

File No. 150328

Committee Item No. _____
Board Item No. 30

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____
Board of Supervisors Meeting

Date _____
Date April 7, 2015

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"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 183403</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Letter - September 10, 2014</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Memo</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Cert Block No. 3973 Lot No. 002c - Jan 29, 2015</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Routing Sheet</u> |

Completed by: John Carroll Date April 2, 2015
Completed by: _____ Date _____

1 [Final Map 8325 - 480 Potrero Avenue]
2

3 **Motion approving Final Map 8325, a 75 residential unit and one commercial unit, mixed-**
4 **use Condominium Project, located at 480 Potrero Avenue, being a subdivision of**
5 **Assessor's Block No. 3973, Lot No. 002C; and adopting findings pursuant to the**
6 **General Plan, and the eight priority policies of Planning Code, Section 101.1.**
7

8 MOVED, That the certain map entitled "FINAL MAP 8325", a 75 residential unit and
9 one commercial unit, mixed-use Condominium Project, located at 480 Potrero Ave, being a
10 subdivision of Assessor's Block No. 3973, Lot No. 002C, comprising 2 sheets, approved
11 March 6, 2015, by Public Works Order No. 183403 is hereby approved and said map is
12 adopted as an Official Final Map 8325; and, be it

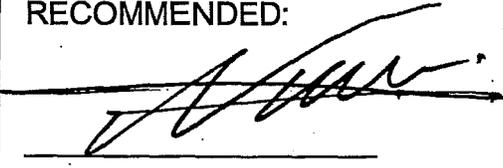
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the
15 Planning Department, by its letter dated September 10, 2014, that the proposed subdivision is
16 consistent with the objectives and policies of the General Plan, and the eight priority policies
17 of Planning Code, Section 101.1; and, be it

18 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
19 the Director of Public Works to enter all necessary recording information on the Final Map and
20 authorizes the Clerk of the Board of Supervisors to execute the Clerk's Statement as set forth
21 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 Subdivision Code and amendments thereto.
24
25

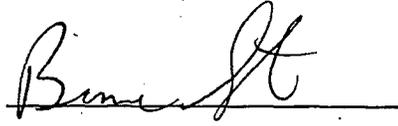
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

RECOMMENDED:



Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor

City and County of San Francisco



Edwin M. Lee, Mayor
Mohammed Nuru, Director

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
10 MAR 24 AM 8:19
ll

San Francisco Public Works

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



Bruce R. Storrs, City and County Surveyor

DPW Order No: 183403

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

APPROVING FINAL MAP 8325, 480 POTRERO AVE, A 75 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 002C IN ASSESSORS BLOCK NO. 3973.

A 75 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated September 10, 2014, 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. 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 8325", each comprising 2 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 September 10, 2014, 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.

RECOMMENDED:

APPROVED:

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

Mohammed Nuru



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

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

APPROVED: March 6, 2015

MOHAMMED NURU, DIRECTOR

3/6/2015

3/6/2015

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

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.

City and County of San Francisco



Phone: (415) 654-5827
Fax: (415) 554-5324

<http://www.sfdpw.com>
subdivision.mapping@sfdpw.org

RECEIVED

14 OCT 23 AM 9:58

Department of Public Works
Office of the City and County Surveyor

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

Edwin M. Lee, Mayor
Mohammed Nuru, Director

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

Bruce R. Storrs, City and County Surveyor

TENTATIVE MAP DECISION

SE

Date: August 11, 2014

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

Project ID: 8325			
Project Type: 75 Residential and 1 Commercial Units Mixed Use New Construction Condominium			
Address#	Street Name	Block	Lot
480	POTRERO AVE	3973	002C
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.E.
City and County Surveyor

PLANNING DEPARTMENT

DATE 9/10/14

Erika S. Jackson for
Mr. Scott F. Sanchez, Zoning Administrator



SAN FRANCISCO PLANNING DEPARTMENT

Approved per the most recent NSR #2013J730325 attached with Building Permit Number 201306250465, approved on February 12, 2014, suspended on April 9th, 2014, and then reinstated on May 23, 2014, as well as adoption of findings per case 2011.0430XE as set forth in Planning Commission Motion No. 18945, to construct a new residential building (up to 75 dwelling units, approximately 970 square feet of retail and up to 47 automobile parking spaces, and 31 bicycle parking spaces). The project sponsor is required to provide 11 Below Market Rate units on-site. The unit mix of the project shall provide 3 studios, 39 one-bedroom, 25 two-bedroom and 8 three-bedroom units, unless otherwise approved by the Planning Department.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377



I, David Augustine, 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. 3973 Lot No. 002c
Address: 480 Potrero Ave.

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

David Augustine
Tax Collector

Dated this 29th day of January 2015

OWNER'S STATEMENT

THE UNDERSIGNED OWNER IS THE ONLY PARTY HAVING RECORD TITLE INTEREST TO THE CONSENT, TO THE PREPARATION AND THE FILING OF THIS MAP COMPRISING OF TWO (2) SHEETS. BY MY SIGNATURE HERETO I HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER: SST INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature] TITLE: MANAGER
SIYASH TAHBAZDF

OWNER'S ACKNOWLEDGMENT

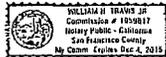
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

ON February 4, 2015 BEFORE ME, William H. Traub Jr.
A NOTARY PUBLIC, PERSONALLY APPEARED SIYASH TAHBAZDF
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 CAPACITIES) AND 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:

SIGNATURE: [Signature]



(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION NO: 1457417
MY COMMISSION EXPIRES: 12/2/15
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

BENEFICIARY

FIRST REPUBLIC BANK
BY: [Signature] TITLE: Vice President
Douglas S. Waggener

BENEFICIARY'S ACKNOWLEDGMENT

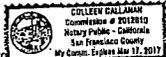
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF San Francisco

ON February 13, 2015 BEFORE ME, Colleen Callahan
A NOTARY PUBLIC, PERSONALLY APPEARED Douglas S. Waggener
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 CAPACITIES) AND 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:

SIGNATURE: [Signature]



(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION NO: 2012810
MY COMMISSION EXPIRES: March 11, 2017
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

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 SST INVESTMENTS, LLC ON FEBRUARY 23, 2011. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

I FURTHER STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

David J. Westover 2/03/15
L.S. 7778
NOTARIAL LAW OFFICE
DAVID J. WESTOVER
DP: 12/01/15
P.L.S. 7778
COUNTY RECORDER
RECORDER'S STATEMENT
FILED FOR RECORD THIS _____ DAY OF _____
20 _____ AT _____ MINUTES PAST _____ M. IN BOOK _____ OF
CONDOMINIUM MAPS AT PAGES _____, AT THE REQUEST OF
WESTOVER SURVEYING, INC.
SIGNED _____
COUNTY RECORDER

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 ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF THE 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: [Signature]
BRUCE R. STORRS, L.S. 6914

DATE: MARCH 11, 2015



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 _____ APPROVED THIS MAP ENTITLED "FINAL MAP 8325".

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

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 _____, 20 _____

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

APPROVALS

THIS MAP IS APPROVED THIS _____ DAY OF _____, 20 _____
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

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL

ON _____, 20 _____, 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 SUPERVISORS IN FILE NO. _____

FINAL MAP 8325

A 75 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN QUITCLAIM DEED 2011-J40768-00 RECORDED FEBRUARY 24, 2011.

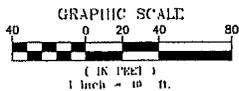
CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA
FEBRUARY, 2015

WS
WESTOVER SURVEYING
336 CLAREMONT BLVD. STE 2
SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com

SHEET 1 OF 2 SHEETS
48 3973 101 002C 480 POTRERO AVENUE

LEGEND

- PROPERTY LINE
- MONUMENT LINE PER [A]
- SET RIVET WITH TAG STAMPED "LS 7777"
- FOUND MONUMENT MARK PER [A]
- FOUND STANDARD CITY MONUMENT PER [A]
- CROSS CUT IN SEWER MANHOLE RIM PER [A]
- () RECORD MEASUREMENT PER REFERENCE
- [A] MAP REFERENCE
- [M] MEASURED ON THIS SURVEY
- NT NAIL AND TAG
- P.M. PARCEL MAP
- O.R. OFFICIAL RECORDS
- SFNF SEARCHED FOR, NOT FOUND



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

UNIT NO.'s	ASSESSOR PARCEL NUMBER's
100-112	023-035
201-213	036-048
301-313	049-061
401-413	062-074
501-512	075-086
601-612	087-098

CONDOMINIUM GENERAL 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 of seventy-five (75) residential units and one (1) commercial unit.
- b) All ingress(e)s, egress(e)s, 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; and
 - (ii) All fronting sidewalks, all permitted or unpermitted private encroachments and privately maintained street trees fronting the property, and any other obligation imposed on property owners fronting a public right-of-way pursuant to the Public Works Code or other applicable Municipal Codes.
- d) In the event the areas identified in (c) (i) are not properly maintained, repaired, and replaced according to the City requirements, each homeowner shall be responsible to the extent of his/her proportional 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 subdividers' obligation to abate any outstanding municipal code violations. Any structures constructed subsequent to approval of this parcel 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 Potrero Avenue and/or Mariposa 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) Encroachment from/onto adjoining properties that may exist or may be constructed is hereby acknowledged and it shall be the responsibility solely of the property owners involved to resolve any issues that may arise therefrom. This map does not convey any ownership interest in such encroachment areas to the property owners.

GENERAL NOTES

1. ALL ANGLES ARE NINETY (90) DEGREES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. ALL MEASURED DISTANCES ON THIS SURVEY EQUAL THE RECORD DISTANCE SHOWN ON ONE OF MORE OF THE REFERENCES UNLESS OTHERWISE NOTED HEREON INDICATED BY PARENTHESES ().

BASIS OF SURVEY

THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 24, 2011, AS INSTRUMENT NO. 2011-J140766-00 IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE WESTERLY LINE OF POTRERO AVENUE AND THE NORTHERLY LINE OF MARIPOSA STREET WERE ESTABLISHED BY THE LOCATIONS OF LONG STANDING EXISTING STRUCTURES WITHIN THE BLOCK AND SUBSTANTIATED BY CURB LOCATIONS AND OFFICIAL SIDEWALK WIDTHS.

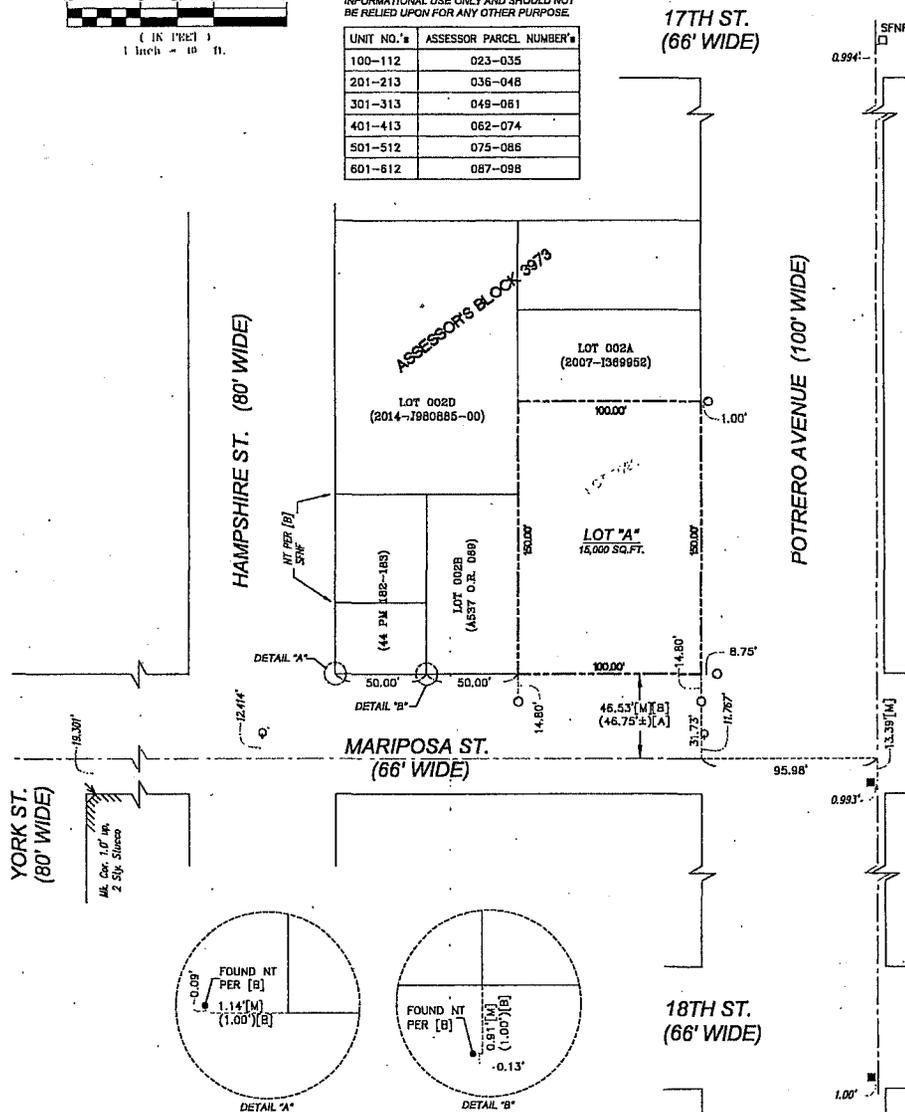
MAP REFERENCES

- [A] MONUMENT MAPS 282 AND 288 ON FILE AT THE SURVEYOR'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [B] PARCEL MAP FILED FEBRUARY 16, 2001 IN BOOK 44 OF PARCEL MAPS AT PAGES 182 AND 183 IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.

SPECIAL RESTRICTIONS

THIS FINAL MAP IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING RECORDED DOCUMENTS:

- NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE RECORDED JULY 18, 2002 AS INSTRUMENT NO. 2002-H202319 OF OFFICIAL RECORDS.
- NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE RECORDED DECEMBER 09, 2003 AS INSTRUMENT NO. 2003-H609884 OF OFFICIAL RECORDS.
- NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE RECORDED AUGUST 15, 2013 AS INSTRUMENT NO. 2013-J703225 OF OFFICIAL RECORDS.
- NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE RECORDED DECEMBER 14, 2013 AS INSTRUMENT NO. 2013-J804844 OF OFFICIAL RECORDS.
- NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE RECORDED NOVEMBER 04, 2014 AS INSTRUMENT NO. 2014-J898821 OF OFFICIAL RECORDS.



FINAL MAP 8325

A 75 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN QUITCLAIM DEED 2011-J140766-00 RECORDED FEBRUARY 24, 2011.

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA FEBRUARY, 2015



336 CLAREMONT BLVD. STE 2
SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com

1558



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



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

RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO
 MARCH 24 AM 8:19

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. 8325	Date Sent: March 12, 2015	Date Due at BOS March 20 th , 2015
Block/Lot 3973/002C	Map Address 480 Potrero Ave	

SENDER

Name: Seema Adina	Telephone: 415-584-5818
Address: 1155 Market Street, 3 rd Floor	Email: Seema.Adina@sfdpw.org

ROUTE

Date Received	To	Date Forwarded or Signed
	Frank W. Lee Executive Assist. To Director City Hall, Room 348	
	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: John.Malamut@sfdpw.org Tel: (415) 554-4622	
3/20/15	Mohammed Nuru Director of Public Works City Hall, Room 348	
3/24/15	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.	



