THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, A PUBLIC BODY CORPORATE AND POLITICAL

BY: Barbara T. Smith
BARBARA T. SMITH
ACTING EXECUTIVE DIRECTOR

SUBDIVIDER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE SUBDIVIDER AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

WE HEREBY IRREVOCABLY OFFER IMPROVEMENTS FOR STREET AND ROADWAY PURPOSES, AS DESCRIBED IN THAT PUBLIC IMPROVEMENT AGREEMENT, EXECUTED ON _____ 2019.

IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

SUBDIVIDER: SUNNYDALE INFRASTRUCTURE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Ramin Daes
RAMIN DAES
VICE PRESIDENT

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 30 2019 BEFORE ME Florence C. Chang

PERSONALLY APPEARED Barbara T. Smith
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: _____

NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2174210

MY COMMISSION EXPIRES: December 29, 2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

SUBDIVIDER'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 September 4, 2019 BEFORE ME Claudia Flores, Notary Public

PERSONALLY APPEARED Ramin Daes
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: Ramin Daes

NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2257684

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

MY COMMISSION EXPIRES: September 4, 2022

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 _____, 2019.

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 _____, 2019, APPROVED THIS MAP ENTITLED "FINAL MAP 9537", AND ACCEPTS ON BEHALF OF THE PUBLIC, SUBJECT TO COMPLETION AND ACCEPTANCE, THE OFFERS OF DEDICATION AND IMPROVEMENTS IDENTIFIED IN THE OWNER'S STATEMENT.

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

BY: _____ DATE: _____
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVALS:

THIS MAP IS APPROVED THIS _____ DAY OF _____, 2019

BY ORDER NO. _____

BY: _____ DATE: _____
MOHAMMAD MURU
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 _____, 2019, THE BOARD OF SUPERVISOR'S 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. _____

CERTIFICATE OF PUBLIC IMPROVEMENT AGREEMENT:

THIS CERTIFICATE EVIDENCES THAT A PUBLIC IMPROVEMENT AGREEMENT HAS BEEN EXECUTED ON THE _____ DAY OF _____, 2019, BETWEEN SUNNYDALE INFRASTRUCTURE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND THE CITY AND COUNTY OF SAN FRANCISCO.

BY: _____
MOHAMMAD MURU
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
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: September 12, 2019
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 SUNNYDALE DEVELOPMENT COMPANY, LLC, ON MAY 18, 2015. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN THOSE POSITIONS INDICATED WITHIN THREE YEARS FROM THE RECORDATION OF THIS FINAL MAP, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: Bruce A. Gowdy DATE: August 29 2019
BRUCE A. GOWDY
PLS No. 6725



RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2019, AT _____ M. IN BOOK _____
OF CONDOMINIUM MAPS, AT PAGES _____, AT THE REQUEST OF MARTIN M. RON ASSOCIATES.

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

FINAL MAP 9537

SUNNYDALE HOPE SF PROJECT; PID 9537 - PHASE 1
A MERGER AND 6 LOT SUBDIVISION
A 20 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 2
BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT QUITCLAIM DEED TO THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED AUGUST 29, 1940, IN BOOK 3658, PAGE 150, PARCELS 2 AND 3, OFFICIAL RECORDS AND THAT CERTAIN QUITCLAIM DEED OF VACATED BLYTHDALE AVE., RECORDED _____, 2019, DOC. 2019.

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors

859 HARRISON STREET, SUITE 200

San Francisco, California 94107

AUGUST 2019

SHEET 1 OF 11

APN 6311-001, APN 6312-001 242 HAHN ST., 1501 SUNNYDALE AVE., & A PORTION OF BLYTHDALE AVE. 1 BLYTHDALE AVE., 600-700 VELASCO AVE.

MAP REFERENCES

- (R1). "MAP OF SUNNYDALE LOW RENT HOUSING PROJECT SHOWING STREET OPENINGS", RECORDED DECEMBER 30, 1941 IN BOOK "O" OF MAPS, PAGE 57, OFFICE OF THE CITY AND COUNTY RECORDER.
- (R2). "MAP OF SUN VALLEY SUBDIVISION", ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR, UNDER INDEX NO. T-13-27(d), NOTE: "MAP OF SUN VALLEY SUBDIVISION", RECORDED SEPTEMBER 25, 1946 IN BOOK "O" OF MAPS, PAGES 41-42, OFFICE OF THE CITY AND COUNTY RECORDER, CONTAINS AN ERROR, SHOWING A MONUMENT LINE DISTANCE BEING 303.261 FEET. T-13-27 SHOWS THIS DISTANCE BEING 373.261 FEET, WHICH AGREES WITH FIELD MEASURED VALUES.
- (R3). "MAP OF BLAINE, DEERING AND SAMUELS TRACT", ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR, UNDER INDEX NO. T-8-35(g)(d), NOTE: "MAP OF BLAINE, DEERING AND SAMUELS TRACT", RECORDED MAY 14, 1927 IN BOOK "L" OF MAPS, PAGES 26-27, OFFICE OF THE CITY AND COUNTY RECORDER, CONTAINS AN ERROR, SHOWING THE MONUMENT LINE OFFSET ON VELASCO AVE. BEING 6 FEET; T-8-35 SHOWS THIS OFFSET AS BEING 4 FEET, WHICH AGREES WITH FIELD MEASURED VALUES.
- (R4). "MAP OF SUBDIVISION NO. 2, BROOKDALE TERRACE", RECORDED AUGUST 22, 1944 IN BOOK "P" OF MAPS, PAGES 20-21, OFFICE OF THE CITY AND COUNTY RECORDER.
- (R5). "RECORD OF SURVEY MAP OF PORTIONS OF ASSESSOR'S BLOCKS 6327, 6328 & 6331", RECORDED JUNE 14, 1936 IN BOOK "R" OF MAPS, PAGE 76, OFFICE OF THE CITY AND COUNTY RECORDER.
- (R6). "MAP SHOWING EXTENSION OF BROOKDALE AVENUE AND SANTOS STREET SOUTHERLY TO GENOVA AVENUE", RECORDED JANUARY 6, 1942 IN BOOK "O" OF MAPS, PAGE 58, OFFICE OF THE CITY AND COUNTY RECORDER.
- (R7). PARCEL MAP, RECORDED MAY 13, 1997 IN BOOK 43 OF PARCEL MAPS, PAGE 72, OFFICE OF THE CITY AND COUNTY RECORDER.
- (R8). PARCEL MAP, RECORDED MARCH 7, 2003 IN BOOK 45 OF PARCEL MAPS, PAGE 130, OFFICE OF THE CITY AND COUNTY RECORDER.
- (R9). PARCEL MAP, RECORDED OCTOBER 17, 1980 IN BOOK 17 OF PARCEL MAPS, PAGE 82, OFFICE OF THE CITY AND COUNTY RECORDER.
- (R10). PARCEL MAP, RECORDED DECEMBER 14, 2017 IN BOOK 49 OF PARCEL MAPS, PAGE 142, OFFICE OF THE CITY AND COUNTY RECORDER.
- (R11). HISTORIC FIELD NOTES, INDEX NO. 6312, ORDER NO. 9404, DATED SEPTEMBER 6, 1946, ON FILE IN OFFICE OF THE CITY AND COUNTY SURVEYOR.

DOCUMENT REFERENCE

- (D1). QUITCLAIM DEED TO THE HOUSING AUTHORITY OF THE CITY & COUNTY OF SAN FRANCISCO, RECORDED AUGUST 29, 1940, REEL 3658, IMAGE 150, OFFICIAL RECORDS.
- (D2). DEED DESCRIBING THE LANDS KNOWN AS "MCLAREN PARK", CITY AND COUNTY OF SAN FRANCISCO, RECORDED AUGUST 3, 1866, IN BOOK B72, PAGE 732, OFFICIAL RECORDS.

THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:

- 1). A 10-FOOT WIDE AND A 30-FOOT WIDE SEWER EASEMENT AS SHOWN ON THE FILED MAP "SUNNYDALE LOW RENT HOUSING PROJECT", RECORDED DECEMBER 30, 1941 IN MAP BOOK "O", PAGE 57 ("O" MAPS 57), OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- 2). 3-FOOT WIDE UTILITY EASEMENTS AS SHOWN ON SAID "O" MAPS 57.
- 3). AN EASEMENT FOR SEWER AS DESCRIBED IN THAT DOCUMENT RECORDED FEBRUARY 21, 1940 IN REEL 3575 OF OFFICIAL RECORDS, IMAGE 68, (30-FOOT WIDE EASEMENT, SAME AS SHOWN ON SAID "O" MAPS 57).
- 4). AN EASEMENT FOR SEWER AS DESCRIBED IN THAT DOCUMENT RECORDED FEBRUARY 18, 1940 IN REEL 3722 OF OFFICIAL RECORDS, IMAGE 31, (10-FOOT WIDE EASEMENT, SAME AS SHOWN ON SAID "O" MAPS 57).
- 5). A MEMORANDUM OF EASEMENT MID BROADBAND SERVICES AGREEMENT, RECORDED AUGUST 3, 2001 IN REEL 1944 OF OFFICIAL RECORDS, IMAGE 158, (BLANKET EASEMENT ACROSS LOT 01, AB 6311).
- 6). MID BROADBAND SERVICES AGREEMENT, RECORDED AUGUST 3, 2001 IN REEL 1944 OF OFFICIAL RECORDS, IMAGE 159, (BLANKET AGREEMENT ACROSS LOT 01, AB 6311).
- 7). MASTER DEVELOPMENT AGREEMENT, RECORDED MARCH 3, 2017, DOCUMENT NO. 2017-K416598, OFFICIAL RECORDS.
- 8). DEVELOPMENT AGREEMENT, RECORDED MARCH 3, 2017, DOCUMENT NO. 2017-K416604, OFFICIAL RECORDS.
- 9). "QUITCLAIM DEED AND RESERVATION OF EASEMENT, (BLYTHDALE AVENUE)", RECORDED _____ 2019, DOCUMENT NO. 2019-_____, OFFICIAL RECORDS.
- 10). "EASEMENT AGREEMENT (ACCESS AND UTILITIES)", (TEMPORARY SUNRISE WAY), RECORDED AUGUST 5, 2019, DOCUMENT NO. 2019-K812147, OFFICIAL RECORDS.

CONDOMINIUM NOTES:

- a) THIS MAP IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 20 DWELLING UNITS IN LOT 2.
- b) ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, CITY 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:
 - (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 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) (1) 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 HAHN 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).

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.

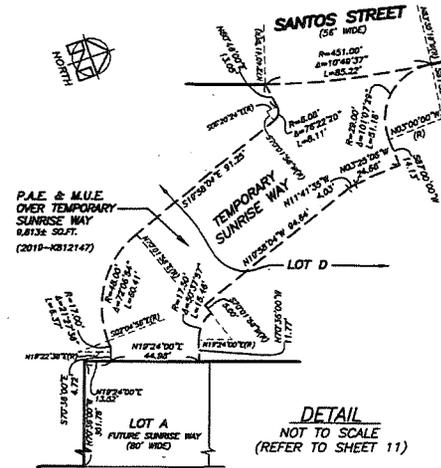
ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS

LOT NO.	CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
LOT 2	1 THRU 20	APN 6312-012 THRU 031

LOT INFORMATION TABLE

LOTS	APN	AREA (SQ.FT.)	RESIDENTIAL CONDOMINIUM UNITS	APN CONDOMINIUM UNITS	LAND USE
LOT 1	6312-010	95,215	0	N/A	RESIDENTIAL
LOT 2	6312-011	12,767	20	6312-012 THRU 031	RESIDENTIAL
LOT A	6311-009	19,314	0	N/A	PUBLIC STREET
LOT B	6312-009	25,540	0	N/A	PUBLIC STREET
LOT C	6311-010	33,022	0	N/A	PUBLIC STREET
LOT D	6311-011	322,504	N/A	N/A	FUTURE DEVELOPMENT

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



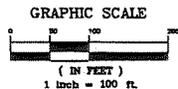
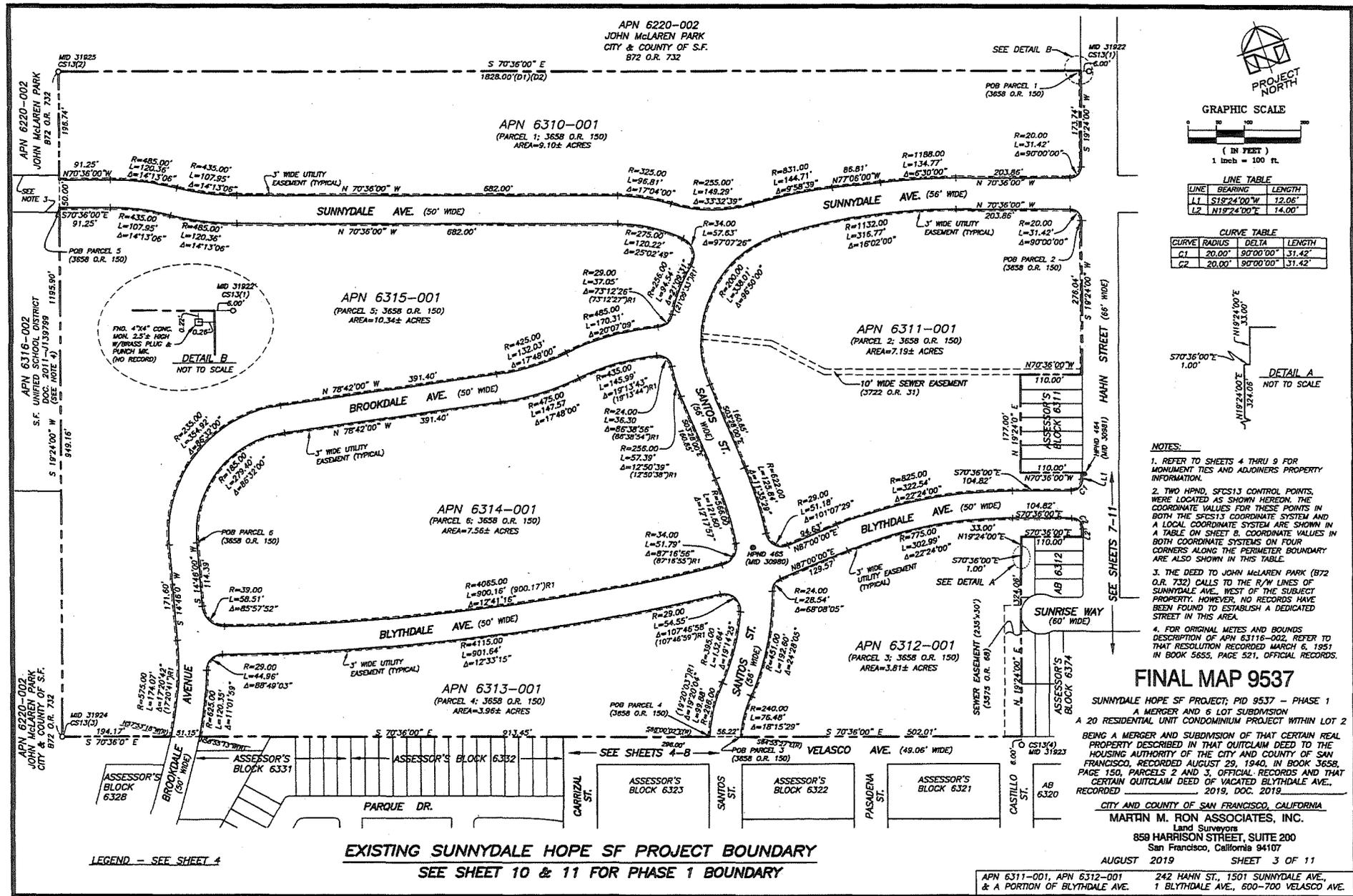
DETAIL
NOT TO SCALE
(REFER TO SHEET 11)

FINAL MAP 9537

SUNNYDALE HOPE SF PROJECT; PID 9537 - PHASE 1
A MERGER AND 6 LOT SUBDIVISION
A 20 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 2
BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT QUITCLAIM DEED TO THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED AUGUST 29, 1940, IN BOOK 3658, PAGE 150, PARCELS 2 AND 3, OFFICIAL RECORDS AND THAT CERTAIN QUITCLAIM DEED OF VACATED BLYTHDALE AVE., RECORDED _____ 2019, DOC. 2019-_____.

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 HARRISON STREET, SUITE 200
San Francisco, California 94107
AUGUST 2019 SHEET 2 OF 11

APN 6311-001, APN 6312-001 242 HAHN ST., 1501 SUNNYDALE AVE. & A PORTION OF BLYTHDALE AVE. 1 BLYTHDALE AVE., 600-700 VELASCO AVE.



LINE TABLE

LINE	BEARING	LENGTH
L1	S19°24'00" W	12.06'
L2	N19°24'00" E	14.00'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	20.00'	90°00'00"	31.42'

- NOTES:
- REFER TO SHEETS 4 THRU 8 FOR MONUMENT TIES AND ADJOINERS PROPERTY INFORMATION.
 - TWO HPND, SFCS13 CONTROL POINTS, WERE LOCATED AS SHOWN HEREON. THE COORDINATE VALUES FOR THESE POINTS IN BOTH THE SFCS13 COORDINATE SYSTEM AND A LOCAL COORDINATE SYSTEM ARE SHOWN IN A TABLE ON SHEET 8. COORDINATE VALUES IN BOTH COORDINATE SYSTEMS ON FOUR CORNERS ALONG THE PERIMETER BOUNDARY ARE ALSO SHOWN IN THIS TABLE.
 - THE DEED TO JOHN McLAREN PARK (B72 O.R. 732) CALLS TO THE R/W LINES OF SUNNYDALE AVE. WEST OF THE SUBJECT PROPERTY. HOWEVER, NO RECORDS HAVE BEEN FOUND TO ESTABLISH A DEDICATED STREET IN THIS AREA.
 - FOR ORIGINAL METES AND BOUNDS DESCRIPTION OF APN 63116-002, REFER TO THAT RESOLUTION RECORDED MARCH 6, 1951 IN BOOK 5655, PAGE 521, OFFICIAL RECORDS.

FINAL MAP 9537

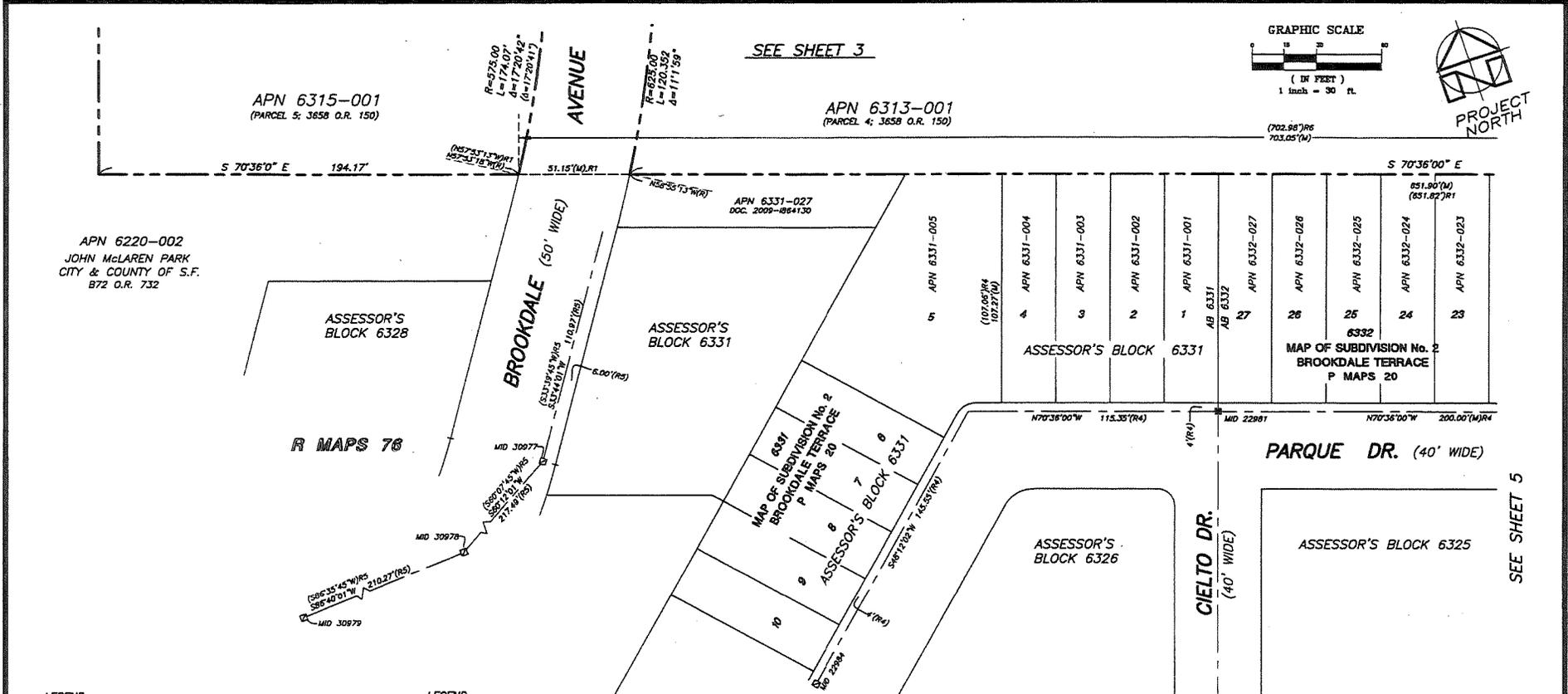
SUNNYDALE HOPE SF PROJECT; PID 9537 - PHASE 1
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 A 20 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 2
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 AUGUST 2019 SHEET 3 OF 11

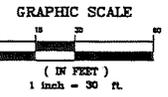
APN 6311-001, APN 6312-001 242 HAHN ST., 1501 SUNNYDALE AVE., & A PORTION OF BLYTHDALE AVE. 1 BLYTHDALE AVE., 600-700 VELASCO AVE.

LEGEND - SEE SHEET 4

EXISTING SUNNYDALE HOPE SF PROJECT BOUNDARY
SEE SHEET 10 & 11 FOR PHASE 1 BOUNDARY



SEE SHEET 3



APN 6315-001
(PARCEL 5; 3658 O.R. 150)

APN 6313-001
(PARCEL 4; 3658 O.R. 150)

APN 6220-002
JOHN McLAREN PARK
CITY & COUNTY OF S.F.
872 O.R. 732

ASSESSOR'S
BLOCK 6328

ASSESSOR'S
BLOCK 6331

ASSESSOR'S BLOCK 6331

MAP OF SUBDIVISION No. 2
BROOKDALE TERRACE
P MAPS 20

R MAPS 76

PARQUE DR. (40' WIDE)

ASSESSOR'S
BLOCK 6326

ASSESSOR'S BLOCK 6325

CIELITO DR.
(40' WIDE)

SEE SHEET 5

LEGEND

APN 6312-001	ASSESSOR'S PARCEL NUMBER (BLOCK-LOT) (FOR TAXATION PURPOSES ONLY)
P.O.B.	POINT OF BEGINNING-LEGAL DESCRIPTION
DOC.	DOCUMENT
O.R.	OFFICIAL RECORDS
(45.06')	RECORD DIMENSION WITH MAP/DEED REFERENCE WHEN IN DISCREPANCY WITH MEASURED DIMENSION
R3/(R3)	RECORD MAP REFERENCE (SEE LISTING ON SHEET 3)
MID 20321	MONUMENT IDENTIFICATION PER CITY & COUNTY OF SAN FRANCISCO DATA BASE
(W)	WEASURED
(R)	RADIUS
■	FOUND BRASS PIN IN LEAD PLUG IN STANDARD MONUMENT WELL, PER REFERENCED RECORD MAP
□	MONUMENT PER RECORD MAP-NOT FOUND
●	FOUND NAIL & TAG AS INDICATED
⊙	FOUND HIGH PRECISION NETWORK DENSIFICATION (SPS13) MONUMENT; ANCHOR SCREW & WASHER, STAMPED "CCSF CONTROL 464"
○	SET 2-1/2" BRASS DISK "PLS 6725" IN CONCRETE SIDEWALK
○	SET ANCHOR SCREW & 1-1/2" DIAMETER WASHER "PLS 6725" IN CONCRETE OR 1" DIAMETER STEEL PIPE W/CAP "PLS 6725" IN GROUND.
○	SET ANCHOR SCREW & 1-1/2" DIAMETER WASHER "PLS 6725" IN CONCRETE OR 1" DIAMETER STEEL PIPE W/CAP "PLS 6725" IN GROUND WITH SPCS13 COORDINATES AS LISTED IN TABLE ON SHEET 8

LEGEND

---	PERIMETER BOUNDARY LINES OF SUNNYDALE HOPE SF PROJECT
---	BOUNDARY LINES OF FINAL MAP PHASE 1
---	MONUMENT LINES PER RECORD MAPS
---	EASEMENT LINES
---	BOUNDARY TIES LINE
---	LINE OF ADJOINERS LOTS AND STREETS
P.A.E.	PUBLIC ACCESS EASEMENT
M.U.E.	MUNICIPAL UTILITY EASEMENT
P.U.C.	PUBLIC UTILITY COMMISSION

BASIS OF SURVEY

"MAP OF SUN VALLEY SUBDIVISION", RECORDED SEPTEMBER 25, 1946 IN BOOK
"P" OF MAPS, PAGES 41-42, OFFICE OF THE CITY AND COUNTY RECORDER.

BASIS OF BEARING

THE BEARING OF S70°36'00"E ALONG THE MONUMENT LINE OF SUNRISE WAY,
AS SHOWN ON THAT MAP ENTITLED, "MAP OF SUN VALLEY SUBDIVISION",
RECORDED SEPTEMBER 25, 1946 IN BOOK "P" OF MAPS, PAGES 41-42,
OFFICE OF THE CITY AND COUNTY RECORDER.

FIELD SURVEY COMPLETION

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON APRIL 1, 2019. ALL
PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN
HEREON EXISTED AT THE TIME OF THE FIELD COMPLETION DATE OR AT THE
TIME OF PREVIOUS SURVEYS ENDING ON FEBRUARY, 2018.

GENERAL NOTES

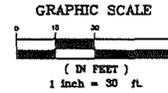
1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. JOHN McLAREN PARK, BEING THE ADJOINING PARCEL TO THE NORTH AND WEST OF THE THIS MAP, IS JUNIOR TO THIS PROJECT PARCEL, AS DESCRIBED IN DEED CALLS TO "MAP OF SUNNYDALE LOW RENT HOUSING PROJECT" (PER "O" MAPS 57).

FINAL MAP 9537

SUNNYDALE HOPE SF PROJECT; PID 9537 - PHASE 1
A MERGER AND 6 LOT SUBDIVISION
A 20 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 2
BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL
PROPERTY DESCRIBED IN THAT QUITCLAIM DEED TO THE
HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN
FRANCISCO, RECORDED AUGUST 28, 1944, IN BOOK 3658,
PAGE 150, PARCELS 2 AND 3, OFFICIAL RECORDS AND THAT
CERTAIN QUITCLAIM DEED OF VACATED BLYTHDALE AVE.,
RECORDED 2019, DOC. 2019.

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
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AUGUST 2019 SHEET 4 OF 11

APN 6311-001, APN 6312-001 242 HAHN ST., 1501 SUNNYDALE AVE.
& A PORTION OF BLYTHDALE AVE. 1 BLYTHDALE AVE., 600-700 VELASCO AVE.



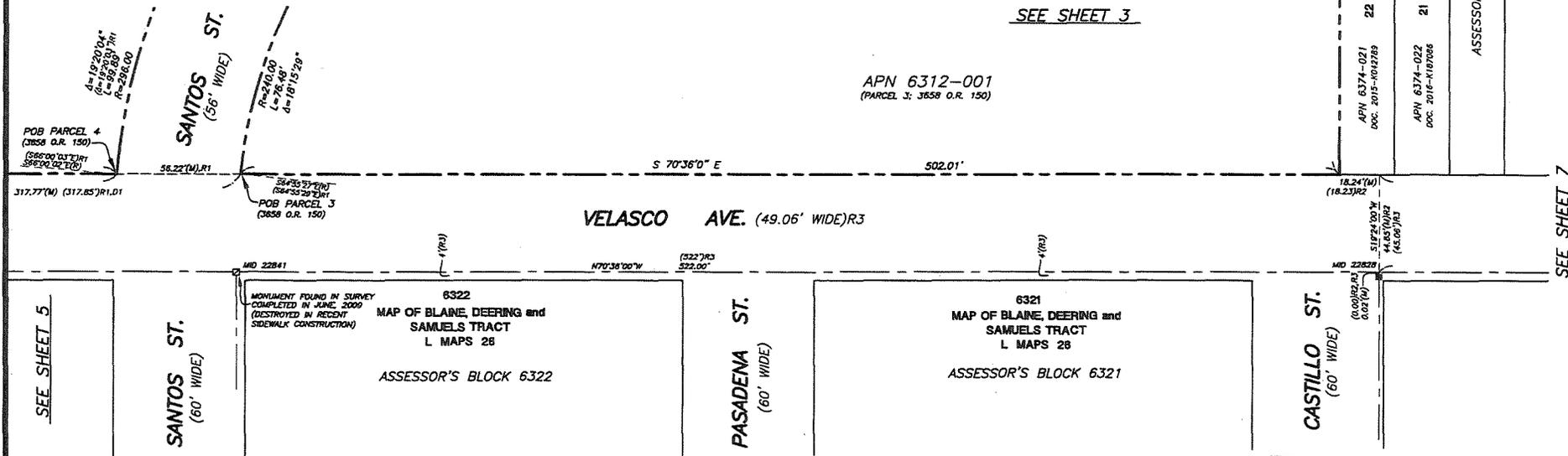
SEE SHEET 7

SEE SHEET 3

SEE SHEET 3

APN 6312-001
(PARCEL 3; 3658 O.R. 150)

	22	21	ASSESSOR'S	BLOCK 6374
N 19°24'00" E	APN 6374-021 DOC. 2019-1012268	APN 6374-024 DOC. 2011-192676 P MAPS 41	ASSESSOR'S	BLOCK 6374



MONUMENT FOUND IN SURVEY
COMPLETED IN JUNE, 2009
(DESTROYED IN RECENT
SIDEWALK CONSTRUCTION)

6322
MAP OF BLAINE, DEERING and
SAMUELS TRACT
L MAPS 28
ASSESSOR'S BLOCK 6322

PASADENA ST.
(60' WIDE)

6321
MAP OF BLAINE, DEERING and
SAMUELS TRACT
L MAPS 28
ASSESSOR'S BLOCK 6321

CASTILLO ST.
(60' WIDE)

FINAL MAP 9537

SUNNYDALE HOPE SF PROJECT; PID 9537 - PHASE 1
A MERGER AND 6 LOT SUBDIVISION
A 20 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 2
BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN
THAT QUITCLAIM DEED TO THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN
FRANCISCO, RECORDED AUGUST 29, 1940, IN BOOK 3658, PAGE 150, PARCELS 2
AND 3, OFFICIAL RECORDS AND THAT CERTAIN QUITCLAIM DEED OF VACATED
BLYTHDALE AVE., RECORDED 2019, DOC. 2019.

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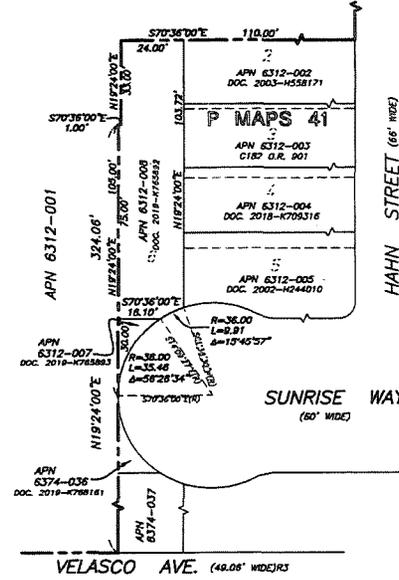
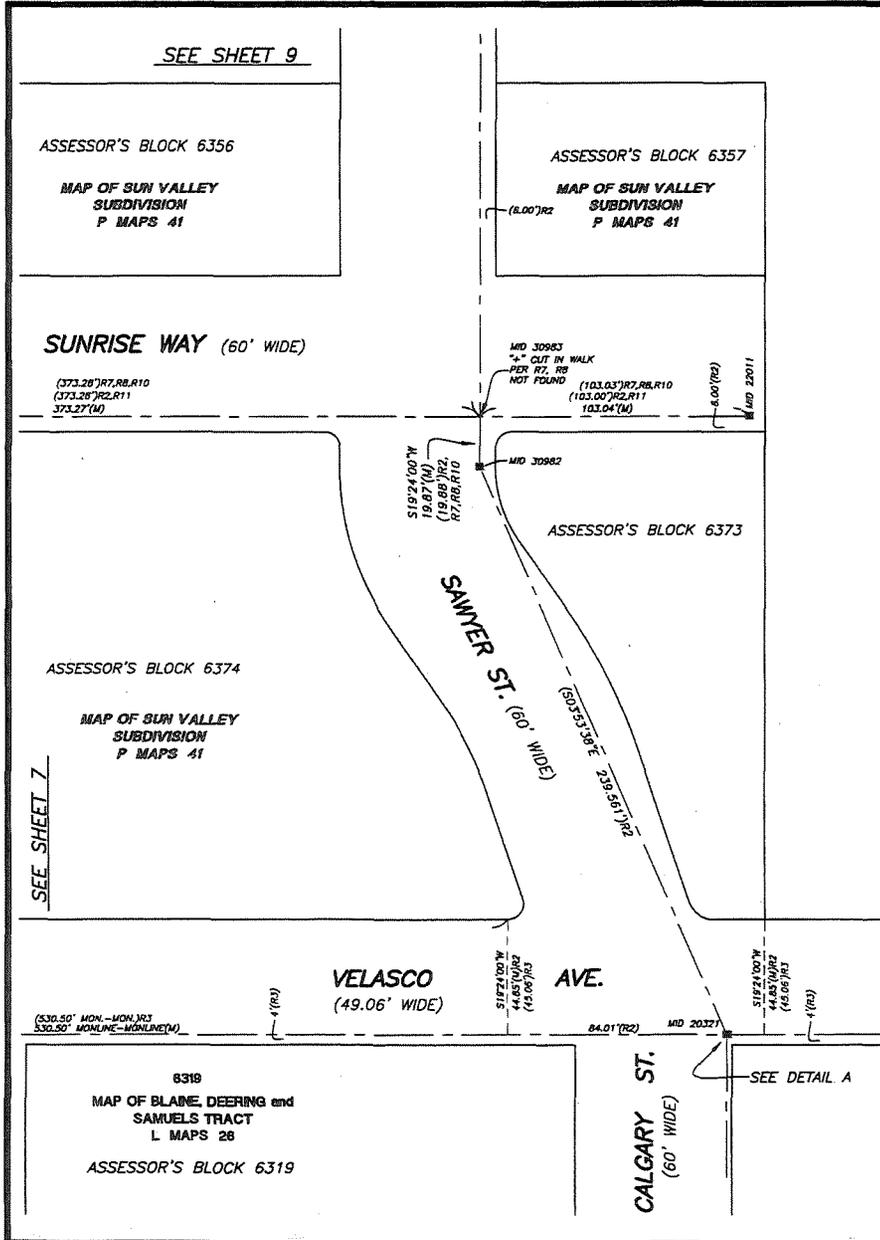
AUGUST 2019 SHEET 6 OF 11

APN 6311-001, APN 6312-001 242 HAHN ST., 1501 SUNNYDALE AVE.,
& A PORTION OF BLYTHDALE AVE. 1 BLYTHDALE AVE., 600-700 VELASCO AVE.

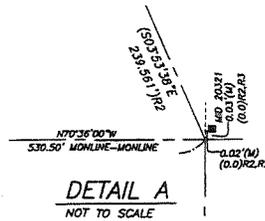
SEE SHEET 5

SANTOS ST.
(60' WIDE)

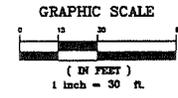
SEE SHEET 7



DETAIL B
SCALE: 1"=30'
[REFER TO SHEET 9]



DETAIL A
NOT TO SCALE



REFER TO SHEET 3 FOR LOCATIONS OF POINTS

POINT	LOCAL COORDINATES		SFC513 COORDINATES*	
	NORTHING	EASTING	NORTHING	EASTING
CS13(1)	3253.45	6390.83	65091.91	167358.30
CS13(2)	3862.63	4680.86	65701.42	165628.54
CS13(3)	2734.63	4263.73	64573.49	165231.08
CS13(4)	2158.65	5981.25	63987.20	166848.50
HPND 464	2570.14	6148.27	64408.64	167115.60
HPND 485	2842.70	5544.55	64481.32	168511.90

*NOTE: THE SFC513 COORDINATES LISTED ON PROPERTY CORNERS LABELED CS13(1)-CS13(4) ARE BASED UPON TIES TO HPND 464 & 485, AND THE PUBLISHED COORDINATES ESTABLISHED BY THE CITY AND COUNTY OF SAN FRANCISCO.

FINAL MAP 9537

SUNNYDALE HOPE SF PROJECT; PID 9537 - PHASE 1
A MERGER AND 6 LOT SUBDIVISION
A 20 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 2
BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT QUITCLAIM DEED TO THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED AUGUST 28, 1940, IN BOOK 3658, PAGE 150, PARCELS 2 AND 3, OFFICIAL RECORDS AND THAT CERTAIN QUITCLAIM DEED OF VACATED BLYTHDALE AVE., RECORDED 2019, DOC. 2019.

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AUGUST 2019 SHEET 8 OF 11

APN 6311-001, APN 6312-001 242 HAHN ST., 1501 SUNNYDALE AVE.
& A PORTION OF BLYTHDALE AVE. 1 BLYTHDALE AVE., 600-700 VELASCO AVE.

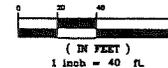
SEE SHEET 11

LOT D
APN 6311-011
AREA=7.40± ACRES
FUTURE PHASED
FINAL MAP AREA

APN 6311-001
(PARCEL 2; 3658 O.R. 150)



GRAPHIC SCALE



10' WIDE
SEWER EASEMENT
(3722 O.R. 31)

LOT B
APN 6312-009
AREA=25,540 SQ.FT.
MALOSI STREET (64' WIDE)
(OFFER OF DEDICATION AS A PUBLIC STREET)

P.U.C. SEWER
EASEMENT
(SUB FOR
FUTURE PHASE)
(SEE SHEET 11)

DETAIL B
NOT TO SCALE

APN 6312-001
(PARCEL 3; 3658 O.R. 150)

SEE SHEET 11

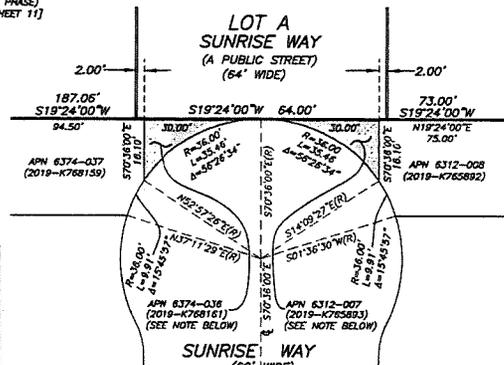
LOT A
APN 6311-009
AREA=19,314 SQ.FT.
SUNRISE WAY (64' WIDE)
(OFFER OF DEDICATION AS A PUBLIC STREET)

LOT 1
APN 6312-010
AREA=95,215 SQ.FT.

APN 6311-001
(PARCEL 2; 3658 O.R. 150)

LOT C
APN 6311-010
AREA=51,022 SQ.FT.
HARMONIA STREET (80' WIDE)
(OFFER OF DEDICATION AS A PUBLIC STREET)

SEE SHEET 11



NOTE:
THE CITY WILL GRANT TO THE DEVELOPER OF THIS SUBDIVISION, A PERMIT TO
ENTER ACROSS APN 6374-036 AND 6312-007 (SHADED LOTS). THESE LOTS
WILL BE DEDICATED AS A PUBLIC STREET PRIOR TO THE FIRST TCC.

DETAIL A
SCALE: 1"=20'

SEWER EASEMENT
(3575 O.R. 68)
VACATED PER
ORD. NO.
22-19
WHEN STREET
IS ACCEPTED

3' WIDE
UTILITY EASEMENT
(TYPICAL) (7" MAPS 57)
VACATED PER ORD. NO. 22-19
(2019)

3' WIDE
UTILITY EASEMENT
VACATED PER
ORD. NO.
22-19 WHEN
STREET IS
ACCEPTED

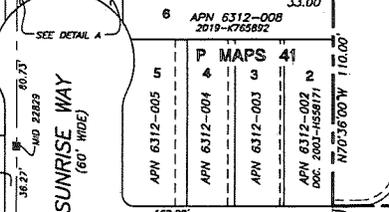
3' WIDE
UTILITY EASEMENT
(TYPICAL)
(7" MAPS 57)
VACATED PER
ORD. NO.
22-19

SEWER EASEMENT
(3575 O.R. 68)
VACATED PER
ORD. NO.
22-19
WHEN STREET
IS ACCEPTED

SUNRISE WAY
(60' WIDE)

LOT 2
APN 6312-011
AREA=12,767 SQ.FT.

P MAPS 41
24
25



HAHN STREET (66' WIDE)

SEE SHEET 9

PHASE 1 BOUNDARY - LOTS A, B, C, 1 AND 2

FINAL MAP 9537

SUNNYDALE HOPE SF PROJECT; PID 9537 - PHASE 1
A MERGER AND 6 LOT SUBDIVISION
A 20 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 2
BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL
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AUGUST 2019 SHEET 10 OF 11

APN 6311-001, APN 6312-001 242 HAHN ST., 1501 SUNNYDALE AVE.,
& A PORTION OF BLYTHDALE AVE. 1 BLYTHDALE AVE., 600-700 VELASCO AVE.

Certificate Of Completion

Envelope Id: 0D7B6E1444B341B6B2930CF0B06E51B4
 Subject: Order 201898 - Approving Final Map 9537 - Sunnydale HOPE SF Project
 Source Envelope:
 Document Pages: 17
 Certificate Pages: 5
 AutoNav: Enabled
 Envelope Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed
 Envelope Originator:
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 30 Van Ness Ave. Suite 4400
 San Francisco, CA 94102
 dpw-docusign.service@sfdpw.org
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 dpw-docusign.service@sfdpw.org
 Location: DocuSign

Signer Events

Bruce Storrs
 Bruce.Storrs@sfdpw.org
 Public Works
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

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 Signature Adoption: Pre-selected Style
 Using IP Address: 174.254.129.79
 Signed using mobile

Timestamp

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 Signed: 9/13/2019 1:44:57 PM

Electronic Record and Signature Disclosure: Not Offered via DocuSign

John Thomas
 John.Thomas@sfdpw.org
 Deputy Director
 Public Works
 Security Level: Email, Account Authentication (None)

DocuSigned by:

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 Signature Adoption: Pre-selected Style
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 Signed: 9/13/2019 2:58:22 PM

Electronic Record and Signature Disclosure: Accepted: 9/25/2017 8:51:22 AM ID: 4e0d5871-b73d-4fc1-9628-bc63968c2df6

Nuru, Mohammed
 Mohammed.Nuru@sfdpw.org
 Director
 Public Works
 Security Level: Email, Account Authentication (None)

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Sent: 9/13/2019 2:58:24 PM
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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
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Rivera, Javier Javier.Rivera@sfdpw.org Public Works Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 9/13/2019 1:43:09 PM
Spitz, Jeremy jeremy.spitz@sfdpw.org Public Works Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 9/13/2019 1:44:59 PM Viewed: 9/13/2019 1:45:29 PM
Banks, Ernie Ernie.Banks@sfdpw.org Public Works Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 9/13/2019 2:58:24 PM

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/13/2019 2:58:24 PM
Certified Delivered	Security Checked	9/13/2019 3:32:00 PM
Signing Complete	Security Checked	9/13/2019 3:32:11 PM
Completed	Security Checked	9/13/2019 3:32:11 PM

Payment Events	Status	Timestamps
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Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	<ul style="list-style-type: none"> •Allow per session cookies •Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

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