

File No. 130964

Committee Item No. _____

Board Item No. 37

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date October 8, 2013

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget Analyst Report
- Legislative Analyst Report
- Introduction Form (for hearings)
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Award Letter
- Application
- Public Correspondence

OTHER (Use back side if additional space is needed)

<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____

Completed by: Joy Lamug

Date October 3, 2013

Completed by: _____

Date _____

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

1 [Final Map 6946 - Avocet Way]
2

3 **Motion approving Final Map 6946, a three Lot Subdivision being a merger and**
4 **resubdivision of Lots 080 - 097 and Lot P, and an 18 Unit Residential Condominium**
5 **Project, located at Avocet Way being a subdivision of Assessor's Block No. 4591C,**
6 **Lot Nos. 110 through 128, and adopting findings pursuant to the General Plan and City**
7 **Planning Code, Section 101.1.**
8

9 MOVED, That the certain map entitled "FINAL MAP 6946", comprising 3 sheets,
10 approved September 13, 2013, by Department of Public Works Order No. 181638 is hereby
11 approved and said map is adopted as an Official Final Map 6946; and, be it

12 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
13 and incorporates by reference herein as though fully set forth the findings made by the City
14 Planning Department, by its letter dated November 7, 2011, that the proposed subdivision is
15 consistent with the objectives and policies of the General Plan and the Eight Priority Policies
16 of Section 101.1 of the Planning Code; and, be it

17 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
18 and incorporates by reference herein as though fully set forth the findings made by the San
19 Francisco Redevelopment Agency recommending that the City approve the subject Final
20 Map, by its letter dated December 1, 2011; and, be it

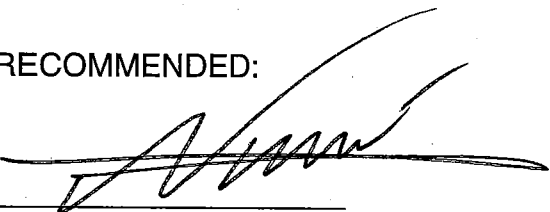
21 FURTHER MOVED, That the San Francisco Board of Supervisors accepts, on behalf
22 of the public, the offers of easements for emergency vehicle access and public services,
23 subject to the completion of the private improvements, over Lot A, as shown on FINAL MAP
24 6946; and, be it
25

1 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
2 abandonment of the public easements offered on Final Map 4231, and not shown on this Final
3 Map 6946, and as each of the easements to be abandoned and the recording data of the
4 Final Map 4231 that created the easements is referenced in the Clerk's Statement,
5 authorizes the Clerk of the Board of Supervisors to execute the Clerk's Statement as set forth
6 herein; and, be it

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

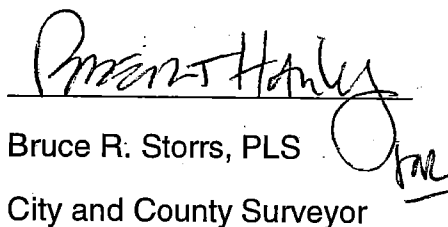
11 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
12 the subdivider with all applicable provisions of the San Francisco Subdivision Code and
13 amendments thereto.

14
15
16 RECOMMENDED:

17 
18 _____

19 Mohammed Nuru
20 Director of Public Works

DESCRIPTION APPROVED:

21 
22 _____
23 Bruce R. Storrs, PLS
24 City and County Surveyor
25



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: 181638

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

APPROVING FINAL MAP 6946, AVOCET WAY, A THREE LOT SUBDIVISION BEING A MERGER AND RESUBDIVISION OF LOTS 080 – 097 AND LOT P, AS SHOWN ON THAT CERTAIN FINAL MAP 4231, RECORDED AUGUST, 12, 2009, IN BOOK CC OF SURVEY MAPS 165, AN 18 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING ALSO ASSESSORS BLOCK NO. 4591C, LOT NOS. 110 THROUGH 128.

A THREE LOT SUBDIVISION BEING A MERGER AND RESUBDIVISION OF FINAL MAP 4231 LOTS 080 – 097 AND LOT P, BEING ALSO ASSESSORS BLOCK AND LOTS 4591C, 110-128.

The City Planning Department in its letter dated November 7, 2011, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

Also, in a letter dated December 1, 2011, from the San Francisco Redevelopment Agency, Al Luis conditionally approved the proposed subdivision for Final Map 6946.

This Final Map 6946, includes certain offers for easements. The Director of Public Works recommends that the San Francisco Board of Supervisors accept the offer for Public Service Easement and Emergency Vehicular Access Easement over Lot A, subject to completion and acceptance of the private improvements within Lot A, as offered on this Final Map 6946.

This Final Map 6946 also provides for the abandonment of the certain easements that were offered on Final Map 4231. As required by section 66499.20.2 of the California Government Code, a written notation of each abandonment is listed by reference along with the recording information for the Final Map 4231, which offered these easements. The recordation of this Final Map 6946 shall constitute abandonment of the easements not shown on this map, and shall be certified to on the map by the Clerk of the Board of Supervisors.

The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that said Final Map complies with all subdivision requirements related thereto. Pursuant to the California Subdivision Map Act and the San Francisco Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Map.

Transmitted herewith are the following:

1. Four (4) paper copies of the Motion approving said map – one (1) copy in electronic format.



2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 6946", each comprising 3 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated November 7, 2011, 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 December 1, 2011, from the San Francisco Redevelopment Agency recommending the City approve the subject Final Map.

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

RECOMMENDED:

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

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

APPROVED:

Mohammed Nuru
Director of Public Works

APPROVED: September 13, 2013

MOHAMMED NURU, DIRECT

9/13/2013

9/13/2013

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X Moahmmed Nuru

Nuru, Mohammed
Director, DPW



OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS AND THE HOLDERS OF SECURITY INTEREST OR HAVE SUCH INTEREST IN THE REAL PROPERTY INCLOSED WITHIN THE SUBDIVISION SHOWN ON THIS MAP, THAT WE ARE THE ONLY PERSONS WHOSE INTERESTS IN THE SUBDIVISION PROPERTY WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY, AND THAT WE HEREBY CONSENT TO PERMANENT AND RECOGNITION OF THIS FINAL MAP AS SHOWN WITHIN THE RESUBMITTAL BORDER LINE.

WE ALSO OBTAIN FOR RECOGNITION TO THE CITY AND COUNTY OF SAN FRANCISCO AN IRREVOCABLE NON-EXCLUSIVE EASEMENT FOR EMERGENCY VEHICULAR ACCESS TO THE SUBJECT PROPERTY FROM THE PUBLIC AN IRREVOCABLE NON-EXCLUSIVE EASEMENT FOR ESTABLISHMENT AND MAINTENANCE OF PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO LOT A AS SHOWN HEREIN AND RESUBMITTED PUBLIC SERVICE EASEMENT (PSE).

LOT A AS SHOWN HEREIN SHALL BE GRANTED IN FEE TO THE HUNTERS POINT WASTEWATER TREATMENT PLANT AND THE HUNTERS POINT WASTEWATER TREATMENT PLANT OPERATORS AS SHOWN ON THE ATTACHED RECORDING DOCUMENT FOR PRIVATE STREET PURPOSES IN ACCORDANCE WITH THE MASTER DECLARATION OF HPS DEVELOPMENT CO., LP, A DELAWARE LIMITED PARTNERSHIP.

HPS DEVELOPMENT CO., LP, A DELAWARE LIMITED PARTNERSHIP
BY: OF/HPS DEVELOPMENT CO. OF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

[Signature]
PRINT NAME: OWEN COOPER TITLE: Vice President

OWNER'S ACKNOWLEDGEMENT

STATE OF California I, SE BEFORE ME, [Redacted] a Notary Public in and for said county and state, personally appeared [Redacted] known to me 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 the presence and authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) on the entity upon behalf of which the person(s) acted, intended to execute 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: [Redacted]
NAME (PRINT): Shirley A. Burtch
PRINCIPAL COUNTY OF BUSINESS: San Francisco
BY COMMISSION NO.: 1566-313
BY COMMISSION EXPIRES: Feb. 7, 2016

OWNER'S ACKNOWLEDGEMENT

STATE OF California I, SE BEFORE ME, [Redacted] a Notary Public in and for said county and state, personally appeared [Redacted] known to me 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 the presence and authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) on the entity upon behalf of which the person(s) acted, intended to execute the instrument.

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WITNESS MY HAND:
SIGNATURE: _____
NAME (PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
BY COMMISSION NO.: _____
BY COMMISSION EXPIRES: _____

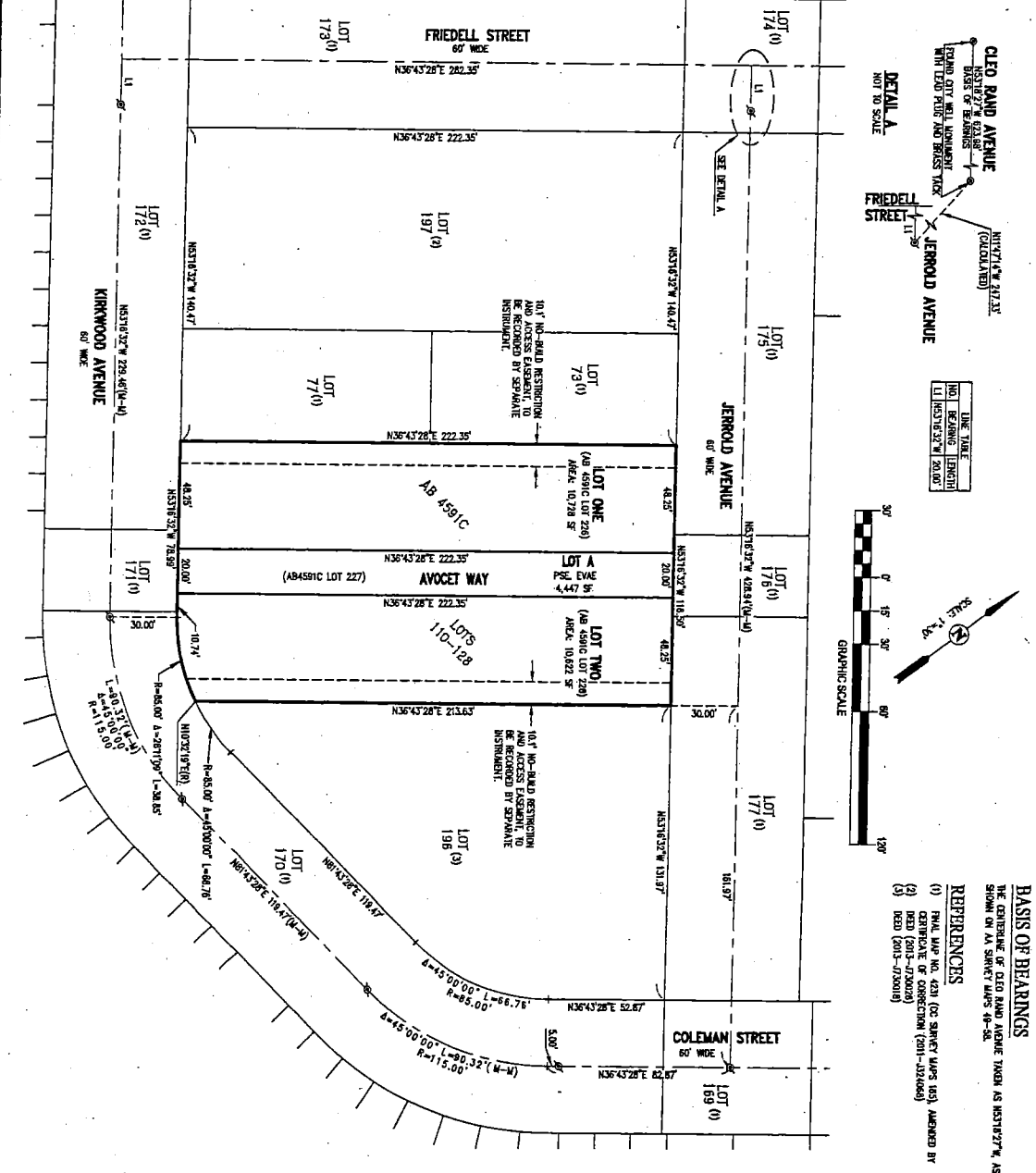
RECORDERS STATEMENT

FILED FOR RECORD THIS 20 DAY OF AT 11 M. IN BOOK 4 OF 4 PAGES AT THE REQUEST OF CHICAGO TITLE COMPANY, 6000011111111

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

FINAL MAP NO. 6946

A THREE LOT SUBDIVISION
BEING A MERGER AND RESUBDIVISION OF LOTS 80 - 97
AND LOT 7, AS SHOWN ON THAT CERTAIN FINAL MAP NO. 421,
FILED AUGUST 12, 2009, IN BOOK 00 OF SURVEY MAPS, AT PAGE 165,
AMENDED BY CERTIFICATE OF CORRECTION RECORDED DECEMBER
21, 2011, AS INSTRUMENT NO. 2011-312668 OF OFFICIAL RECORDS
AND AN 18 UNIT RESIDENTIAL CONDOMINIUM PROJECT
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.
CARLSON, BARBEE & GIBSON, INC.
CIVIL ENGINEERS SURVEYORS PLANNERS
SAN FRANCISCO, CALIFORNIA
MAY 2013



BASIS OF BEARINGS
 THE CENTERLINE OF CLEO RAND AVENUE TAKEN AS N83°12'27"W, AS SHOWN ON A1 SURVEY MAPS 44-54.

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- ADJOINING LOT LINE
- MONUMENT TO LOT LINE
- (U-4)
- (1)
- (2)
- (3)
- AB
- FE
- EVE
- 110-128

MONUMENT TO MONUMENT
 FOUND STANDARD STREET MONUMENT AS NOTED
 FOUND STANDARD STREET MONUMENT PER (1)
 ASSessor'S BLOCK NO.
 PUBLIC SERVICE EASEMENT
 PUBLIC SERVICE ACCESS EASEMENT
 FINDER ASSessor'S LOTS

REFERENCES

- (1) FINAL MAP NO. 4231 (CC SURVEY MAPS 163), AMENDED BY
- (2) DEPARTMENT OF CORRECTIONS (2011-1224048)
- (3) DEED (2013-073001)

NOTES

- 1) ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
- 2) PERSUANT TO SECTIONS 6448.2(a) AND 6449.0(a) OF THE SUBDIVISION MAP ACT, THE FOLLOWING EASEMENTS AND RIGHTS OF WAY ARE HEREBY ESTABLISHED: ALL OF THE CENTRAL EASEMENT (FE) PUBLIC ACCESS EASEMENT (PA) AND PUBLIC SERVICE LINES PER FINAL MAP NO. 4231, RECORDED AUGUST 12, 2009, IN BOOK 02 OF SURVEY MAPS, PAGE 163, WITHIN THIS PROJECTED ASSessor'S PARCEL NUMBER(S) SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELED UPON FOR ANY OTHER PURPOSE.
- 3) THE DEVELOPER, INSTALLED UTILITIES WITHIN THE PARCEL ARE NOT OFFERED TO THE PUBLIC.

LOT NO.	UNIT NO.	PROPOSED ASSessor'S PARCEL NUMBER
ONE	1-9	4591C LOTS 247-252
TWO	10-18	4591C LOTS 256-264

FINAL MAP NO. 6946

A THREE LOT SUBDIVISION
 BEING A REBIDDER AND RECONSTRUCTION OF LOTS 89 - 97
 AND LOT 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

CARLSON, BARBEE & GIBSON, INC.
 CIVIL ENGINEERS, SURVEYORS, PLANNERS
 SAN RAMON, CALIFORNIA
 MAY 2013

AB 4591C LOTS 110 THROUGH 128 SHEET 3 OF 3



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

Block No. 4591A Lot No. 076

Address: 101 Horne Ave.

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


José Cisneros

Tax Collector

Dated this 20th day of May 2013

Final Maps 6945 and 6946

Tax Certificates

Recorder's Office

RE: tax certificates for the Final Maps 6945 and 6946.

Attached, please find the first sheet and sheet 8 of Final Map 4231.

Sheet one indicates a single Assessor number for the entire site that was subject of the Final Map. Sheet 8 indicates the location of the two projects, Final Maps 6945 and 6946 that are submitted for recordation. Both of these projects are within boundary of AB 4591A, Lot 76.

No lots have been yet sold by the development that created the initial subdivision, Final Map 4231. The tax bill indicates that the taxes for the entire lot, AB 4591A, Lot 76 was paid. The Final Maps 6945 and 6946, as indicated, are entirely within the AB 4591A, Lot 76 boundary.

If you have any questions, please do not hesitate to call me.

Thank you,

Robert Hanley, PLS
Chief Surveyor

OWNERS STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS AND THE HOLDERS OF SECURITY INTEREST OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP...

WE ALSO OFFER FOR DEDICATION TO THE CITY AND COUNTY OF SAN FRANCISCO AN EGRESS AND ESCAPE ROUTE FOR THE PUBLIC...

WE ALSO OFFER FOR DEDICATION TO THE PUBLIC AN EGRESS AND ESCAPE ROUTE FOR THE PUBLIC...

THE AREA DESIGNATED HEREIN AS STORM DRAIN AND RETAINING WALL EASEMENT SHALL BE GRANTED TO THE HUNTERS POINT MASTER HOMEOWNERS ASSOCIATION...

WE ALSO OFFER FOR DEDICATION TO THE CITY AND COUNTY OF SAN FRANCISCO AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A STORM DRAIN AND ALL APPURTENANCES...

OWNER: HPS DEVELOPMENT CO., LP, A DELAWARE LIMITED PARTNERSHIP BY: GP/ARS DEVELOPMENT CO., LP, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

PRINT NAME: Fred Buckenwall TITLE: Executive Director FRONT NAME: Fred Buckenwall TITLE: Asst. Agency Secretary

OWNERS STATEMENT (CONTD)

OWNER: REGIONAL GOVERNMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO, A PUBLIC BODY CORPORATE AND POLITICAL ENTITY...

WE ALSO OFFER FOR DEDICATION TO THE CITY AND COUNTY OF SAN FRANCISCO AN EGRESS AND ESCAPE ROUTE FOR THE PUBLIC...

WE ALSO OFFER FOR DEDICATION TO THE PUBLIC AN EGRESS AND ESCAPE ROUTE FOR THE PUBLIC...

THE AREA DESIGNATED HEREIN AS STORM DRAIN AND RETAINING WALL EASEMENT SHALL BE GRANTED TO THE HUNTERS POINT MASTER HOMEOWNERS ASSOCIATION...

WE ALSO OFFER FOR DEDICATION TO THE CITY AND COUNTY OF SAN FRANCISCO AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A STORM DRAIN AND ALL APPURTENANCES...

OWNER: HPS DEVELOPMENT CO., LP, A DELAWARE LIMITED PARTNERSHIP BY: GP/ARS DEVELOPMENT CO., LP, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

PRINT NAME: Fred Buckenwall TITLE: Executive Director FRONT NAME: Fred Buckenwall TITLE: Asst. Agency Secretary

OWNERS ACKNOWLEDGMENT

ON June 24, 2009, before me, Alvin D. Rosawicki, a Notary Public, Personally Appeared, Alan D. Rosawicki...

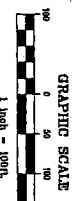
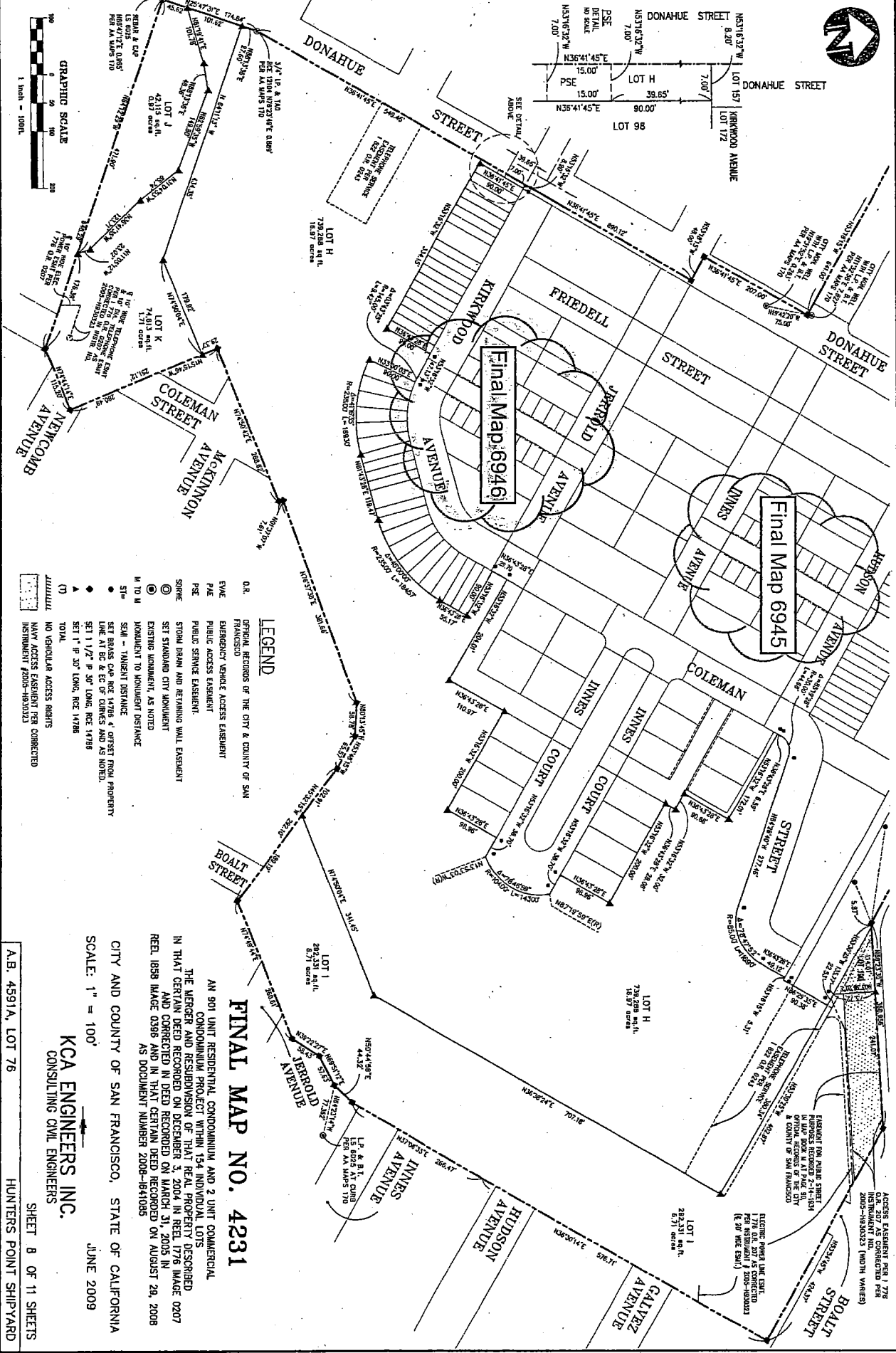
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY ENJOYED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES...

WITNESS MY HAND AND OFFICIAL SEAL. SIGNATURE: Alvin D. Rosawicki, Notary Public, Commission No. 10111, State of California.

RECORDER'S STATEMENT: FILED THIS 27th DAY OF June, 2009 AT 1:30 PM IN BOOK 102 OF SURVEY MAPS, PAGES 152-153 INCLUSIVE...

FINAL MAP NO. 4231 AN 901 UNIT RESIDENTIAL CONDOMINIUM AND 2 UNIT COMMERCIAL CONDOMINIUM PROJECT WITHIN 154 INDIVIDUAL LOTS...

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA JUNE 2009 KCA ENGINEERS, INC. CONSULTING CIVIL ENGINEERS SHEET 1 OF 11 SHEETS HUNTERS POINT SHIPYARD



- LEGEND**
- OR. OFFICIAL RECORDS OF THE CITY & COUNTY OF SAN FRANCISCO
 - EMERGENCY VEHICLE ACCESS EASEMENT
 - PVE PUBLIC SERVICE EASEMENT
 - SRM STORM DRAIN AND RETAINING WALL EASEMENT
 - ST. SETTING STANDARD CITY MONUMENT
 - EXISTING MONUMENT, AS NOTED
 - M TO M MONUMENT TO MONUMENT DISTANCE
 - SEM - TANGENT DISTANCE
 - SET BRASS CAP AND E.C. OFFSET FROM PROPERTY LINE AT BC & EC OF CURVES AND AS NOTED.
 - SET 1 1/2" P 3/4" LONG, REC 14788
 - SET 1" P 3/4" LONG, REC 14788
 - TOTAL
 - NO VEHICLE ACCESS RIGHTS
 - NO ACCESS EASEMENT PER CONNECTED INSTRUMENT #208-184023

FINAL MAP NO. 4231

AN 901 UNIT RESIDENTIAL CONDOMINIUM AND 2 UNIT COMMERCIAL CONDOMINIUM PROJECT WITHIN 154 INDIVIDUAL LOTS. THE MERGER AND RESUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON DECEMBER 3, 2004 IN REEL 1776 (IMAGE 0207 AND CORRECTED IN DEED RECORDED ON MARCH 31, 2005 IN REEL 1858 (IMAGE 0398 AND IN THAT CERTAIN DEED RECORDED ON AUGUST 29, 2008 AS DOCUMENT NUMBER 2008-1841085

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

SCALE: 1" = 100'

KCA ENGINEERS INC.
CONSULTING CIVIL ENGINEERS

JUNE 2009

SHEET 8 OF 11 SHEETS

HUNTERS POINT SHIPYARD

A.B. 4591A, LOT 76



RECEIVED
11 NOV -9 PM 1:59

Department of Public Works
Office of the City and County Surveyor
875 Stevenson Street, Room 410
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

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

Date: November 3, 2011

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

Attention: Mr. Scott F. Sanchez

2011-12645

Project ID: 6946			
Project Type: 3 Lot Subdivision and 18 Units New Construction Condo			
Address#	StreetName	Block	Lot
0	KIRKWOOD AVE	4591C	080
0	KIRKWOOD AVE	4591C	097
Tentative Map Referral			

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

Enclosures:

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

Sincerely,

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

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

The subject 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):

DATE NOV 7 2011

PLANNING DEPARTMENT

Mr. Scott F. Sanchez, Zoning Administrator

San Francisco
Redevelopment Agency

One South Van Ness Avenue
San Francisco, CA 94103

415.749.2400



EDWIN M. LEE, Mayor

Rick Swig, President
Darshan Singh, Vice President
Rosario M. Anaya
Miguel M. Bustos
Francee Covington
Leroy King
Agnes Briones Ubalde

Tiffany Bohee, Interim Executive Director

December 1, 2011
108-123.11-197

VIA FAX (554-5324) (2 pages)
and U.S. Mail

Mr. Bruce R. Storrs, City and County Surveyor
Bureau of Street-Use & Mapping
Department of Public Works
City and County of San Francisco
875 Stevenson Street, Room 410
San Francisco, CA 94103-0942

RE: Recommendation of Conditional Approval
Lot Line Adjustment Application – Tentative Final Map No. 6946
Assessor's Block No. 4591C, Lots 110 to 128, inclusive
Final Map No. 4231, Lots 080 to 097, inclusive, and Lot P
Hunters Point Shipyard Redevelopment Project Area
Agency Planning Block No. 52

Dear Mr. Storrs:

Pursuant to the Hunters Point Shipyard Redevelopment Plan and the Phase 1 Design for Development guidelines, and also in reference to Final Map No. 4231, filed for record August 24, 2009, in Book CC of Survey Maps, at pages 165 to 175, inclusive, of Official Records (the "Final Map"), the Redevelopment Agency hereby recommends that the City conditionally approve the above-referenced Lot Line Adjustment application for Tentative Final Map No. 6946 (the "Tentative Map"), subject to the following listed concerns and conditions being addressed:

- 1) Please confirm that the Master Declaration of CC&Rs (referenced on Sheet 3, Notes, under #1.c., of the Final Map) do not have to be amended to acknowledge that these lot mergers will result in three (3) final lots.
- 2) The Tentative Map illustrates that existing Lot P (a private street 36.50 feet in width) will be narrowed to a width of 20.0 feet and re-designated as Lot A. There are three (3) easements located in Lot P that were dedicated to the public on the Final Map, namely:
 - a) an irrevocable, non-exclusive Emergency Vehicle Access Easement (EVAE);
 - b) an irrevocable, non-exclusive Public Service Easement (PSE); and,
 - c) an irrevocable, non-exclusive Public Access Easement (PAE).

Mr. Bruce R. Storrs, City and County Surveyor
Bureau of Street-Use & Mapping
Department of Public Works
December 1, 2011
108-123.11-197
Page 2

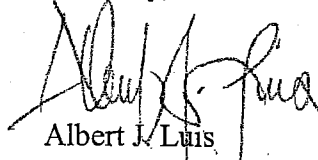
It appears that two (2) 8.25-ft. wide strips of land will be left over from the original Lot P. Since this land was dedicated to "the Public" on the Final Map, please advise if there will be a quitclaim deed from the City releasing these easement rights and recorded concurrently with the Tentative Map.

- 3) Please provide proposed construction / building plans for this site for Agency review (as they were provided for Tentative Final Map No. 6945).
- 4) The Redevelopment Agency must review and "unconditionally" recommend approval of this Tentative Map prior to its being finalized and recorded in the public records.

Should you have any questions or comments, please do not hesitate to call either Thor Kaslofsky at (415)749-2464, or myself at (415) 749-2436.

Thank you very much.

Sincerely,



Albert J. Luis
Senior Development Specialist

c: Thor Kaslofsky, Project Manager



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

2013 SEP 26 AM 9:27

BY: *[Signature]*

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. 6946	Date Sent: September 23, 2013	Date Due at BOS Before 12PM, September 30, 2013
Block/Lot 4591C / 110-128	Map Address Avocet Way	

SENDER

Name: Sherry Tan	Telephone: 415-554-5804
Address: 1155 Market Street, 3 rd Floor	Email: Sherry.Tan@sfdpw.org

ROUTE

Date Received	To	Date Forwarded or Signed
9/24/13	Frank W. Lee Executive Assist. To Director City Hall, Room 348	
9/25/13	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: John.Malamut@sfdpw.org Tel: (415) 554-4622	
9/24/13	Mohammed Nuru Director of Public Works City Hall, Room 348	9/24/13 MCA
	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.	

