

File No. 161259

Committee Item No. _____

Board Item No. 50

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: November 29, 2016

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 |
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| <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 |
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OTHER

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Public Works Order No. 185423 - November 4, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Tentative Map Memo - October 7, 2015</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Office of Community Investment and Infrastructure Letter</u>
<u>- February 8, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Office of Community Investment and Infrastructure Memorandum</u>
<u>- February 16, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificates - October 28, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u> |

Prepared by: Brent Jalipa

Date: November 21, 2016

Prepared by: _____

Date: _____

1 [Final Map 8789 - 510 Folsom Street]

2
3 **Motion approving Final Map 8789, a 73 lot vertical subdivision and 436 residential unit**
4 **and two commercial unit, mixed-use condominium project, located at 510 Folsom**
5 **Street, being a subdivision of Assessor's Parcel Block No. 3736, Lot No. 120, and**
6 **adopting findings pursuant to the General Plan, and the eight priority policies of**
7 **Planning Code, Section 101.1.**

8
9 MOVED, That the certain map entitled "FINAL MAP 8789," a 73 lot vertical subdivision
10 and 436 residential unit and two commercial unit, mixed-use condominium project, located
11 at 510 Folsom Street, being a subdivision of Assessor's Block No. 3736, Lot No. 120,
12 comprising 29 sheets, approved November 4, 2016, by Department of Public Works Order
13 No. 185423 is hereby approved and said map is adopted as an Official Final Map 8789; and,
14 be it

15 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
16 and incorporates by reference herein as though fully set forth the findings made by the
17 Planning Department, by its letter dated October 7, 2015, that the proposed subdivision is
18 consistent with the objectives and policies of the General Plan, and the eight priority policies
19 of Planning Code, Section 101.1; and, be it

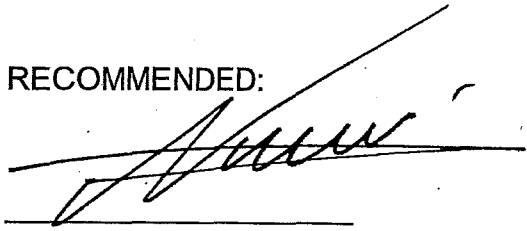
20 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
21 and incorporates by reference herein as though fully set forth the findings made by the Office
22 of Community Investment and Infrastructure recommending that the City approve the subject
23 Final Map, by its letter dated February 8, 2016; and, be it

24 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
25 the Director of the Department of Public Works to enter all necessary recording information on

1 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's
2 Statement as set forth herein; and, be it

3 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
4 the subdivider with all applicable provisions of the San Francisco Subdivision Code and
5 amendments thereto.

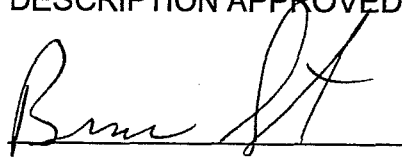
6
7 RECOMMENDED:

8 
9 _____

10 Mohammed Nuru

11 Director of Public Works

DESCRIPTION APPROVED:

12 
13 _____

14 Bruce R. Storrs, PLS

15 City and County Surveyor



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



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 185423

CITY AND COUNTY OF SAN FRANCISCO
SAN FRANCISCO PUBLIC WORKS

APPROVING FINAL MAP 8789, 510 FOLSOM STREET, A 73 LOT VERTICAL SUBDIVISION AND 436 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 120 IN ASSESSORS BLOCK NO. 3736.

A 73 LOT VERTICAL SUBDIVISION AND 436 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated October 7, 2015, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

Also, the Office of Community Investment and Infrastructure in its letter dated February 8, 2016, confirmed that the map has complied with the Agency's conditions of approval issued December 16, 2014, and recommends approval of Final Map 8789.

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 8789", each comprising 29 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated October 7, 2015, 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.
5. One (1) copy of the letter dated February 8, 2016, from the Office of Community Investment and Infrastructure recommending the City approve the subject Final Map.

RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO
 2016 NOV 16 AM 11:50
 [Handwritten signature]



It is recommended that the Board of Supervisors adopt this legislation.

RECOMMENDED:

APPROVED:

11/3/2016

11/4/2016

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor
Signed by: Storrs, Bruce

X Edgar Lopez

Nuru, Mohammed
Director, DPW
Signed by: Lopez, Edgar



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



City and County of San Francisco
 San Francisco Public Works · Bureau of Street-Use and Mapping
 1155 Market Street, 3rd Floor · San Francisco, CA 94103
 sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



TENTATIVE MAP DECISION

Date: September 1, 2015

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

Project ID: 8789			
Project Type: 73 Lot Subdivision_545RES/4 COMM Units New Construction			
Address#	StreetName	Block	Lot
500 - 510	FOLSOM ST	3736	120
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

Please review and respond to this referral within 30 days in accordance with the Subdivision Map Act.

Sincerely,

Robert Hanley
Digitally signed by Robert Hanley
 DN: CN = Robert Hanley, C = US, O = BSM, OU = DPW
 /Date: 2015.09.01 16:23:24 -0800/

for, 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 California Environmental Quality Act (CEQA) environmental review as categorically exempt Class , CEQA Determination Date , based on the attached checklist.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.
 See Attached CEQA Findings

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 reason(s):

PLANNING DEPARTMENT

Signed Digitally signed by Carly Grob
 DN: cn=Carly Grob, o=City and County of San Francisco, ou=City and County of San Francisco, email=carly.grob@sf.gov
 /Date: 2015.09.01 16:23:24 -0800/

Date

Planner's Name
 for, Scott F. Sanchez, Zoning Administrator



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion 18628

Hearing Date: May 24, 2012
Case No.: 2007.0558E and 2008.0789E
Project Address: Transit Center District Plan and Transit Tower
Zoning: P; C-3-O; C-3-O(SD); C-3-S; TB-DTR
Various Height and Bulk Districts
Block/Lot: Multiple; 3720/001 (Transit Tower)
Project Sponsor: San Francisco Planning Department and Transbay Joint Powers Authority
Staff Contact: Sarah Jones – (415) 575-9034
Sarah.b.jones@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED AREA PLAN AND ASSOCIATED REZONING OF 145 ACRES ROUGHLY BOUNDED BY MARKET STREET, STEUART STREET, FOLSOM STREET, AND A LINE EAST OF THIRD STREET, AND FOR CONSTRUCTION OF AN OFFICE TOWER UP TO 1,070 FEET TALL ON THE SOUTH SIDE OF MISSION STREET BETWEEN FREMONT STREET AND FIRST STREET.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby CERTIFIES the Final Environmental Impact Report identified as Case No. 2007.0558E and 2008.0789E, Transit Center District Plan and Transit Tower (hereinafter "Project") (State Clearinghouse No. 2008072073), based upon the following findings:

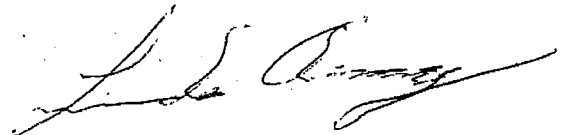
1. The City and County of San Francisco, acting through the Planning Department (hereinafter "Department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 *et seq.*, hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 *et seq.*, hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").
 - A. The Department determined that an Environmental Impact Report (hereinafter "EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation on July 20, 2008.
 - B. On September 28, 2011, the Department published the Draft Environmental Impact Report (hereinafter "DEIR") and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice.
 - C. Notices of availability of the DEIR and of the date and time of the public hearing were posted in the project area by Department staff on September 28, 2011.

www.sfplanning.org

- D. On September 28, 2011, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, to adjacent property owners, and to government agencies, the latter both directly and through the State Clearinghouse.
- E. Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on September 28, 2011.
2. The Commission held a duly advertised public hearing on said DEIR on November 3, 2011 at which opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on November 28, 2011.
 3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 61-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, addressed changes to the proposed project, and corrected errors in the DEIR. This material was presented in a Draft Comments and Responses document, published on May 10, 2012, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.
 4. A Final Environmental Impact Report (hereinafter "FEIR") has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the Comments and Responses document all as required by law.
 5. Project EIR files have been made available for review by the Commission and the public. These files are available for public review at the Department at 1650 Mission Street, Suite 400, and are part of the record before the Commission.
 6. On May 24, 2012, the Commission reviewed and considered the FEIR and hereby does find that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
 7. The Planning Commission hereby does find that the FEIR concerning File No. 2007.0558E and 2008.0789E, Transit Center District Plan and Transit Tower, reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Comments and Responses document contains no significant revisions to the DEIR, and hereby does CERTIFY THE COMPLETION of said FEIR in compliance with CEQA and the CEQA Guidelines.
 8. The Commission, in certifying the completion of said FEIR, hereby does find that the project described in the EIR, including both the Transit Center District Plan and Transit Tower:
 - A. Will have a significant project-specific effect on the environment by altering public views of the Plan area from key long-range vantage points (visual); changing zoning controls in the Plan area in a manner that could result in adverse impacts to historic resources through demolition or substantial alteration (cultural resources); resulting in traffic growth that would adversely affect

- local intersection operation (transportation); causing a substantial increase in transit demand that could not be accommodated by adjacent capacity (transportation); resulting in a substantial increase in transit delays (transportation); creating a volume of pedestrian activity that would cause pedestrian level of service to deteriorate (transportation); resulting in development that would create potentially hazardous conditions for pedestrians and bicyclists (transportation); resulting in a loading demand that could not be accommodated within on-site or on-street loading areas (transportation); resulting in construction activity that would result in disruption of circulation (transportation); creating noise levels in excess of standards and introducing sensitive receptors in areas with high noise levels (noise); exposing sensitive receptors to high levels of particulate matter and toxic air contaminants (air quality); resulting in construction-period emissions of criteria air pollutants and dust (air quality); creating shadow that could adversely affect the use of various parks and open spaces (shadow); and
- B. Will have a significant cumulative effect on the environment in that it would, in combination with other reasonably foreseeable probable future projects, alter the visual character of greater Downtown and alter public views of and through Downtown (visual resources); adversely affect historical resources (cultural resources); contribute to congested conditions at the Fourth/Harrison and First/Harrison freeway on-ramps (transportation); result in cumulative noise impacts (noise); result in cumulative air quality impacts (air quality); and create new shadow that would adversely affect the use of various parks and open spaces (shadow).
9. The Planning Commission reviewed and considered the information contained in the FEIR prior to approving the Project.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of May 24, 2012.



Linda Avery
Commission Secretary

AYES: ANTONINI, BORDEN, FONG, WU
NOES: MOORE
ABSENT: MIGUEL
RECUSED: SUGAYA
ADOPTED: May 24, 2012

328246.1



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. 18629

HEARING DATE MAY 24, 2012

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: May 24, 2012
Case No.: 2007.0558EMTZU
Project: Transit Center District Plan –
Adoption of CEQA Findings
Staff Contact: Joshua Switzky - (415) 575-6815
joshua.switzky@sfgov.org

ADOPTING ENVIRONMENTAL FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND STATE GUIDELINES IN CONNECTION WITH THE ADOPTION OF THE TRANSIT CENTER DISTRICT PLAN AND RELATED ACTIONS NECESSARY TO IMPLEMENT SUCH PLAN.

WHEREAS, the Planning Department, the Lead Agency responsible for the implementation of the California Environmental Quality Act ("CEQA") has undertaken a planning and environmental review process for the proposed Transit Center District Plan and provided appropriate public hearings before the Planning Commission.

In 1985, the City adopted the Downtown Plan into the General Plan to guide growth in the Downtown area. Recognizing the potential for transit-oriented growth in the vicinity of the Transbay Terminal south of Market Street, the Downtown Plan called for concentrating the City's greatest densities and building heights in this area, as well as creating a system to transfer development rights from other parts of the downtown to this area.

Since the adoption of the Downtown Plan several major infrastructure changes have happened or are being undertaken. The Embarcadero Freeway was removed following the 1989 Loma Prieta earthquake, allowing for the renovation of the waterfront and rethinking of the southern side of the downtown. The City and region have embarked on a multi-billion dollar investment in improving and expanding transit infrastructure, further enhancing the transit accessibility of the area, through construction of a new Transbay Transit Center on the site of the former Transbay Terminal and an extension of intra-city rail from the current terminus at 4th and King Streets into the Transit Center. This is the single largest investment in public transit in San Francisco since the construction of BART in the early 1970s. In 2005 the City adopted the Transbay Redevelopment Plan to direct funding toward the Transit Center project and direct the redevelopment of underutilized publicly-owned lands, primarily those that formerly housed the Embarcadero Freeway, into a new high-density residential neighborhood.

In 2006, a Mayor's Interagency Working Group published a report calling for the City to investigate further land use studies around the Transit Center as to whether building densities and heights could be increased further in recognition of the transit investment and as to whether such growth could be leveraged to generate substantial new revenues to help fund the full Transit Center project, including the Downtown Rail Extension.

In 2007, the Planning Department initiated a public planning effort called the Transit Center District Plan, focused on the area roughly bounded by Market Street, Embarcadero, Folsom Street, and Hawthorne Street, whose five fundamental goals were to:

- (1) Build on the General Plan's Urban Design Element and Downtown Plan, establishing controls, guidelines and standards to advance existing policies of livability, as well as those that protect the unique quality of place;
- (2) Capitalize on major transit investment with appropriate land use in the downtown core, with an eye toward long-term growth considerations;
- (3) Create a framework for a network of public streets and open spaces that support the transit system, and provides a wide variety of public amenities and a world-class pedestrian experience;
- (4) Generate financial support for the Transit Center project, district infrastructure, and other public improvements; and
- (5) Ensure that the Transit Center District is an example of comprehensive environmental sustainability in all regards.

The Planning Department held numerous public workshops and worked with consultants throughout 2008 and 2009, resulting in the publication of a Draft Transit Center District Plan in November 2009. In April 2012 the Planning Department published a Plan Addendum revising and clarifying aspects of the Draft Plan.

The Transit Center District Plan ("the Plan"), a sub-area plan of the Downtown Plan, supports and builds on the Downtown Plan's vision for the area around the Transbay Transit Center as the heart of the new downtown. The Plan enhances and augments the Downtown Plan's patterns of land use, urban form, public space, circulation, and historic preservation, and makes adjustments to this specific sub-area based on today's understanding of the issues and constraints facing the area, particularly in light of the Transit Center project. The Plan's core recommendations include:

- Increasing allowable density and strategic increases to height limits in the Plan area to increase the transit-oriented growth capacity of the area while recognizing the importance of these buildings with respect to city form and impacts to the immediate and neighboring districts;
- Ensuring that major development sites incorporate commercial space in order to preserve the job growth capacity for the downtown;
- Enhancing the public realm and circulation system to accommodate growth and provide a world-class pedestrian experience, including widening sidewalks, providing dedicated transit lanes, augmenting the bicycle network, adding signalized mid-block crosswalks, and converting certain alleys into pedestrian plazas;

- Identifying and funding opportunities for new public open space and improved access to planned spaces, including at 2nd/Howard, Transbay Park, Mission Square and City Park on the roof of the Transit Center, as well as providing additional funding for park improvements in the downtown outside of the Plan area;
- Enlarging the New Montgomery-2nd Street Conservation District and updating individual resource ratings based on a newly-adopted survey;
- Identifying opportunities to explore advanced district-level energy and water utility systems to improve environmental performance beyond individual buildings; and
- Adopting a funding program including two new key revenue mechanisms – impact fees and a Mello-Roos Community Facilities District – to ensure that new development contributes substantially toward the implementation of necessary public infrastructure, including the Transit Center/Downtown Extension project.

The San Francisco Planning Department is seeking to adopt and implement the Transit Center District Plan. The core policies and supporting discussion in the Plan have been incorporated into a Sub-Area Plan proposed to be added to the Downtown Plan. The Sub-Area Plan, together with other General Plan, Planning Code, Zoning Map, and Administrative Code Amendments, and approval of an Implementation Document provide a comprehensive set of policies, regulatory controls and implementation programming to realize the vision of the Plan.

The actions listed in Attachment A hereto (“Actions”) are part of a series of considerations in connection with the adoption of the Transit Center District Plan and various implementation actions (“Project”), as more particularly described in Attachment A hereto.

The Planning Department determined that an Environmental Impact Report (hereinafter “EIR”) was required for the proposed Transit Center District Plan and provided public notice of that determination by publication in a newspaper of general circulation on July 20, 2008.

Notices of availability of the DEIR and of the date and time of the public hearing were posted in the project area by Department staff on September 28, 2011.

On September 28, 2011, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, to adjacent property owners, and to government agencies, the latter both directly and through the State Clearinghouse.

Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on September 28, 2011.

The Commission held a duly advertised public hearing on said DEIR on November 3, 2011 at which opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on November 28, 2011.

The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 60 day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in a Draft Comments and Responses document, published on May 10, 2012, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.

A Final Environmental Impact Report (hereinafter "FEIR") was prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the Comments and Responses document all as required by law.

The Planning Commission, on May 24, 2012, by Motion No. 18628 reviewed and considered the FEIR and found that the contents of said report and the procedures through which the FEIR was prepared, publicized and reviewed complied with the provisions of CEQA, the CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code.

Also by Motion No. 18628, the Planning Commission, finding that the FEIR was adequate, accurate and objective, reflected the independent judgment of the Planning Commission and that the Comments and Responses document contains no significant revisions to the DEIR, adopted findings of significant impacts associated with the Project and certified the completion of the FEIR for the Project in compliance with CEQA and the CEQA Guidelines.

The Planning Department prepared proposed Findings, as required by CEQA, including mitigation measures and significant environmental impacts analyzed in the FEIR, adoption of such measures, rejection of alternatives, and overriding considerations for approving the Project, including all of the actions listed in Attachment A hereto, and a proposed mitigation monitoring and reporting program, attached as Exhibit 1 to Attachment A. These materials were made available to the public and this Planning Commission for the Planning Commission's review, consideration, and actions.

THEREFORE BE IT RESOLVED, that the Planning Commission has reviewed and considered the FEIR and hereby adopts the Project Findings attached hereto as Attachment A, including adoption of Exhibit 1, the mitigation monitoring and reporting program, and imposition of those mitigation measures in that are within the Planning Commission jurisdiction as project conditions, and incorporates the same herein by this reference.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of May 24, 2012.

Linda D. Avery

Motion No. 18629
Hearing Date: May 24, 2012

CASE NO. 2007.0558EMTZU
Adoption of CEQA Findings Related to the
Transit Center District Plan and Related Actions

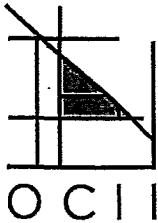
Commission Secretary

AYES: Commissioners Fong, Wu, Antonini, Borden, and Sugaya

NOES: Commissioner Moore

ABSENT: Commissioner Miguel

ADOPTED: May 24, 2012



office of
COMMUNITY INVESTMENT
and INFRASTRUCTURE

122-0182016-197

February 8, 2016

Bruce Storrs
Department of Public Works
Office of the City and County Surveyor
1155 Market Street, 3rd Floor
San Francisco, CA 94103

Subject: Block 9 Consistency Determination Letter

Dear Mr. Storrs:

In compliance with the California Subdivision Map Act, the San Francisco Subdivision Code, the San Francisco Subdivision Regulations, and all amendments thereto, and the Tentative Map draft Conditions of Approval for Final Map No. 8789, the Office of Community Investment and Infrastructure has reviewed that the pending Application for Assessor's Parcel Number 3736-120, including the Tentative Subdivision Map contained therein and finds that the proposed Final Map for Subdivision 8789, is consistent with the schematic design as approved by the Commission on Community Investment and Infrastructure on December 16, 2014.

Thank you for your assistance on this matter.

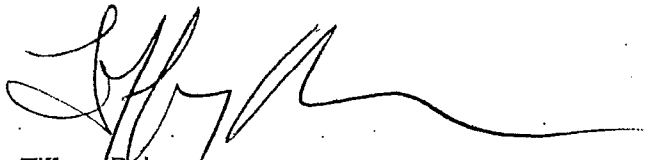
Edwin M. Lee
MAYOR

Tiffany Bohee
EXECUTIVE DIRECTOR

Mara Rosales
CHAIR

Miguel Bustos
Marilyn Mondejar
Leah Pimentel
Darshan Singh
COMMISSIONERS

Regards,



Tiffany Bohee
Executive Director

CC: Shane Hart, OCII, Project Manager, Transbay

One S. Van Ness Ave.
5th Floor
San Francisco, CA
94103

415 749 2400

www.sfocii.org

Block 9 Tentative Final Map Conditions of Approval

2/16/16

1. Subdivider shall provide to Public Works, concurrent with submittal of any final map Checkprint, a Determination of Consistency from OCII of the final map Checkprint. The Determination of Consistency shall be presumptive evidence the following conditions have been or will be complied with:
 - a. The Final Map, Street Improvement Applications, and Building Applications shall be consistent with the Plan Documents including but not limited to the DDA, Development Controls and Design Guidelines, 50% CD of the Folsom Streetscape Improvement Plan (as amended), Transit Center District Plan, and these Tentative Map Conditions
 - b. The maximum number of authorized dwelling units will be 545 and shall be designated on the Final Map as 436 market-rate units and 109 below-market rate units. . The number of affordable units shall be designated pursuant to at the agreed upon % AMIs in the DDA.
 - c. Applicant shall permanently maintain a 15' setback from the Folsom Street property line and show this setback on the Final Map.
 - d. Folsom/Clementina Paseo: A pedestrian ingress and egress access paseo shall be provided consistent with and subject to the DDA and Resolution of the Commission on Community Investment and Infrastructure Commission accompanying the approval of the Schematic Drawings on December 16, 2014. No public easement for the use of this paseo is hereby created.
 - e. The Developer shall construct, or cause to be constructed, the streetscape improvements as documented in the approved construction drawings.
 - f. Property owner, its successors, heirs or assignees, shall retain ownership of and maintenance responsibilities for the streetscape improvements on Folsom Street, 1st Street, and Clementina Street as required by the DDA.
 - g. The construction of the surface improvements by the Applicant shall be completed to the satisfaction of SFFD and DBI prior to of issuance of each certificate of occupancy.
 - h. Preparation and recordation of a Covenants, Conditions and Restrictions ("CC&Rs") and Home Owners Association, shall be reviewed and approved by OCII prior to recordation, and required prior to occupancy of the first unit of each building.
 - i. All amenities, including the roof top open space shall be shared by all residents as required by the DDA.
 - j. The Shared Underground Parking Garage shall include approximately 226 spaces for the market-rate units and 57 spaces for the affordable units, 3 spaces for car sharing and parking for approximately 200 bicycles as required by the DDA. Bicycle parking allocation shall reflect the proportion of car parking.
 - k. The property is subject to assessments from the Greater Rincon Hill Community Benefit District and the San Francisco Transbay Center District Plan [Mello-Roos] Community Facilities District No. 2014-1 (Transbay Transit Center).



**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. 3736 Lot No. 120

Address: 500 Folsom St

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

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 28th day of October. This certificate is valid for the earlier of 60 days from this date or December 31, 2016. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.

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 RECORRATION OF SAID MAP.

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

OWNER: BLOCK 9 RESIDENTIAL, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: BLOCK 9 TRANSBAY, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

BY: ESSEX FORTFOLIO, L.P.,
A CALIFORNIA LIMITED PARTNERSHIP,
ITS MANAGING MEMBER

BY: ESSEX PROPERTY TRUST, INC.,
A MARYLAND CORPORATION,
ITS GENERAL PARTNER

BY: [Signature]
NAME: John Eudy
TITLE: Executive Vice President

OWNER'S ACKNOWLEDGEMENT:

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 Mateo
ON October 21, 2016, I, John Eudy,
PERSONALLY APPEARED John Eudy

WHO PROVED TO ME, ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/ THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: [Signature]
NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2142137
MY COMMISSION EXPIRES: Feb 9, 2020
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Mateo

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

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 _____ 20__ APPROVED THIS MAP ENTITLED "FINAL MAP 8789".

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 4 DAY OF NOVEMBER, 2016
BY ORDER NO. 184773

BY: _____ DATE: _____

MOHAMED 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 _____ 20__ 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. _____

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: [Signature] DATE: NOVEMBER 9, 2016
BRUCE R. STORRS, L.S. 6514



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 BLOCK 9 RESIDENTIAL, LLC, ON JULY 13, 2015. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED 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: [Signature] DATE: 10-25-16

BENJAMIN B. RON
P.L.S. No. 5015



RECORDER'S CERTIFICATE OR STATEMENT:

FILED THIS _____ DAY OF _____ 20__
AT _____ 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 8789

A 73 LOT VERTICAL SUBDIVISION AND 436 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON FEBRUARY 10, 2015, DOCUMENT NO. 2015-101812-00, ALSO BEING A PORTION OF THE 100 VARA DISTRICT, BLOCK 348.

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

4429

BENCHMARK NOTE:
ELEVATIONS SHOWN HEREON ARE BASED ON FOUND BENCHMARK BM11860
LOCATED ON THE SOUTHEASTERN CORNER OF FOLSOM AND 1ST STREETS,
ELEVATION 41.32 FEET CDSF 2013 NAVD83 VERTICAL DATUM.

BASIS OF BEARINGS:
THE CITY MONUMENT LINE ON FOLSOM STREET
IS TAKEN TO BE N46°18'10"E AS SHOWN ON
RECORD OF SURVEY NO. 6428(1).



GENERAL NOTES:

- 1) 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 202 DWELLING UNITS WITHIN LOT 1, A MAXIMUM NUMBER OF 234 DWELLING UNITS WITHIN LOT 73 AND A MAXIMUM NUMBER OF 2 COMMERCIAL UNITS WITHIN LOT 3.
- 2) ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
- 3) UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS AND RESTRICTIONS, THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE IN PERPETUITY FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:

LEGEND

- MEAS. MEASURED
- CONDOMINIUM MAPS OFFICIAL RECORDS
- RADIAL BEARING
- ELEVATION
- L.E. LOWER ELEVATION
- U.E. UPPER ELEVATION
- SET NAIL & WASHER
- 3/4" BRASS TAG INSCRIBED "PLS 5015"
- FOUND STANDARD CITY 1" DISC
- FOUND 1" BRASS PIN IN LEAD PLUG IN STANDARD MONUMENT WELL
- FOUND BRASS PIN IN LEAD PLUG IN STANDARD MONUMENT WELL
- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY LINE
- MONUMENT LINE
- MONUMENT THE LINE
- SETBACK LINE
- EXISTING LOT LINE (TO BE MERGED)
- EASEMENT

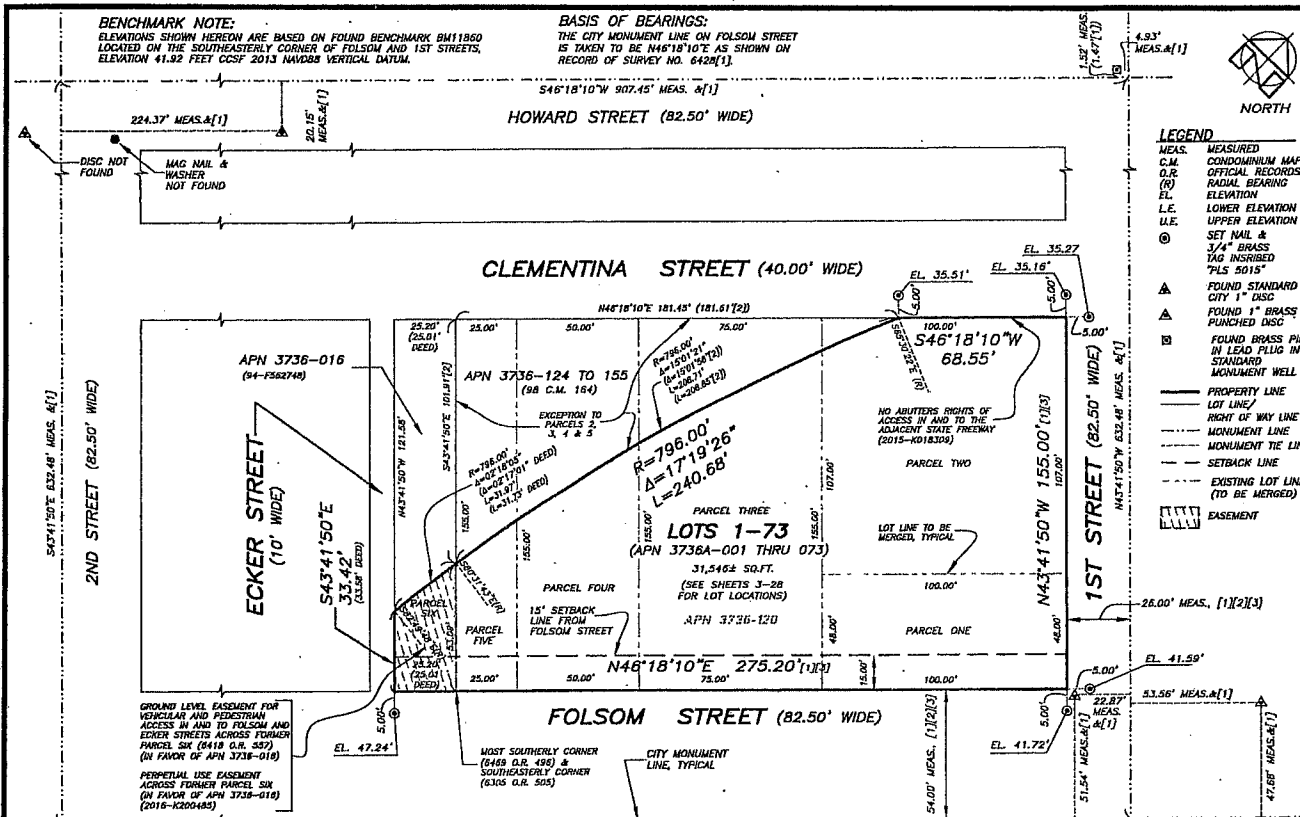
- 4) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
- (i) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES
- 5) 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 PROPORIONATE 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.
- 6) 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 SUBMITTER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS 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.
- 7) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN) HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED ONTO OR OVER FOLSOM 1ST AND CLEMENTINA STREETS 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 ENCROACHMENTS TO THE CONDOMINIUM UNIT OWNER(S).
- 8) SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM 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 (A) TO ANY PROPERTY OWNER.
- 9) CONSISTENT WITH THE DISPOSITION AND DEVELOPMENT AGREEMENT DATED 12/10/2014 (THE "DDA"), BLOCK 9 RESIDENTIAL, LLC AND/OR ITS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE IN PERPETUITY FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL FRONTING STREET TREES AS SPECIFIED IN THE DDA, INDEPENDENT OF ANY OTHER APPLICABLE MUNICIPAL CODE.

MAP REFERENCES:

- (1) RECORD OF SURVEY NO. 6428 FILED MAY 31, 2012 IN BOOK EE OF SURVEY MAPS, AT PAGES 164-165, SAN FRANCISCO COUNTY RECORDS.
- (2) FINAL MAP 2808 FILED JANUARY 3, 2007 IN BOOK 98 OF CONDOMINIUM MAPS, AT PAGES 184-189, SAN FRANCISCO COUNTY RECORDS; NOTE: POINTS SET BY SAID MAP WERE NOT FOUND IN THE FIELD.
- (3) BLOCK DIAGRAM OF 100 VARA BLOCK 348 DATED NOVEMBER 3, 1909 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

FINAL MAP 8789

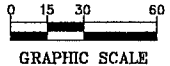
A 73 LOT VERTICAL SUBDIVISION AND 436 RESIDENTIAL UNIT, AND 2 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON FEBRUARY 10, 2015, DOCUMENT NO. 2015-K018312-00, ALSO BEING A PORTION OF THE 100 VARA DISTRICT, BLOCK 348, CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California
NOVEMBER 2016 SCALE: 1"=30' SHEET 2 OF 29
AB 3736, LOT 120, 510 FOLSOM STREET, TRANSBAY BLOCK 9



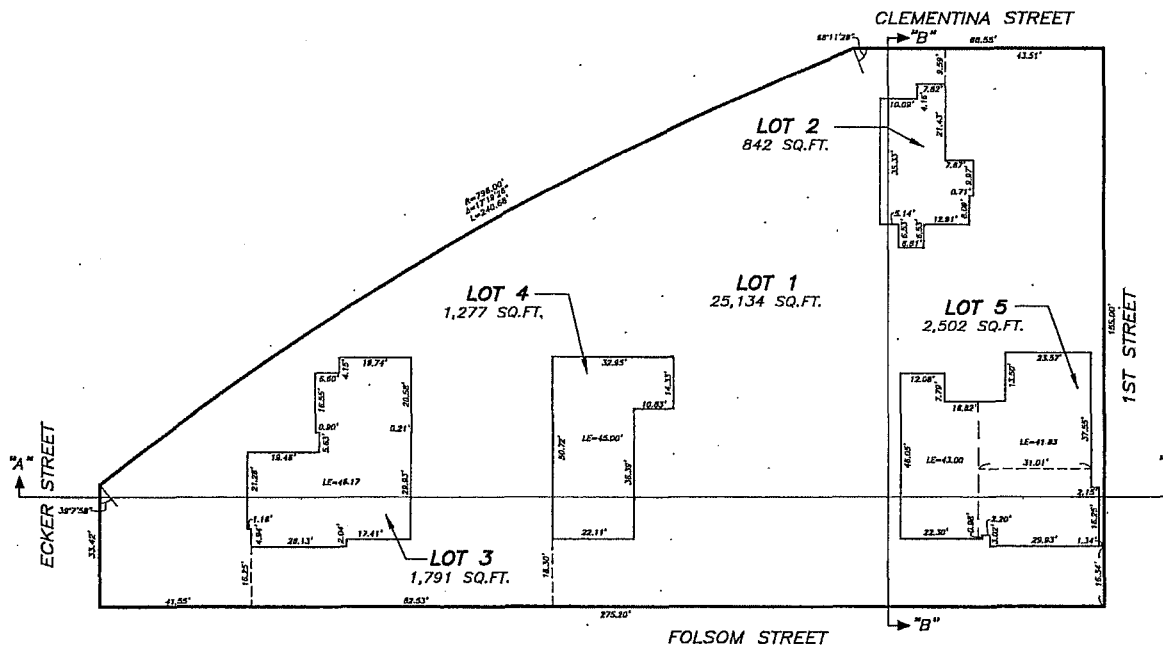
GENERAL NOTES:

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
3. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:
 - a) EASEMENT AT GROUND LEVEL ONLY FOR VEHICULAR AND PEDESTRIAN ACCESS AS RESERVED IN THAT CERTAIN GRANT DEED RECORDED JULY 23, 1954 IN BOOK 6416, PAGE 557, OFFICIAL RECORDS.
 - b) "REDEVELOPMENT PLAN FOR THE TRANSBAY REDEVELOPMENT PROJECT AREA" RECORDED AUGUST 4, 2006, DOCUMENT NO. 2006-1224836, OFFICIAL RECORDS; "TRANSBAY REDEVELOPMENT PROJECT AREA DECLARATION OF RESTRICTIONS" RECORDED AUGUST 4, 2006, DOCUMENT NO. 2006-1224839, OFFICIAL RECORDS; "STATEMENT OF EVIDENT DOMAIN LIMITATIONS IN THE TRANSBAY REDEVELOPMENT PROJECT AREA" RECORDED DECEMBER 31, 2007, DOCUMENT NO. 2007-1512989, OFFICIAL RECORDS.
 - c) "DISPOSITION AND DEVELOPMENT AGREEMENT" RECORDED JANUARY 6, 2015, DOCUMENT NO. 2015-K001305, OFFICIAL RECORDS.
 - d) "RELINQUISHMENT OF ABUTTERS RIGHTS OF ACCESS IN AND TO THE ADJACENT STATE FREEWAY AS DISCLOSED IN THAT CERTAIN DIRECTOR'S DEED RECORDED FEBRUARY 10, 2015, DOCUMENT NO. 2015-K018305, OFFICIAL RECORDS.
 - e) "GRANT DEED" RECORDED FEBRUARY 10, 2015, DOCUMENT NO. 2015-K018312, OFFICIAL RECORDS.
 - f) "DECLARATION OF SITE RESTRICTIONS" RECORDED FEBRUARY 10, 2015, DOCUMENT NO. 2015-K018313, OFFICIAL RECORDS.
 - g) "DECLARATION OF RESTRICTIONS" RECORDED FEBRUARY 10, 2015, DOCUMENT NO. 2015-K018314, OFFICIAL RECORDS.
 - h) "DECLARATION OF DEED RESTRICTION REGARDING PROPERTY TAXES" RECORDED FEBRUARY 10, 2015, DOCUMENT NO. 2015-K018315, OFFICIAL RECORDS.
 - i) PERPETUAL USE EASEMENT AS RESERVED IN THAT CERTAIN EASEMENT AGREEMENT RECORDED FEBRUARY 11, 2016, DOCUMENT NO. 2016-K200485, OFFICIAL RECORDS.

BOUNDARY NOTE:
PARCELS 1-6 SHOWN HEREON ARE DEFINED IN THE SUBJECT PROPERTY VESTING DEED (2015-K018312) AND WILL BE MERGED BY THIS FINAL MAP. BASIS OF BEARINGS FOR THE EXCEPTION TO PARCELS 2-5 AND PARCEL 6 IS THE NORTHWESTERLY LINE OF FOLSOM STREET AS N45°07'55"E DEFINED IN SAID DEED.

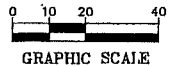


4430



LEVEL B
 LOWER ELEVATION = 37.67 (EXCEPT AS SHOWN)
 UPPER ELEVATION = 49.00

NOTE: PROPERTY LINES SHOWN
 HEREON, MAY NOT BE TO SCALE.



FINAL MAP 8789

A 73 LOT VERTICAL SUBDIVISION AND 438 RESIDENTIAL UNIT AND 2
 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT, BEING THAT
 CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED
 RECORDED ON FEBRUARY 10, 2015, DOCUMENT NO. 2015-K018312-00,
 ALSO BEING A PORTION OF THE 100 VARA DISTRICT, BLOCK 348.

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

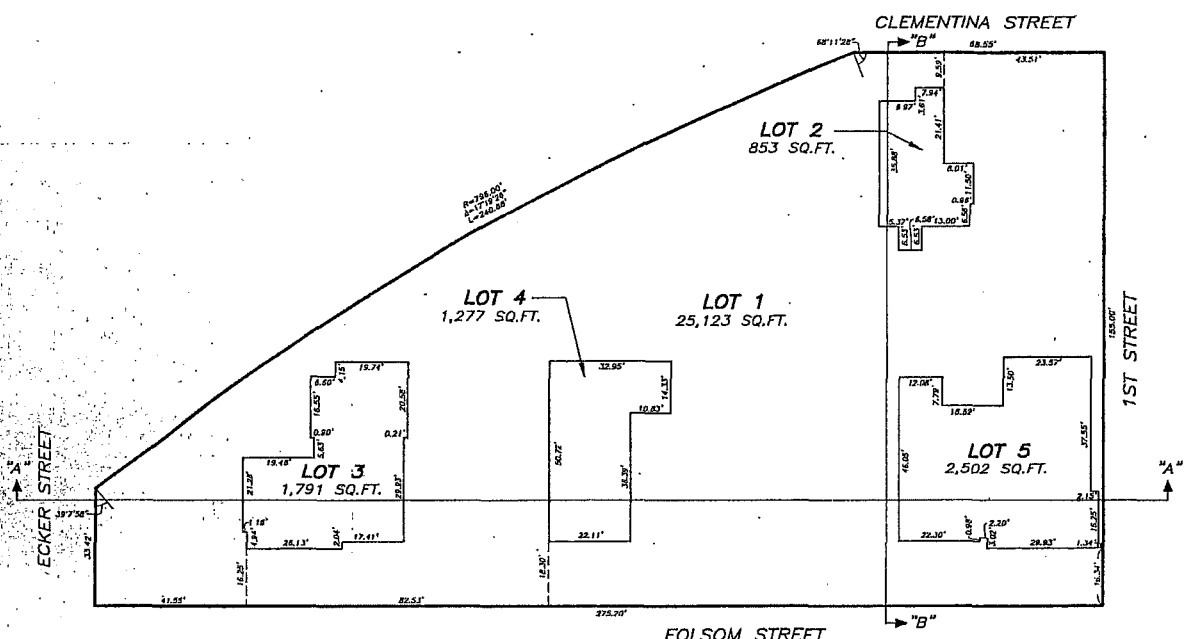
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco, California

NOVEMBER 2016 SCALE: 1"=20' SHEET 4 OF 29

AB 3736, LOT 120 510 FOLSOM STREET TRANSBAY BLOCK 9

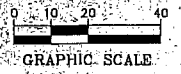


4433



LEVEL C
 LOWER ELEVATION = 49.00
 UPPER ELEVATION = 61.00

NOTE: PROPERTY LINES SHOWN
 HEREON MAY NOT BE TO SCALE



FINAL MAP 8789

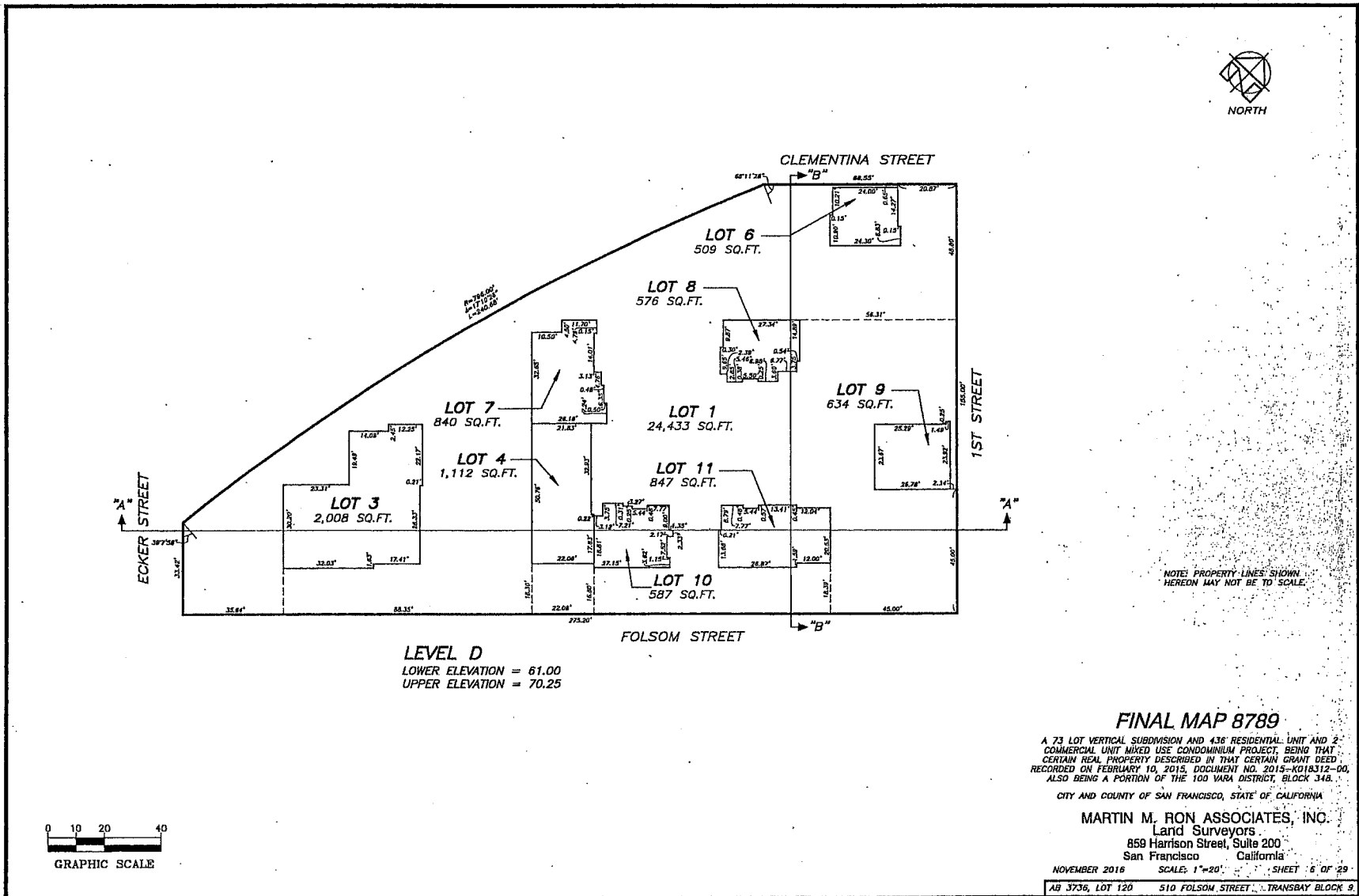
A 73 LOT VERTICAL SUBDIVISION AND 436 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON FEBRUARY 10, 2015, DOCUMENT NO. 2015-KO18312-00, ALSO BEING A PORTION OF THE 100 VARA DISTRICT, BLOCK 348.

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

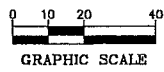
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco, California

NOVEMBER 2016 SCALE: 1"=20' SHEET 5 OF 29

AB 3736, LOT 120 510 FOLSOM STREET IT LOCK 9



LEVEL D
 LOWER ELEVATION = 61.00
 UPPER ELEVATION = 70.25

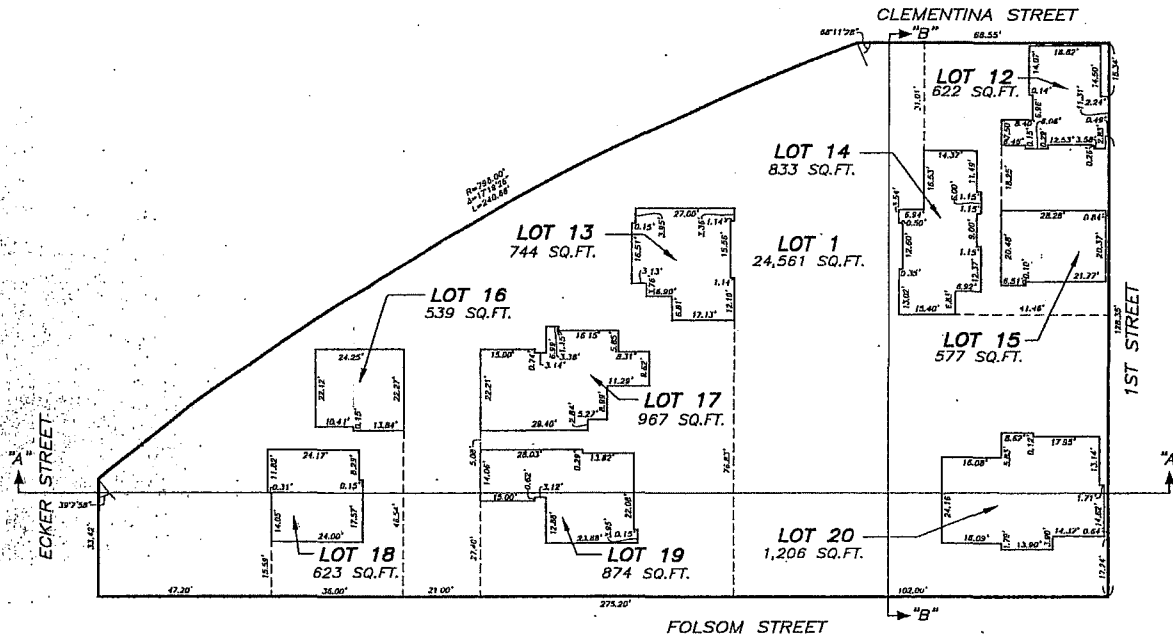


FINAL MAP 8789
 A 73 LOT VERTICAL SUBDIVISION AND 436 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON FEBRUARY 10, 2015, DOCUMENT NO. 2015-K018312-00, ALSO BEING A PORTION OF THE 100 VARA DISTRICT, BLOCK 348.

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco, California
 NOVEMBER 2016 SCALE: 1"=20' SHEET 6 OF 29
 AB 3736, LOT 120 510 FOLSOM STREET, TRANSBAY BLOCK 9

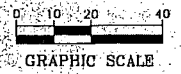


4435



LEVEL E
 LOWER ELEVATION = 70.25
 UPPER ELEVATION = 79.50

NOTE: PROPERTY LINES SHOWN
 HEREON MAY NOT BE TO SCALE.



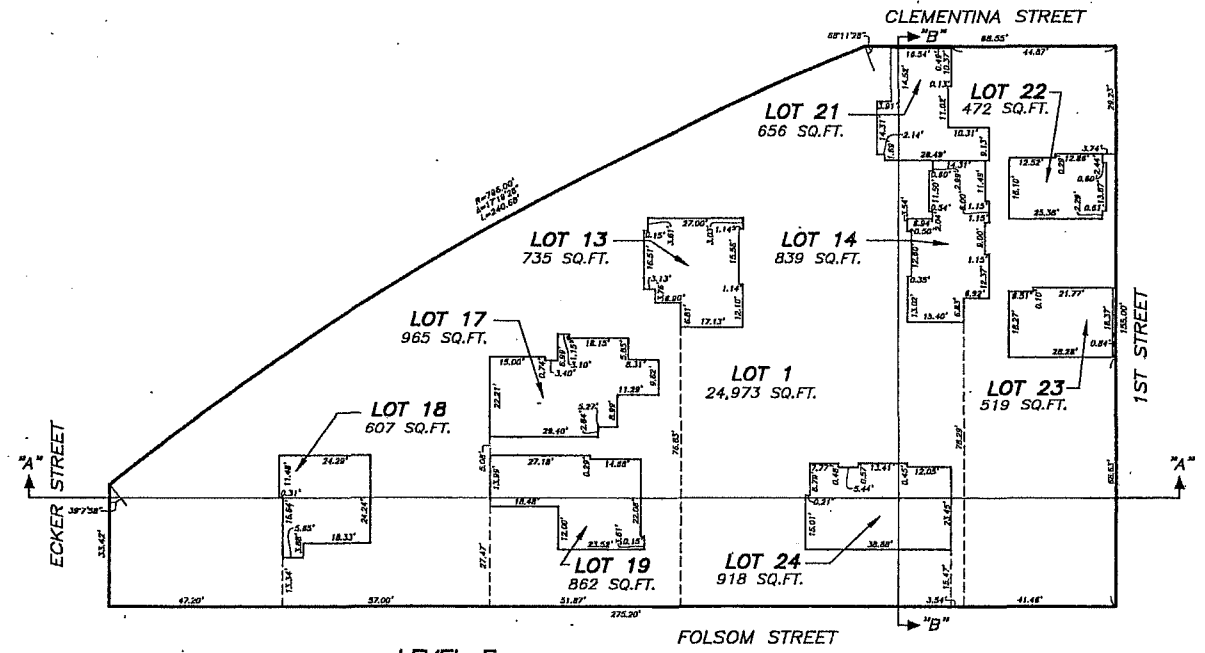
FINAL MAP 8789

A 73 LOT VERTICAL SUBDIVISION AND 436 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON FEBRUARY 10, 2015, DOCUMENT NO. 2015-1018312-00, ALSO BEING A PORTION OF THE 100 VARA DISTRICT, BLOCK 348.

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

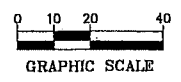
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco California

NOVEMBER 2016 SCALE: 1"=20' SY 7 OF 29
 AB 3736, LOT 120 510 FOLSOM STREET Y, LOCK 9



LEVEL F
 LOWER ELEVATION = 79.50
 UPPER ELEVATION = 88.75

NOTE: PROPERTY LINES SHOWN
 HEREON MAY NOT BE TO SCALE.

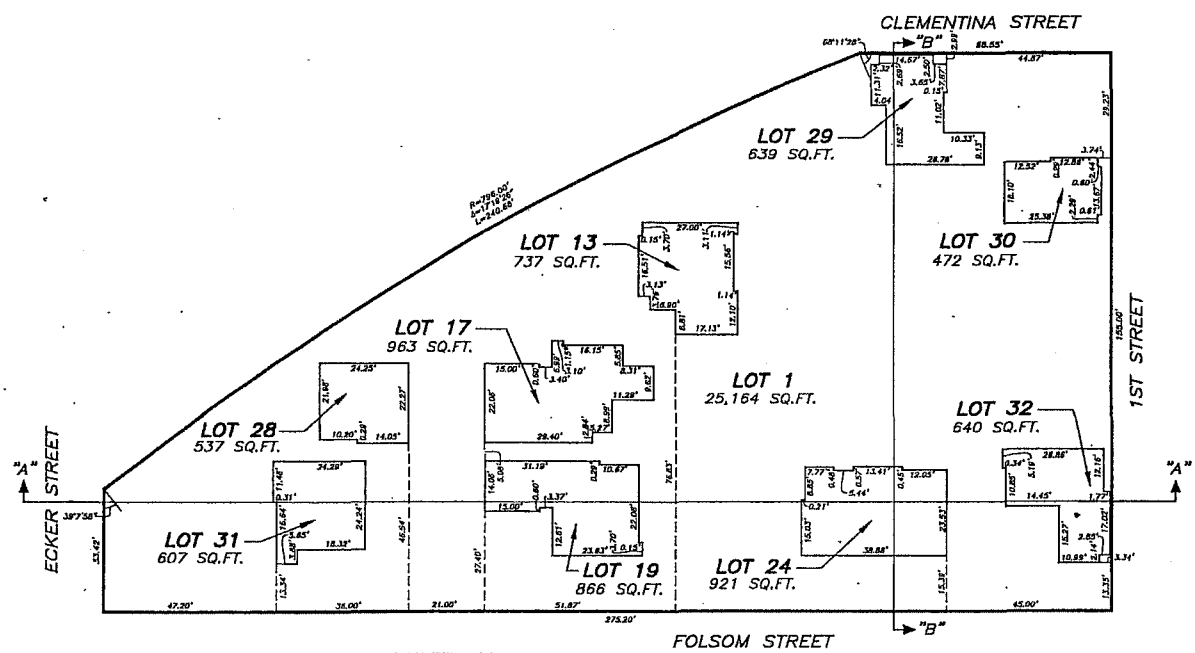


FINAL MAP 8789

A 73 LOT VERTICAL SUBDIVISION AND 436 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON FEBRUARY 10, 2015, DOCUMENT NO. 2015-KO18312-00, ALSO BEING A PORTION OF THE 100 VARA DISTRICT, BLOCK 348.

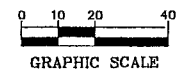
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco, California

NOVEMBER 2016 SCALE: 1"=20' SHEET 8 OF 29
 AB 3736, LOT 120 510 FOLSOM STREET - TRANSBAY BLOCK 9



NOTE: PROPERTY LINES SHOWN HEREON MAY NOT BE TO SCALE

LEVEL H
LOWER ELEVATION = 98.00
UPPER ELEVATION = 107.25



FINAL MAP 8789

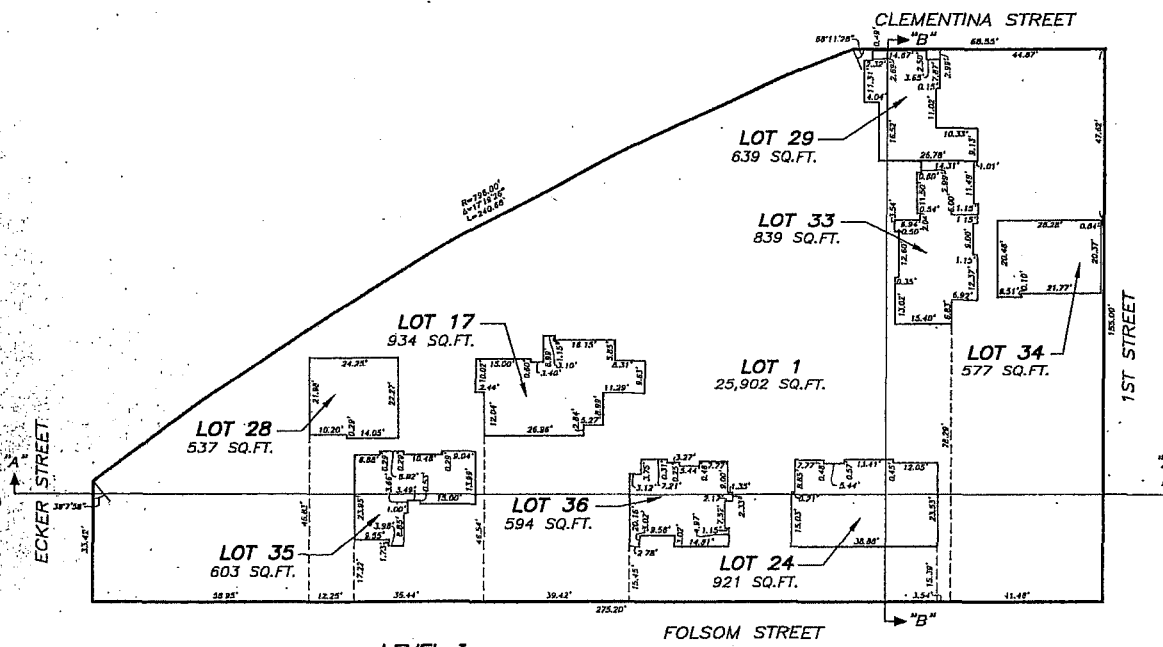
A 73 LOT VERTICAL SUBDIVISION AND 436 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT BEING THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON FEBRUARY 10, 2015, DOCUMENT NO. 2015-1018112-00, ALSO BEING A PORTION OF THE 100 VARA DISTRICT, BLOCK 348.

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

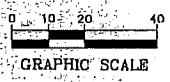
NOVEMBER 2016 SCALE: 1"=20' SHEET 10 OF 29
AB 3736, LOT 120 510 FOLSOM STREET TRANSBAY BLOCK 9

4438



LEVEL I
 LOWER ELEVATION = 107.25
 UPPER ELEVATION = 116.50

NOTE: PROPERTY LINES SHOWN
 HEREON MAY NOT BE TO SCALE.



FINAL MAP 8789

A 73 LOT VERTICAL SUBDIVISION AND 436 RESIDENTIAL UNIT AND 2
 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT, BEING THAT
 CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED
 RECORDED ON FEBRUARY 10, 2015, DOCUMENT NO. 2015-K018312-00,
 ALSO BEING A PORTION OF THE 100 VARA DISTRICT, BLOCK 348.

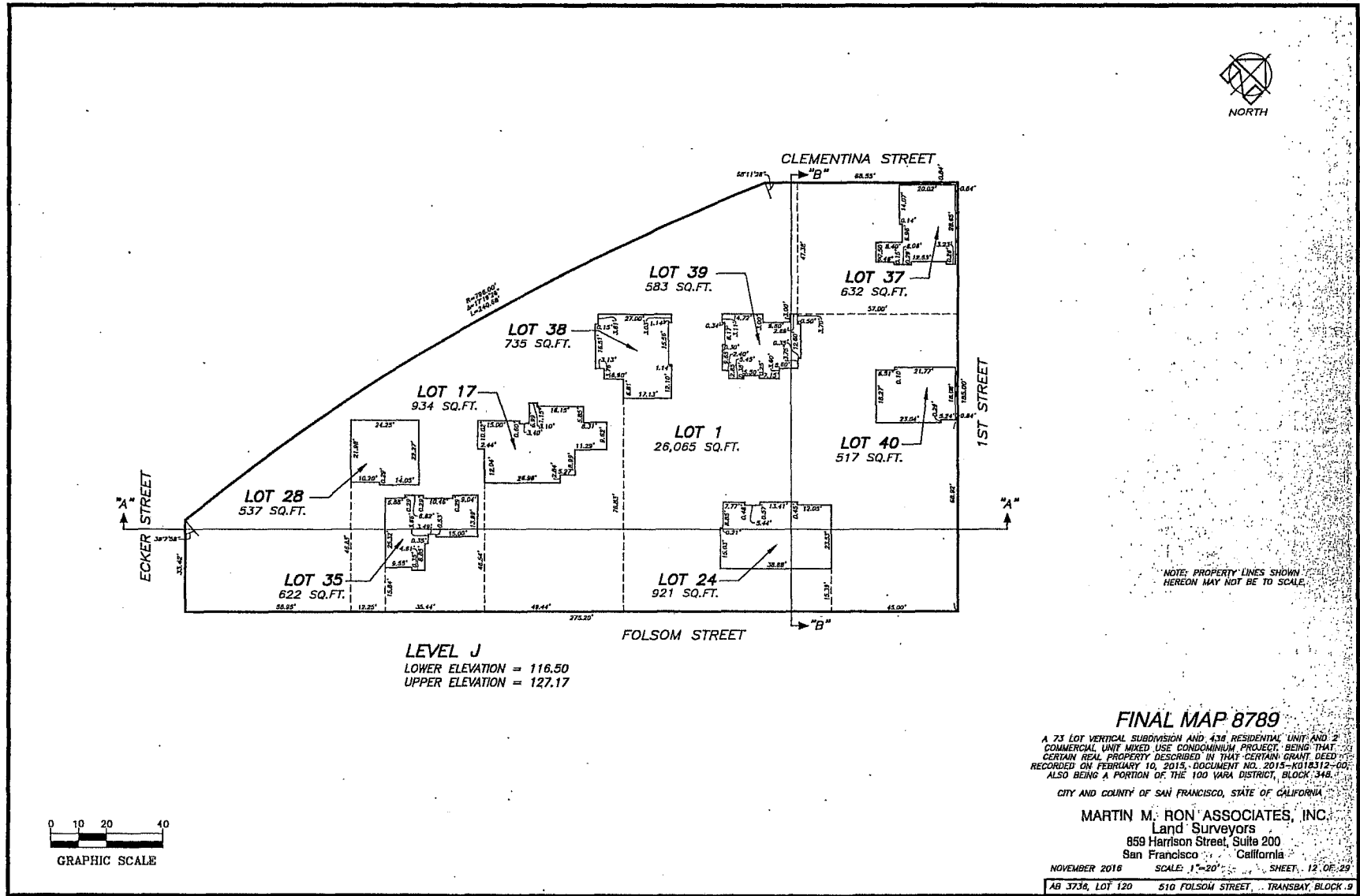
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
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 San Francisco, California

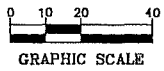
NOVEMBER 2016 SCALE: 1"=20' SH 11 OF 29

AB 3736, LOT 120 510 FOLSOM STREET BLOCK 9

4439



LEVEL J
 LOWER ELEVATION = 116.50
 UPPER ELEVATION = 127.17



FINAL MAP 8789

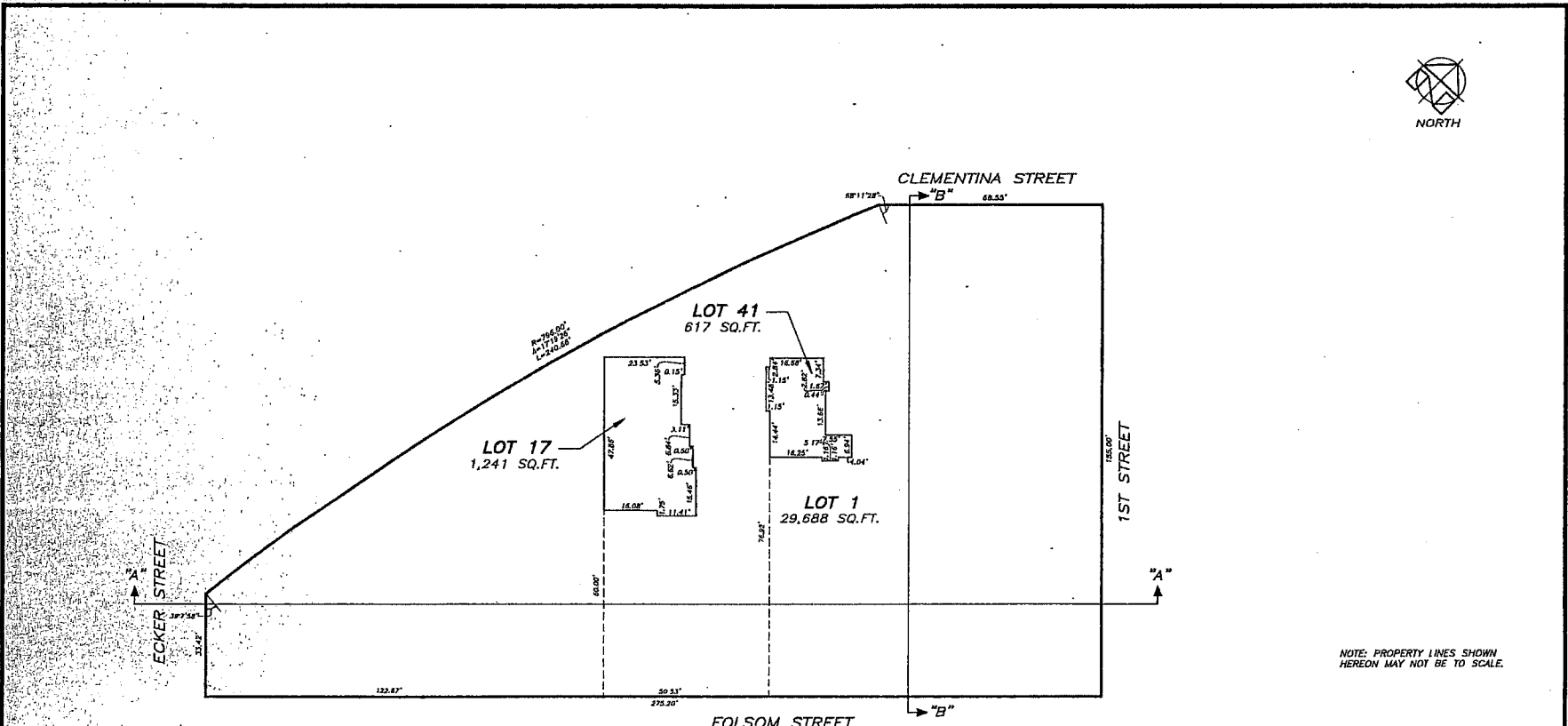
A 73 LOT VERTICAL SUBDIVISION AND 438 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON FEBRUARY 10, 2015, DOCUMENT NO. 2015-KO18312-00, ALSO BEING A PORTION OF THE 100 VARA DISTRICT, BLOCK 348.

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NOVEMBER 2016 SCALE: 1"=20' SHEET: 12 OF 29

AB 3736, LOT 120 510 FOLSOM STREET, TRANSBAY, BLOCK 9



LEVEL K
 LOWER ELEVATION = 127.17
 UPPER ELEVATION = 137.25

NOTE: PROPERTY LINES SHOWN
 HEREON MAY NOT BE TO SCALE.



FINAL MAP 8789

A 73 LOT VERTICAL SUBDIVISION AND 436 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON FEBRUARY 18, 2015, DOCUMENT NO. 2015-KO18312-00, ALSO BEING A PORTION OF THE 100 VARA DISTRICT, BLOCK 348.

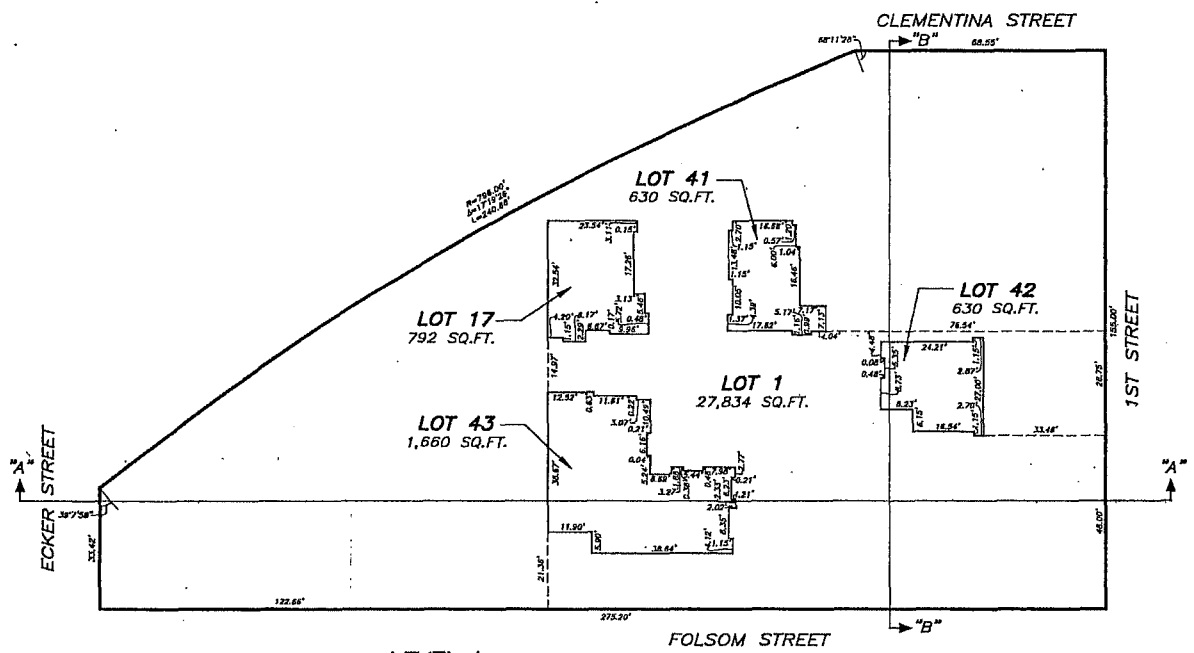
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
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 San Francisco, California

NOVEMBER 2016 SCALE: 1"=20' SHF OF 29

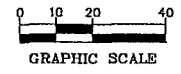
AB 3736, LOT 120 510 FOLSOM STREET TR .OCK 9

4441



LEVEL L
 LOWER ELEVATION = 137.25
 UPPER ELEVATION = 146.50

NOTE: PROPERTY LINES SHOWN
 HEREON MAY NOT BE TO SCALE.



FINAL MAP 8789

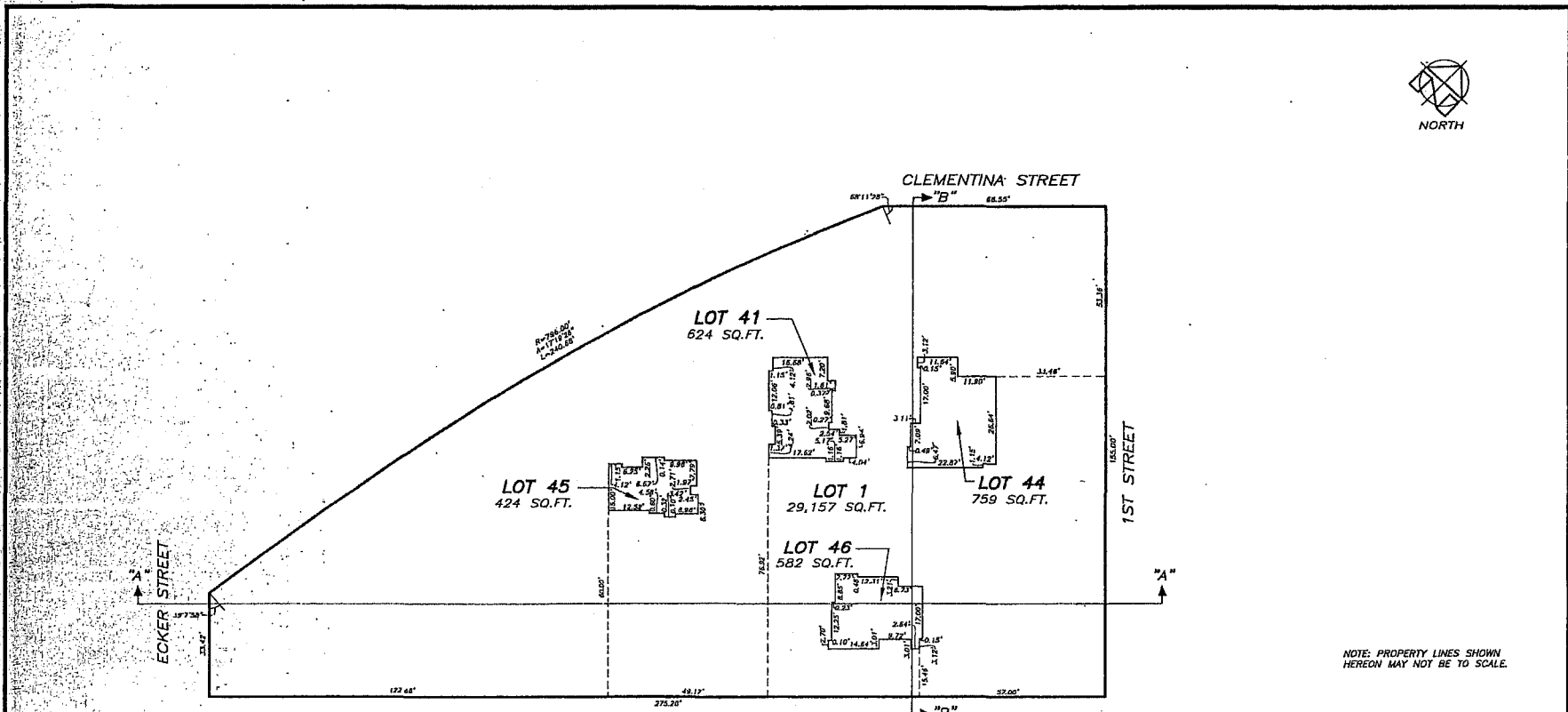
A 73 LOT VERTICAL SUBDIVISION AND 436 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT BEING THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON FEBRUARY 10, 2015, DOCUMENT NO. 2015-KO18312-00, ALSO BEING A PORTION OF THE 100 VARA DISTRICT, BLOCK 348;

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NOVEMBER 2016 SCALE: 1"=20' SHEET 14 OF 29

AB 3736, LOT 120 510 FOLSOM STREET TRANSBAY BLOCK 9



LEVEL M
 LOWER ELEVATION = 146.50
 UPPER ELEVATION = 155.75

NOTE: PROPERTY LINES SHOWN
 HEREON MAY NOT BE TO SCALE.



FINAL MAP 8789

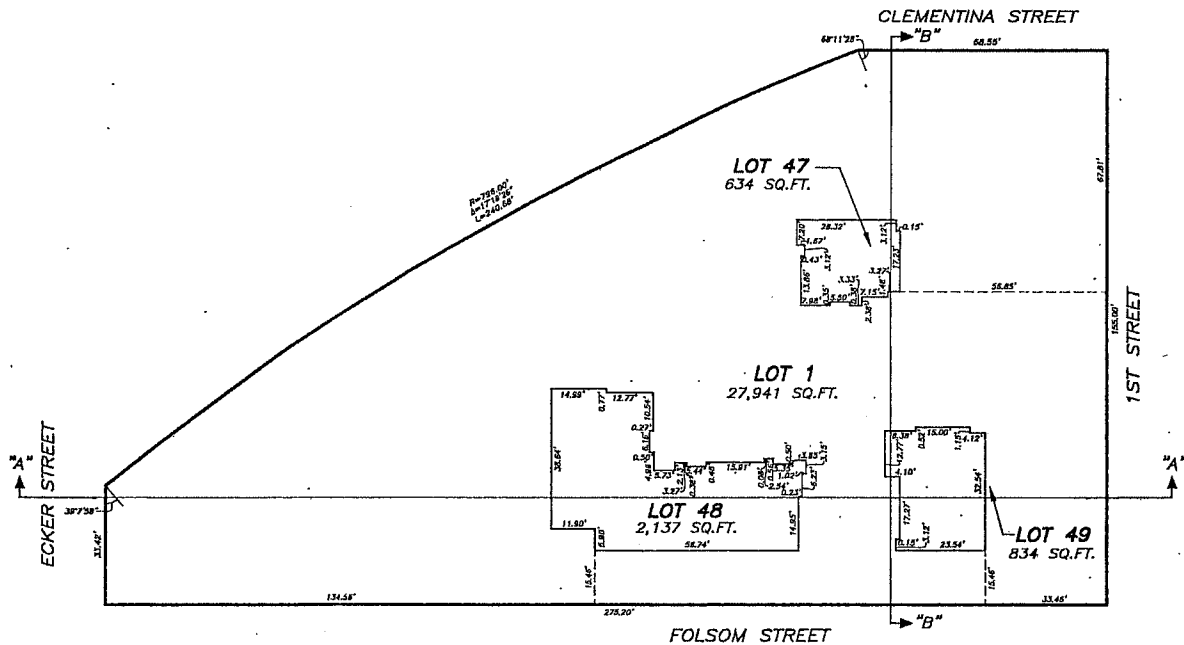
A 73 LOT VERTICAL SUBDIVISION AND 436 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON FEBRUARY 10, 2015, DOCUMENT NO. 2015-K018312-00, ALSO BEING A PORTION OF THE 100 VARA DISTRICT, BLOCK 348.

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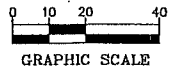
NOVEMBER 2016 SCALE: 1"=20' SHEET 1 OF 29
 AB 3736, LOT 120 510 FOLSOM STREET T. BLOCK 9

4443



LEVEL N
 LOWER ELEVATION = 155.75
 UPPER ELEVATION = 165.00

NOTE: PROPERTY LINES SHOWN
 HEREON MAY NOT BE TO SCALE.



FINAL MAP 8789

A 73 LOT VERTICAL SUBDIVISION AND 438 RESIDENTIAL UNIT AND 2
 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT, BEING THAT
 CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED
 RECORDED ON FEBRUARY 10, 2015, DOCUMENT NO. 2015-KO18312-00,
 ALSO BEING A PORTION OF THE 100-VARA DISTRICT, BLOCK 348.

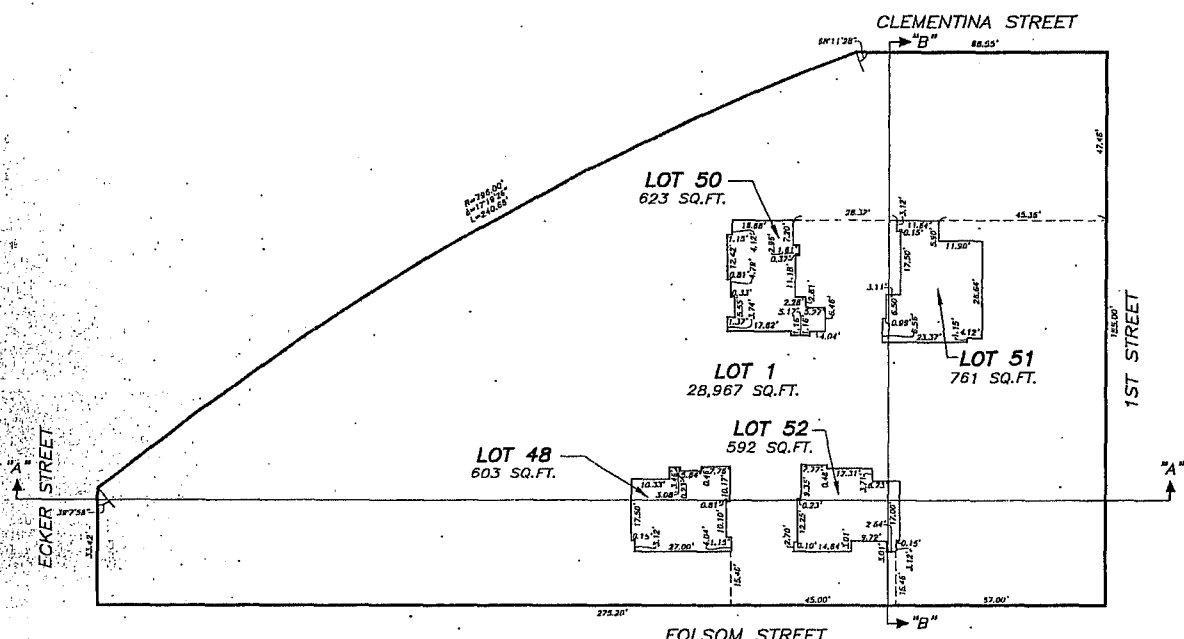
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
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 San Francisco, California

NOVEMBER 2018 SCALE: 1"=20' SHEET 16 OF 25

AB 3736, LOT 120 510 FOLSOM STREET TRANSBAY BLOCK 9

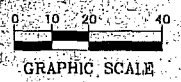


4445



NOTE: PROPERTY LINES SHOWN
HEREON MAY NOT BE TO SCALE.

LEVEL 0
LOWER ELEVATION = 165.00
UPPER ELEVATION = 174.25



FINAL MAP 8789

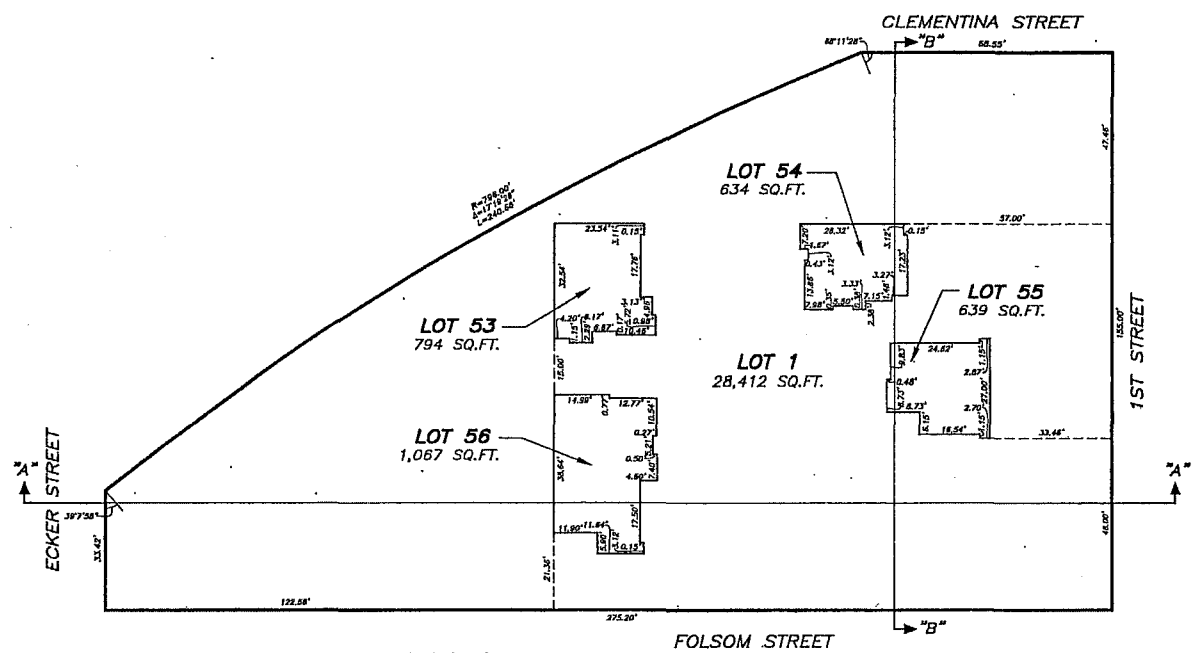
A 73 LOT VERTICAL SUBDIVISION AND 436 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON FEBRUARY 10, 2015, DOCUMENT NO. 2015-K018312-00, ALSO BEING A PORTION OF THE 100 VARA DISTRICT, BLOCK 348.

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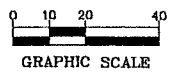
NOVEMBER 2016 SCALE: 1"=20' SHEET 17 OF 29

AB 3736, LOT 120 510 FOLSOM STREET BLOCK 9



LEVEL P
 LOWER ELEVATION = 174.25
 UPPER ELEVATION = 183.50

NOTE: PROPERTY LINES SHOWN
 HEREON MAY NOT BE TO SCALE



FINAL MAP 8789

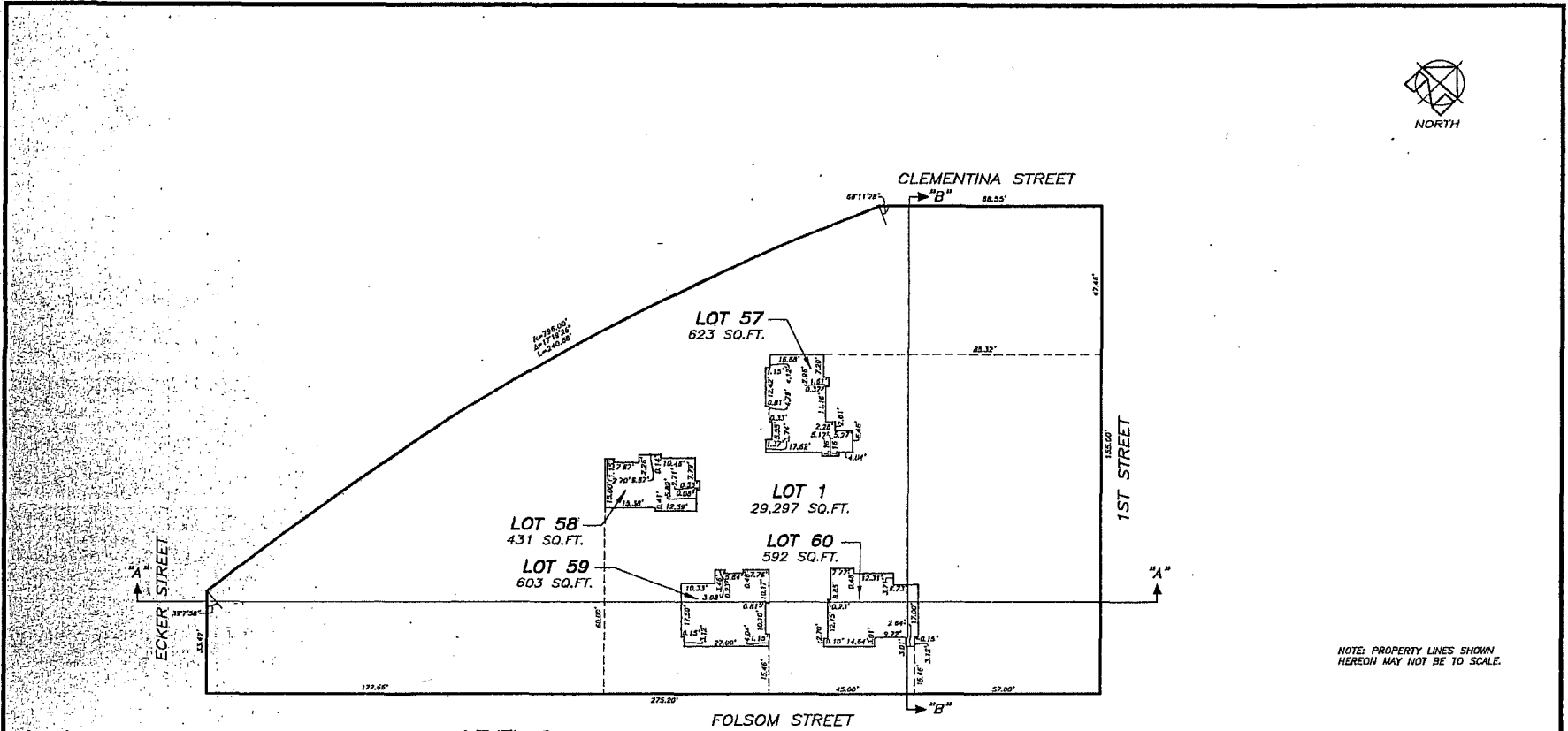
A 73 LOT VERTICAL SUBDIVISION AND 438 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT; BEING THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON FEBRUARY 10, 2015, DOCUMENT NO. 2015-KO18312-00, ALSO BEING A PORTION OF THE 100 VARA DISTRICT, BLOCK 348, CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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NOVEMBER 2016 SCALE: 1"=20' SHEET 16 OF 29

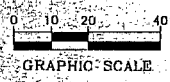
AB 3736, LOT 120 510 FOLSOM STREET - TRANSBAY, BLOCK 9

4446



LEVEL Q
 LOWER ELEVATION = 183.50
 UPPER ELEVATION = 192.75

NOTE: PROPERTY LINES SHOWN
 HEREON MAY NOT BE TO SCALE.



FINAL MAP 8789

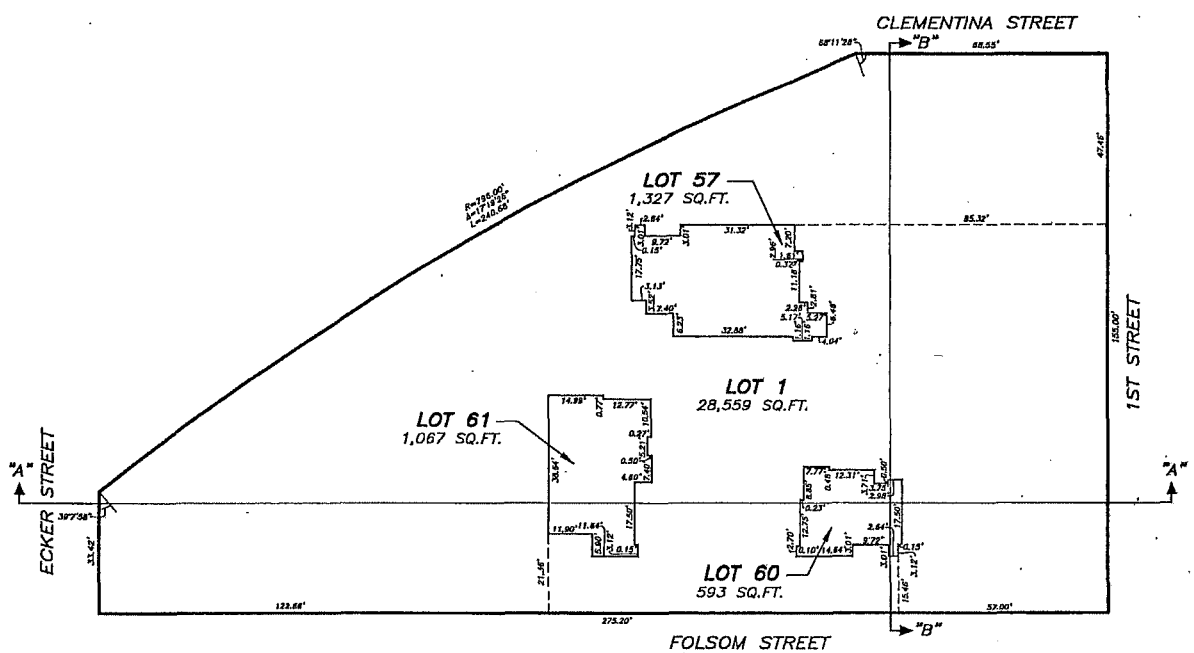
A 73 LOT VERTICAL SUBDIVISION AND 436 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANTY DEED RECORDED ON FEBRUARY 10, 2015, DOCUMENT NO. 2015-KO18312-00, ALSO BEING A PORTION OF THE 100 VARA DISTRICT, BLOCK 348.

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NOVEMBER 2016 SCALE: 1"=20' SHEET 19 OF 29

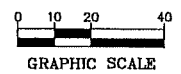
AB 3736, LOT 120 510 FOLSOM STREET 'Y' BLOCK 9

4447



LEVEL R
 LOWER ELEVATION = 192.75
 UPPER ELEVATION = 202.00

NOTE: PROPERTY LINES SHOWN
 HEREON MAY NOT BE TO SCALE



FINAL MAP 8789

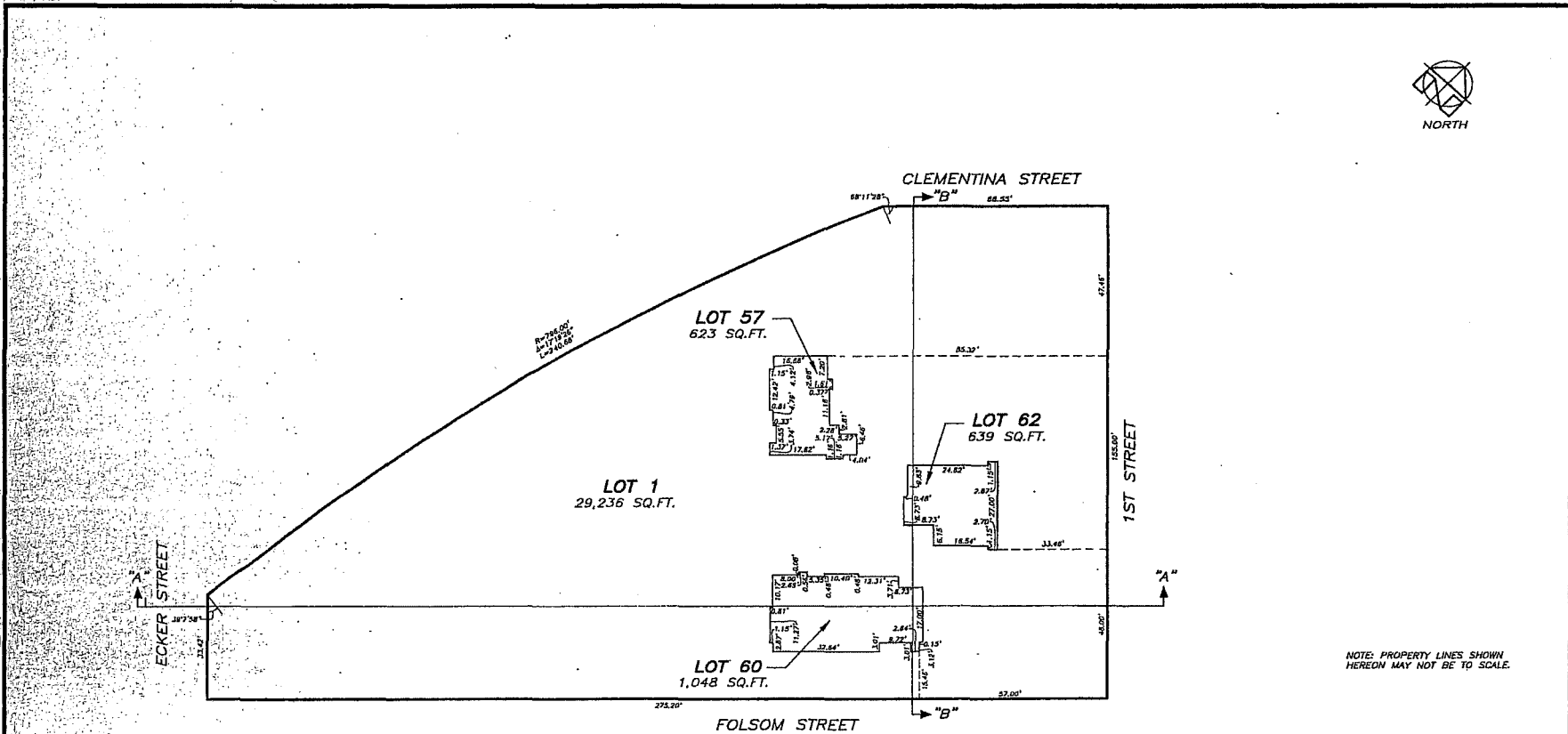
A 73 LOT VERTICAL SUBDIVISION AND 436 RESIDENTIAL UNIT AND 2
 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT, BEING THAT
 CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED
 RECORDED ON FEBRUARY 18, 2015, DOCUMENT NO. 2015-1018315-00,
 ALSO BEING A PORTION OF THE 100 VARA DISTRICT, BLOCK 34B,

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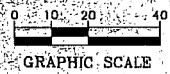
NOVEMBER 2016 SCALE: 1"=20' SHEET 20 OF 29

AB 3736, LOT 120 510 FOLSOM STREET, TRANSBAY-BLOCK 9



LEVEL S
 LOWER ELEVATION = 202.00
 UPPER ELEVATION = 211.58

NOTE: PROPERTY LINES SHOWN
 HEREON MAY NOT BE TO SCALE.



FINAL MAP 8789

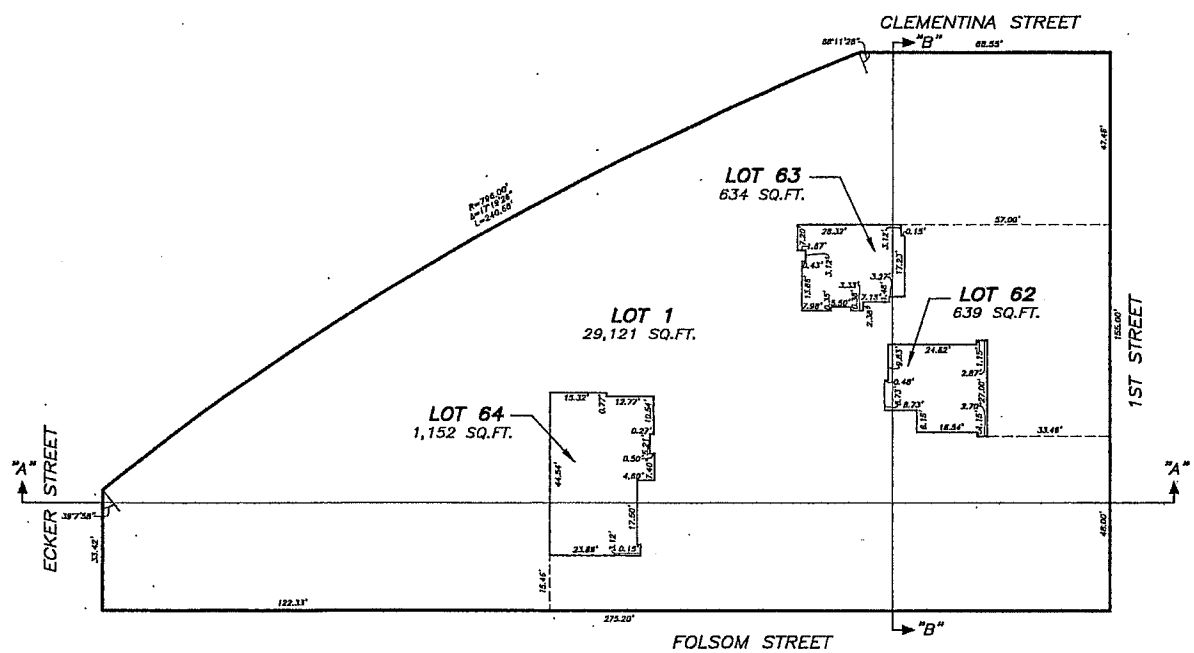
A 73 LOT VERTICAL SUBDIVISION AND 436 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT; BEING THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON FEBRUARY 10, 2015, DOCUMENT NO. 2015-N018312-00, ALSO BEING A PORTION OF THE 100 VARA DISTRICT, BLOCK 34B.

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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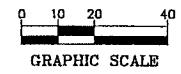
NOVEMBER 2016 SCALE: 1"=20' 21 OF 29
 AB 3736, LOT 120 510 FOLSOM STREET Y BLOCK 9

4449



LEVEL T
 LOWER ELEVATION = 211.58
 UPPER ELEVATION = 220.83

NOTE: PROPERTY LINES SHOWN
 HEREON MAY NOT BE TO SCALE

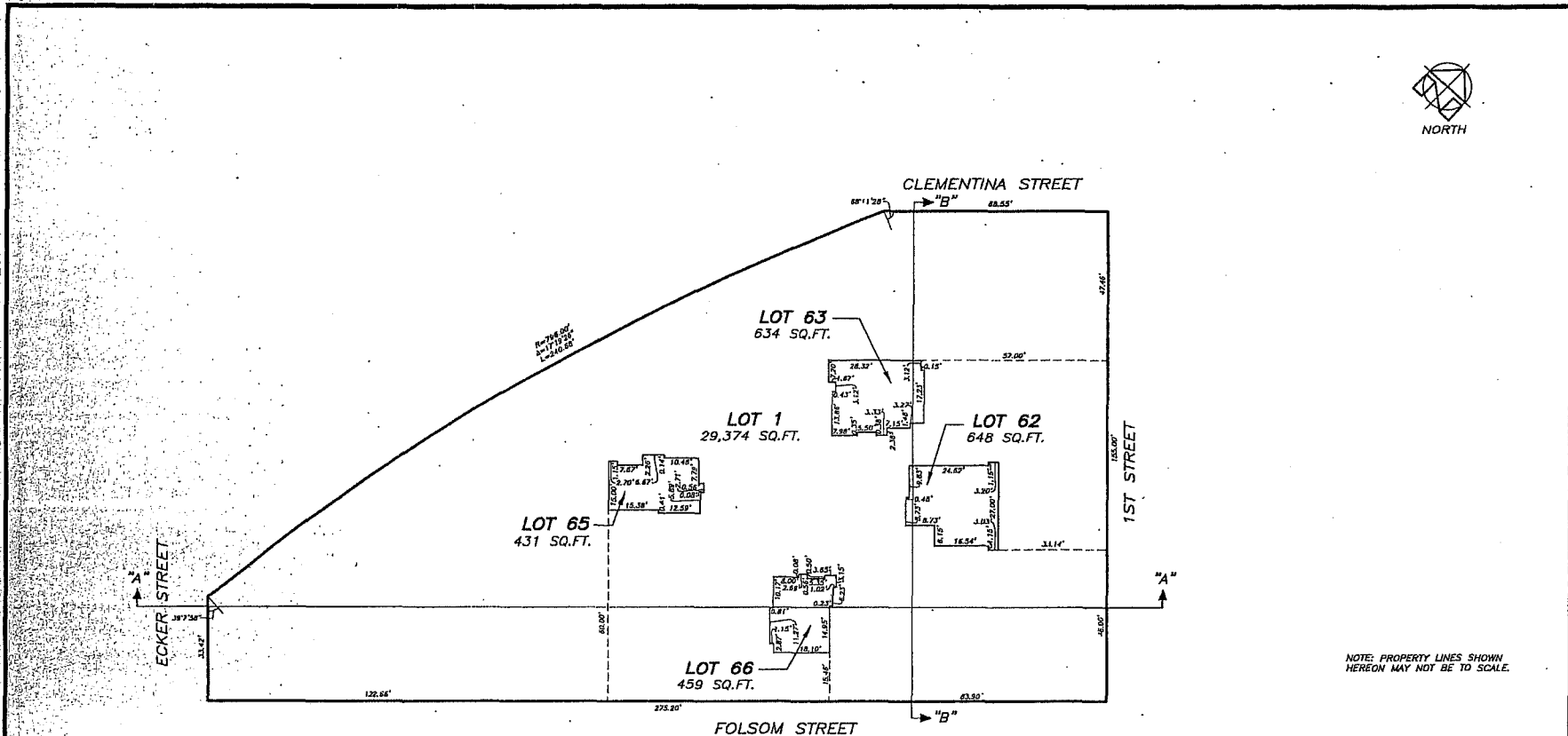


FINAL MAP 8789

A 73 LOT VERTICAL SUBDIVISION AND 436 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON FEBRUARY 10, 2015, DOCUMENT NO. 2015-1018312-000, ALSO BEING A PORTION OF THE 100 VARA DISTRICT, BLOCK 348, CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

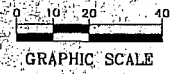
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
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 San Francisco, California

NOVEMBER 2016 SCALE: 1"=20' SHEET 22 OF 29
 AB 3736, LOT 120 510 FOLSOM STREET, TRANSBAY BLOCK 9



LEVEL U
 LOWER ELEVATION = 220.83
 UPPER ELEVATION = 230.08

NOTE: PROPERTY LINES SHOWN
 HEREON MAY NOT BE TO SCALE.



FINAL MAP 8789

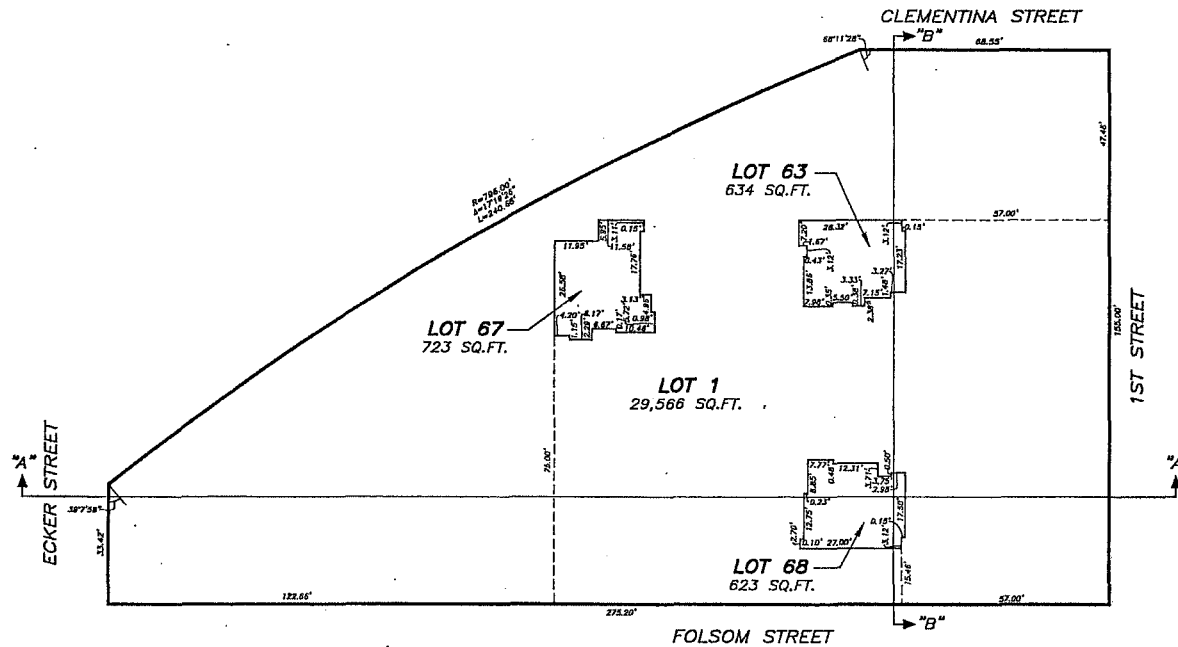
A 73 LOT VERTICAL SUBDIVISION AND 436 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON FEBRUARY 10, 2015, DOCUMENT NO. 2015-KO18312-00, ALSO BEING A PORTION OF THE 100 VASA DISTRICT, BLOCK 34B.

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

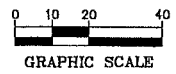
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco California

NOVEMBER 2018 SCALE: 1"=20' SHEET 23 OF 29
 AB 3736, LOT 120 510 FOLSOM STREET 1 BLOCK 9

4451



LEVEL V
 LOWER ELEVATION = 230.08
 UPPER ELEVATION = 239.33



NOTE: PROPERTY LINES SHOWN
 HEREON MAY NOT BE TO SCALE

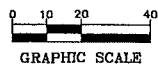
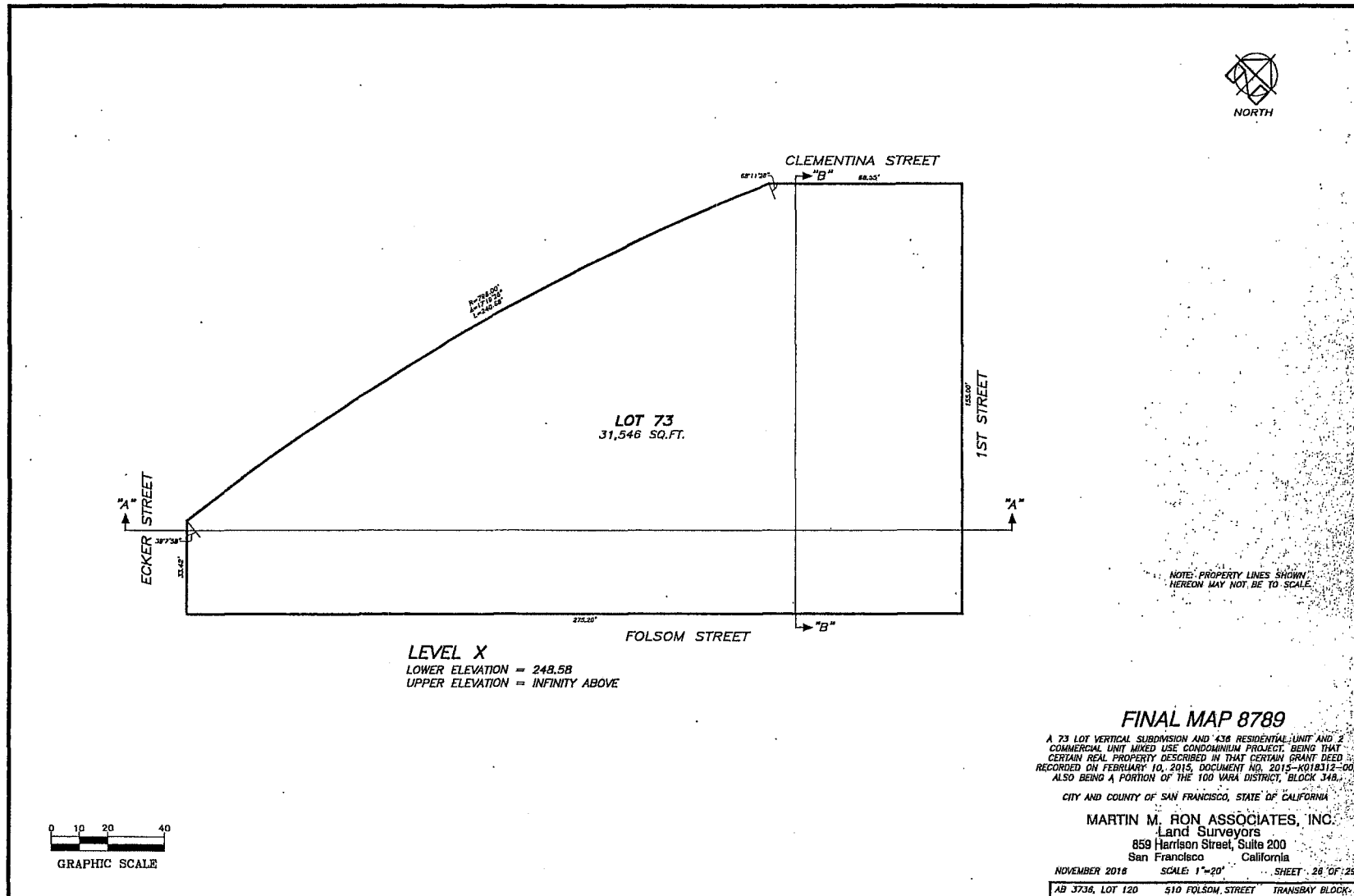
FINAL MAP 8789

A 73 LOT VERTICAL SUBDIVISION AND 436 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON FEBRUARY 10, 2015, DOCUMENT NO. 2015-KO18312-00, ALSO BEING A PORTION OF THE 100 VARA DISTRICT, BLOCK 349, CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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 San Francisco, California

NOVEMBER 2018 SCALE: 1"=20' SHEET 24 OF 29

AB 3736, LOT 120 510 FOLSOM STREET TRANSBAY BLOCK 9



FINAL MAP 8789

A 73 LOT VERTICAL SUBDIVISION AND 438 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON FEBRUARY 10, 2015, DOCUMENT NO. 2015-K018312-00, ALSO BEING A PORTION OF THE 100 VARA DISTRICT, BLOCK 34B.

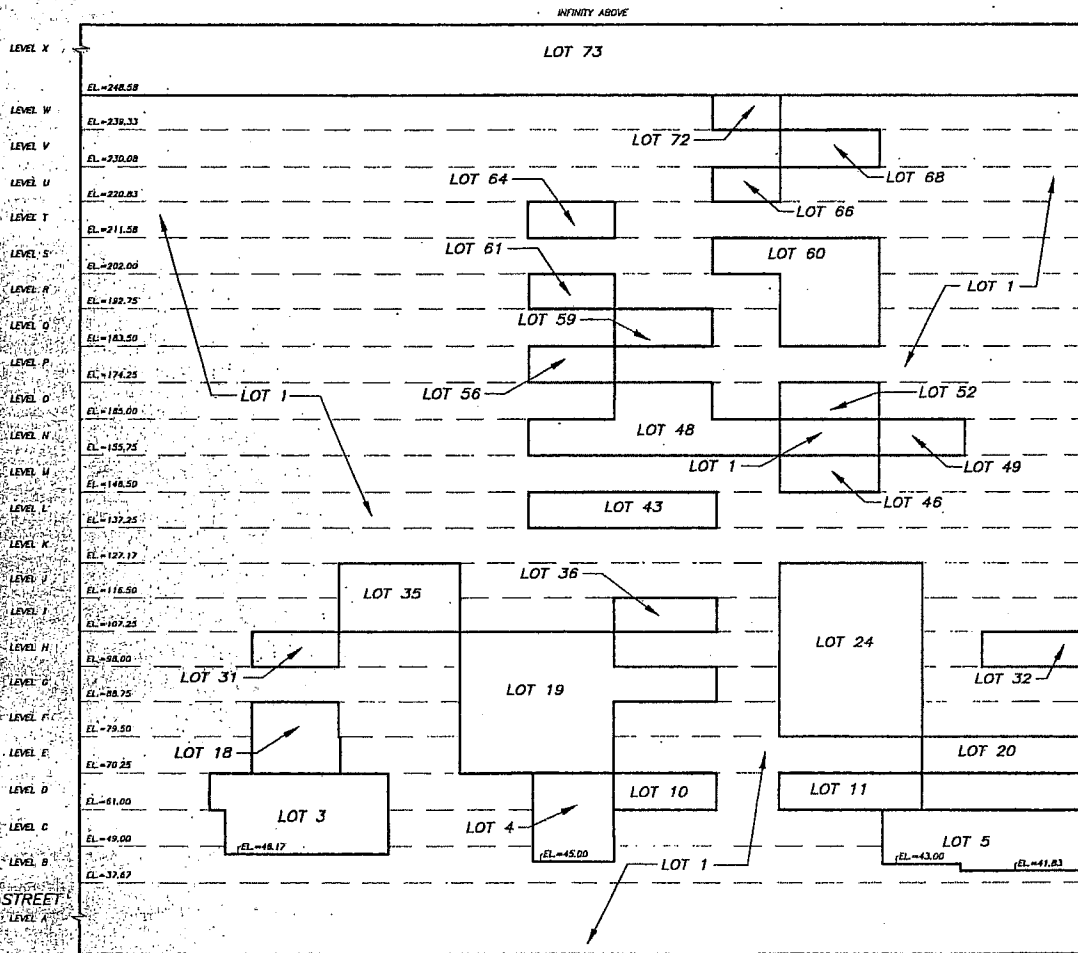
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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San Francisco, California

NOVEMBER 2018 SCALE: 1"=20' SHEET 28 OF 29

AB 3736, LOT 120 510 FOLSOM STREET TRANSBAY BLOCK-9

4454

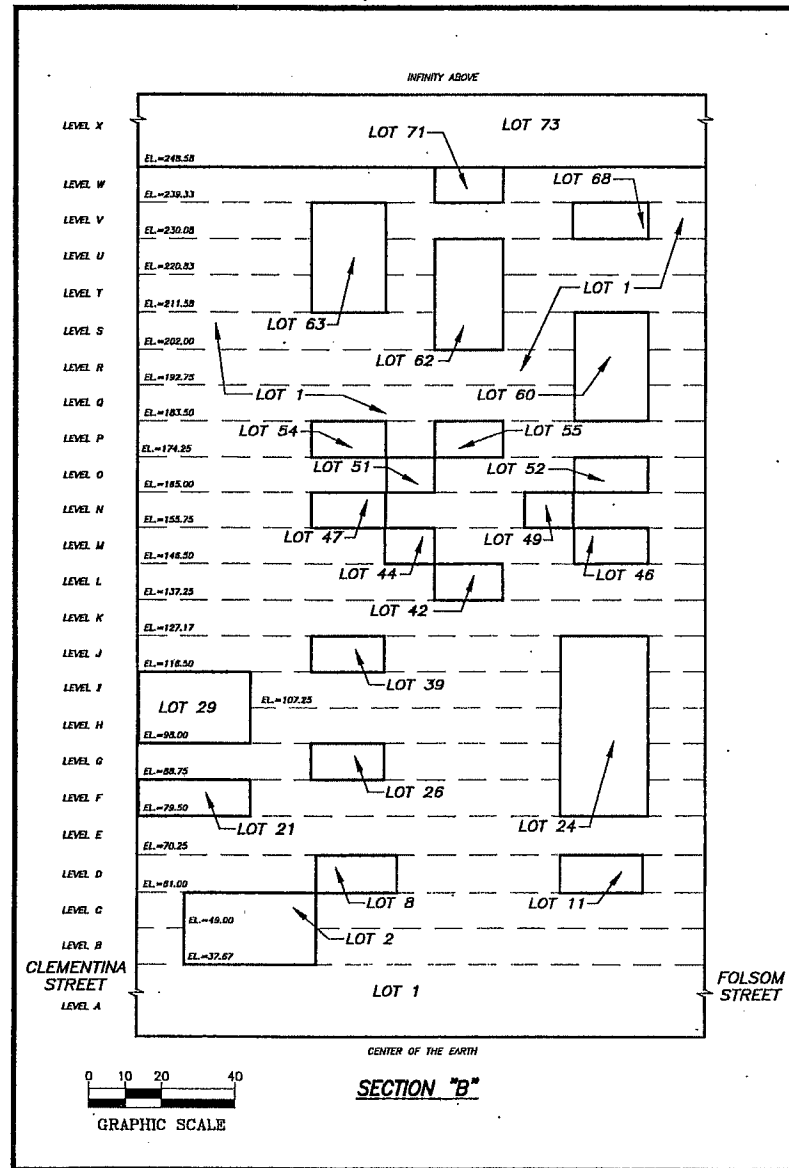


CENTER OF THE EARTH
SECTION "A"



FINAL MAP 8789
A 73 LOT VERTICAL SUBDIVISION AND 436 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON FEBRUARY 10, 2015, DOCUMENT NO. 2015-K018312-00, ALSO BEING A PORTION OF THE 100 VARA DISTRICT, BLOCK 348.

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
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San Francisco California



LOT SUMMARY				# OF BELOW MARKET RATE UNITS
LOT	APN	# OF UNITS	DESCRIPTION	
1	3736A-001	209	MARKET RATE RESIDENTIAL CONDOMINIUMS, APNs: 3736A-074 THRU 275	0
2	3736A-002	0	BELOW MARKET RATE RENTAL	1
3	3736A-003	0	COMMERCIAL	0
4	3736A-004	0	COMMERCIAL	0
5	3736A-005	2	COMMERCIAL CONDOMINIUMS, APNs: 3736A-S10 THRU S11	0
6	3736A-006	0	BELOW MARKET RATE RENTAL	1
7	3736A-007	0	BELOW MARKET RATE RENTAL	1
8	3736A-008	0	BELOW MARKET RATE RENTAL	1
9	3736A-009	0	BELOW MARKET RATE RENTAL	1
10	3736A-010	0	BELOW MARKET RATE RENTAL	1
11	3736A-011	0	BELOW MARKET RATE RENTAL	1
12	3736A-012	0	BELOW MARKET RATE RENTAL	1
13	3736A-013	0	BELOW MARKET RATE RENTAL	1
14	3736A-014	0	BELOW MARKET RATE RENTAL	2
15	3736A-015	0	BELOW MARKET RATE RENTAL	1
16	3736A-016	0	BELOW MARKET RATE RENTAL	1
17	3736A-017	0	BELOW MARKET RATE RENTAL	2
18	3736A-018	0	BELOW MARKET RATE RENTAL	2
19	3736A-019	0	BELOW MARKET RATE RENTAL	5
20	3736A-020	0	BELOW MARKET RATE RENTAL	1
21	3736A-021	0	BELOW MARKET RATE RENTAL	1
22	3736A-022	0	BELOW MARKET RATE RENTAL	1
23	3736A-023	0	BELOW MARKET RATE RENTAL	1
24	3736A-024	0	BELOW MARKET RATE RENTAL	5
25	3736A-025	0	BELOW MARKET RATE RENTAL	1
26	3736A-026	0	BELOW MARKET RATE RENTAL	1
27	3736A-027	0	BELOW MARKET RATE RENTAL	1
28	3736A-028	0	BELOW MARKET RATE RENTAL	4
29	3736A-029	0	BELOW MARKET RATE RENTAL	2
30	3736A-030	0	BELOW MARKET RATE RENTAL	1
31	3736A-031	0	BELOW MARKET RATE RENTAL	1
32	3736A-032	0	BELOW MARKET RATE RENTAL	1
33	3736A-033	0	BELOW MARKET RATE RENTAL	1
34	3736A-034	0	BELOW MARKET RATE RENTAL	1
35	3736A-035	0	BELOW MARKET RATE RENTAL	2
36	3736A-036	0	BELOW MARKET RATE RENTAL	1
37	3736A-037	0	BELOW MARKET RATE RENTAL	1
38	3736A-038	0	BELOW MARKET RATE RENTAL	1
39	3736A-039	0	BELOW MARKET RATE RENTAL	1
40	3736A-040	0	BELOW MARKET RATE RENTAL	1
41	3736A-041	0	BELOW MARKET RATE RENTAL	3
42	3736A-042	0	BELOW MARKET RATE RENTAL	1
43	3736A-043	0	BELOW MARKET RATE RENTAL	1
44	3736A-044	0	BELOW MARKET RATE RENTAL	1
45	3736A-045	0	BELOW MARKET RATE RENTAL	1
46	3736A-046	0	BELOW MARKET RATE RENTAL	1
47	3736A-047	0	BELOW MARKET RATE RENTAL	1
48	3736A-048	0	BELOW MARKET RATE RENTAL	4
49	3736A-049	0	BELOW MARKET RATE RENTAL	1
50	3736A-050	0	BELOW MARKET RATE RENTAL	1
51	3736A-051	0	BELOW MARKET RATE RENTAL	1
52	3736A-052	0	BELOW MARKET RATE RENTAL	1
53	3736A-053	0	BELOW MARKET RATE RENTAL	1
54	3736A-054	0	BELOW MARKET RATE RENTAL	1
55	3736A-055	0	BELOW MARKET RATE RENTAL	1
56	3736A-056	0	BELOW MARKET RATE RENTAL	1
57	3736A-057	0	BELOW MARKET RATE RENTAL	1
58	3736A-058	0	BELOW MARKET RATE RENTAL	1
59	3736A-059	0	BELOW MARKET RATE RENTAL	1
60	3736A-060	0	BELOW MARKET RATE RENTAL	1
61	3736A-061	0	BELOW MARKET RATE RENTAL	1
62	3736A-062	0	BELOW MARKET RATE RENTAL	3
63	3736A-063	0	BELOW MARKET RATE RENTAL	3
64	3736A-064	0	BELOW MARKET RATE RENTAL	1
65	3736A-065	0	BELOW MARKET RATE RENTAL	1
66	3736A-066	0	BELOW MARKET RATE RENTAL	1
67	3736A-067	0	BELOW MARKET RATE RENTAL	1
68	3736A-068	0	BELOW MARKET RATE RENTAL	1
69	3736A-069	0	BELOW MARKET RATE RENTAL	1
70	3736A-070	0	BELOW MARKET RATE RENTAL	1
71	3736A-071	0	BELOW MARKET RATE RENTAL	1
72	3736A-072	0	BELOW MARKET RATE RENTAL	1
73	3736A-073	334	MARKET RATE RESIDENTIAL CONDOMINIUMS, APNs: 3736A-276 THRU 508	0

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

FINAL MAP 8789

A 73 LOT VERTICAL SUBDIVISION AND 436 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT BEING THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT, DEED RECORDED ON FEBRUARY 10, 2015, DOCUMENT NO. 2015-K018312-00, ALSO BEING A PORTION OF THE 100 VARA DISTRICT, BLOCK 346.

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
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San Francisco California

NOVEMBER 2016 SCALE: 1"=20' SHEET 28 OF 29

AR 3736, LOT 120, 510 FOLSOM STREET, TRANSBAY BLOCK, 9

4456

		AREA SQUARE FOOTAGE																				TOTAL				
LOT	APN	LEVEL A	LEVEL B	LEVEL C	LEVEL D	LEVEL E	LEVEL F	LEVEL G	LEVEL H	LEVEL I	LEVEL J	LEVEL K	LEVEL L	LEVEL M	LEVEL N	LEVEL O	LEVEL P	LEVEL Q	LEVEL R	LEVEL S	LEVEL T	LEVEL U	LEVEL V	LEVEL W	LEVEL X	TOTAL
LOT 1	APN 3736A-001	31,546	25,334	25,123	24,433	24,561	24,973	25,139	25,364	25,902	26,065	26,008	27,824	25,157	27,241	28,367	28,417	29,297	28,559	29,236	29,121	29,374	29,586	29,282	0	834,474
LOT 2	APN 3736A-002	0	843	853	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,695
LOT 3	APN 3736A-003	0	1,791	1,791	3,008	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,590
LOT 4	APN 3736A-004	0	1,377	1,377	1,112	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,666
LOT 5	APN 3736A-005	0	2,502	2,502	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,004
LOT 6	APN 3736A-006	0	0	0	508	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	508
LOT 7	APN 3736A-007	0	0	0	840	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	840
LOT 8	APN 3736A-008	0	0	0	576	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	576
LOT 9	APN 3736A-009	0	0	0	634	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	634
LOT 10	APN 3736A-010	0	0	0	587	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	587
LOT 11	APN 3736A-011	0	0	0	847	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	847
LOT 12	APN 3736A-012	0	0	0	0	622	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	622
LOT 13	APN 3736A-013	0	0	0	0	744	735	735	737	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,951
LOT 14	APN 3736A-014	0	0	0	0	833	839	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,672
LOT 15	APN 3736A-015	0	0	0	0	577	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	577
LOT 16	APN 3736A-016	0	0	0	0	539	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	539
LOT 17	APN 3736A-017	0	0	0	0	967	965	965	963	934	934	1,241	792	0	0	0	0	0	0	0	0	0	0	0	0	7,761
LOT 18	APN 3736A-018	0	0	0	0	673	607	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,280
LOT 19	APN 3736A-019	0	0	0	0	874	897	1,478	866	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,080
LOT 20	APN 3736A-020	0	0	0	0	1,206	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,206
LOT 21	APN 3736A-021	0	0	0	0	656	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	656
LOT 22	APN 3736A-022	0	0	0	0	472	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	472
LOT 23	APN 3736A-023	0	0	0	0	519	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	519
LOT 24	APN 3736A-024	0	0	0	0	918	918	921	921	921	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,599
LOT 25	APN 3736A-025	0	0	0	0	0	622	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	622
LOT 26	APN 3736A-026	0	0	0	0	0	575	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	575
LOT 27	APN 3736A-027	0	0	0	0	0	577	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	577
LOT 28	APN 3736A-028	0	0	0	0	0	537	537	537	537	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,148
LOT 29	APN 3736A-029	0	0	0	0	0	639	639	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,278
LOT 30	APN 3736A-030	0	0	0	0	0	472	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	472
LOT 31	APN 3736A-031	0	0	0	0	0	607	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	607
LOT 32	APN 3736A-032	0	0	0	0	0	640	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	640
LOT 33	APN 3736A-033	0	0	0	0	0	0	859	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	859
LOT 34	APN 3736A-034	0	0	0	0	0	0	577	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	577
LOT 35	APN 3736A-035	0	0	0	0	0	0	603	622	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,225
LOT 36	APN 3736A-036	0	0	0	0	0	0	594	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	594
LOT 37	APN 3736A-037	0	0	0	0	0	0	0	0	632	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	632
LOT 38	APN 3736A-038	0	0	0	0	0	0	0	0	735	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	735
LOT 39	APN 3736A-039	0	0	0	0	0	0	0	0	583	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	583
LOT 40	APN 3736A-040	0	0	0	0	0	0	0	0	0	0	517	0	0	0	0	0	0	0	0	0	0	0	0	0	517
LOT 41	APN 3736A-041	0	0	0	0	0	0	0	0	0	0	617	630	624	0	0	0	0	0	0	0	0	0	0	0	1,871
LOT 42	APN 3736A-042	0	0	0	0	0	0	0	0	0	0	0	630	0	0	0	0	0	0	0	0	0	0	0	0	630
LOT 43	APN 3736A-043	0	0	0	0	0	0	0	0	0	0	0	1,660	0	0	0	0	0	0	0	0	0	0	0	0	1,660
LOT 44	APN 3736A-044	0	0	0	0	0	0	0	0	0	0	0	0	759	0	0	0	0	0	0	0	0	0	0	0	759
LOT 45	APN 3736A-045	0	0	0	0	0	0	0	0	0	0	0	0	0	434	0	0	0	0	0	0	0	0	0	0	434
LOT 46	APN 3736A-046	0	0	0	0	0	0	0	0	0	0	0	0	0	582	0	0	0	0	0	0	0	0	0	0	582
LOT 47	APN 3736A-047	0	0	0	0	0	0	0	0	0	0	0	0	0	634	0	0	0	0	0	0	0	0	0	0	634
LOT 48	APN 3736A-048	0	0	0	0	0	0	0	0	0	0	0	0	0	2,137	603	0	0	0	0	0	0	0	0	0	2,740
LOT 49	APN 3736A-049	0	0	0	0	0	0	0	0	0	0	0	0	0	834	0	0	0	0	0	0	0	0	0	0	834
LOT 50	APN 3736A-050	0	0	0	0	0	0	0	0	0	0	0	0	0	673	673	0	0	0	0	0	0	0	0	0	673
LOT 51	APN 3736A-051	0	0	0	0	0	0	0	0	0	0	0	0	0	765	0	0	0	0	0	0	0	0	0	0	765
LOT 52	APN 3736A-052	0	0	0	0	0	0	0	0	0	0	0	0	0	592	0	0	0	0	0	0	0	0	0	0	592
LOT 53	APN 3736A-053	0	0	0	0	0	0	0	0	0	0	0	0	0	0	784	0	0	0	0	0	0	0	0	0	784
LOT 54	APN 3736A-054	0	0	0	0	0	0	0	0	0	0	0	0	0	0	634	0	0	0	0	0	0	0	0	0	634
LOT 55	APN 3736A-055	0	0	0	0	0	0	0	0	0	0	0	0	0	0	639	0	0	0	0	0	0	0	0	0	639
LOT 56	APN 3736A-056	0																								

