

File No. 170237

Committee Item No. _____

Board Item No. 36

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: March 14, 2017

Cmte Board

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 185736 - February 23, 2017</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Tentative Map Referral - January 14, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificate - January 27, 2017</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: Brent Jalipa

Date: March 9, 2017

Prepared by: _____

Date: _____

1 [Final Map 8847 - 33-8th Street]

2
3 **Motion approving Final Map 8847, a merger and four lot vertical subdivision, a 541**
4 **residential unit and 7 commercial unit, mixed-use Condominium Project within Lot 1,**
5 **located at 33-8th Street, being a subdivision of Assessor's Parcel Block No. 3702,**
6 **Lot Nos. 053 and 390, and adopting findings pursuant to the General Plan, and the**
7 **eight priority policies of Planning Code, Section 101.1.**

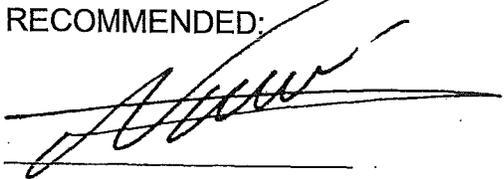
8
9 MOVED, That the certain map entitled "FINAL MAP 8847", a merger and 4 lot vertical
10 subdivision, a 541 residential unit and 7 commercial unit mixed-use Condominium Project
11 within Lot 1, located at 33-8th Street, being a subdivision of Assessor's Parcel Block No.
12 3702, Lot Nos. 053 and 390, comprising 4 sheets, approved February 23, 2017, by
13 Department of Public Works Order No. 185736 is hereby approved and said map is adopted
14 as an Official Final Map 8847; and, 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 January 14, 2016, 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 hereby authorizes
21 the Director of the Department of Public Works to enter all necessary recording information on
22 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's
23 Statement as set forth herein; and, be it

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

5 RECOMMENDED:

6 
7

8 Mohammed Nuru
9 Director of Public Works

DESCRIPTION APPROVED:

10 
11

12 Bruce R. Storrs, PLS
13 City and County Surveyor
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City and County of San Francisco

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

San Francisco Public Works



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

2017 MAR -2 PM 2: 32
BY CU



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

Public Works Order No: 185736

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

APPROVING FINAL MAP 8847, 33 EIGHTH STREET, A MERGER AND 4 LOT VERTICAL SUBDIVISION, A 541 RESIDENTIAL UNIT AND 7 COMMERCIAL UNIT, MIXED-USE CONDOMINIUM PROJECT WITHIN LOT 1, BEING A SUBDIVISION OF LOT 053 AND LOT 390 IN ASSESSORS BLOCK NO. 3702.

A MERGER AND 4 LOT VERTICAL SUBDIVISION, A 541 RESIDENTIAL UNIT AND 7 COMMERCIAL UNIT, MIXED-USE CONDOMINIUM PROJECT WITHIN LOT 1

The City Planning Department in its letter dated January 14, 2016, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

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

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 8847", each comprising 4 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 January 14, 2016, from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

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

RECOMMENDED:

APPROVED:



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

2/23/2017

2/23/2017

X Bruce R. Storrs

X Mohammed Nuru

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

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



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



City and County of San Francisco
 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: November 9, 2015

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

Project ID: 8847			
Project Type: 548 Units New Construction			
Address#	StreetName	Block	Lot
33	08TH ST	3702	390
33	08TH ST	3702	053
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: 2015.11.09 14:10:56 -08'00'

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 5, CEQA Determination Date 1/14/16, 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.

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 **Nicholas Foster**
Digitally signed by: Nicholas Foster
 DN: cn=Nicholas Foster, o=City/Planning, ou=Current Planning, email=Nicholas.Foster@sfplanning, serial=Nicholas.Foster@sfplanning
 Date: 2016.01.14 15:16:43 -08'00'

Date 1/14/16

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

Office of the Treasurer & Tax Collector
City and County of San Francisco

Property Tax Section



José Cisneros, Treasurer

**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. 3702 Lot No. 390

Address: 33 08Th Street

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 27th day of January. This certificate is valid for the earlier of 60 days from this date or December 31, 2017. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



CERTIFICATE SHOWING TAXES A LIEN, BUT NOT YET DUE

I, ~~David Augustine, Tax Collector of the City and County San Francisco, State of California~~, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that the subdivision designated on the map entitled is subject to the following City & County property taxes and Special Assessments which are a lien on the property but which taxes are not yet due:

Block No. 3702 Lot No. 390

Address: 33 08Th Street

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

Map: \$80,219,519

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$962,635.00

Amount of Assessments not yet due: \$47,869.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 27th day of January. This certificate is valid for the earlier of 60 days from this date or December 31, 2017. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



**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. 3702 Lot No. 053

Address: 1167 - 1171 Market 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 27th day of January. This certificate is valid for the earlier of 60 days from this date or December 31, 2017. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



CERTIFICATE SHOWING TAXES ALIEN, BUT NOT YET DUE

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that the subdivision designated on the map entitled is subject to the following City & County property taxes and Special Assessments which are a lien on the property but which taxes are not yet due:

Block No. 3702 Lot No. 053

Address: 1167 - 1171 Market St

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

Map: \$405,070

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$4,861.00

Amount of Assessments not yet due: \$4,318.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 27th day of January. This certificate is valid for the earlier of 60 days from this date or December 31, 2017. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.

1230

OWNER'S STATEMENT:

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

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

OWNER: 1169 MARKET STREET LP, A CALIFORNIA LIMITED PARTNERSHIP

BY: 1169 MARKET STREET LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER

BY: TRINITY PROPERTIES, INC., A CALIFORNIA CORPORATION
ITS: MANAGER

[Signature]
BY: SUSAN SANGUADORO
ITS: SECRETARY

BENEFICIARY: WELLS FARGO BANK, NATIONAL ASSOCIATION

BY: *[Signature]*
NAME: MALE JAT
TITLE: VICE PRESIDENT

OWNER'S ACKNOWLEDGMENT:

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

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

ON FEB. 07 2017 BEFORE ME, CONNIE F. LAM

PERSONALLY APPEARED SUSAN SANGUADORO

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 CAPACIT(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.: 2139993

MY COMMISSION EXPIRES: FEB. 10, 2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

BENEFICIARY'S ACKNOWLEDGMENT:

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

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

ON FEBRUARY 15 2017 BEFORE ME, AGUIYAV DWAR, NOTARY PUBLIC

PERSONALLY APPEARED J VANE TAT

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 CA. THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: *[Signature]*

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2170433

MY COMMISSION EXPIRES: 11/03/2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

TAX STATEMENT:

I, ANGELA CALVALLO, 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 CALVALLO, 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 8847".

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

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

APPROVALS:

THIS MAP IS APPROVED THIS _____ DAY OF _____ 20__
BY ORDER NO. _____

BY: _____ DATE: _____

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

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY

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.

ACTING CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY: *[Signature]* DATE: 2-28-2017
JAMES M. RYAN PLS 8630



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 1169 MARKET STREET LP ON AUGUST 1, 2015. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND WILL BE SET IN THOSE POSITIONS BEFORE JUNE 1, 2017, AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: *[Signature]* DATE: 2-17-2017

BENJAMIN B. RON
PLS No. 5015



RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____ 20__
AT _____ M. IN BOOK _____ OF CONDOMINIUM MAPS, AT PAGES _____
AT THE REQUEST OF MARTIN M. RON ASSOCIATES.

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

FINAL MAP 8847

A MERGER AND 4 LOT VERTICAL SUBDIVISION
A 541 RESIDENTIAL UNIT AND 7 COMMERCIAL UNIT
MIXED-USE CONDOMINIUM PROJECT WITHIN LOT 1
BEING A SUBDIVISION OF THOSE CERTAIN LANDS
DESCRIBED IN THAT CERTAIN GRANT DEED
RECORDED DECEMBER 11, 2015 IN DOCUMENT NUMBER 2015-K170481
AND IN THAT CERTAIN GRANT DEED
RECORDED DECEMBER 21, 2016 IN DOCUMENT NUMBER 2016-K378326
ALL OFFICIAL RECORDS

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

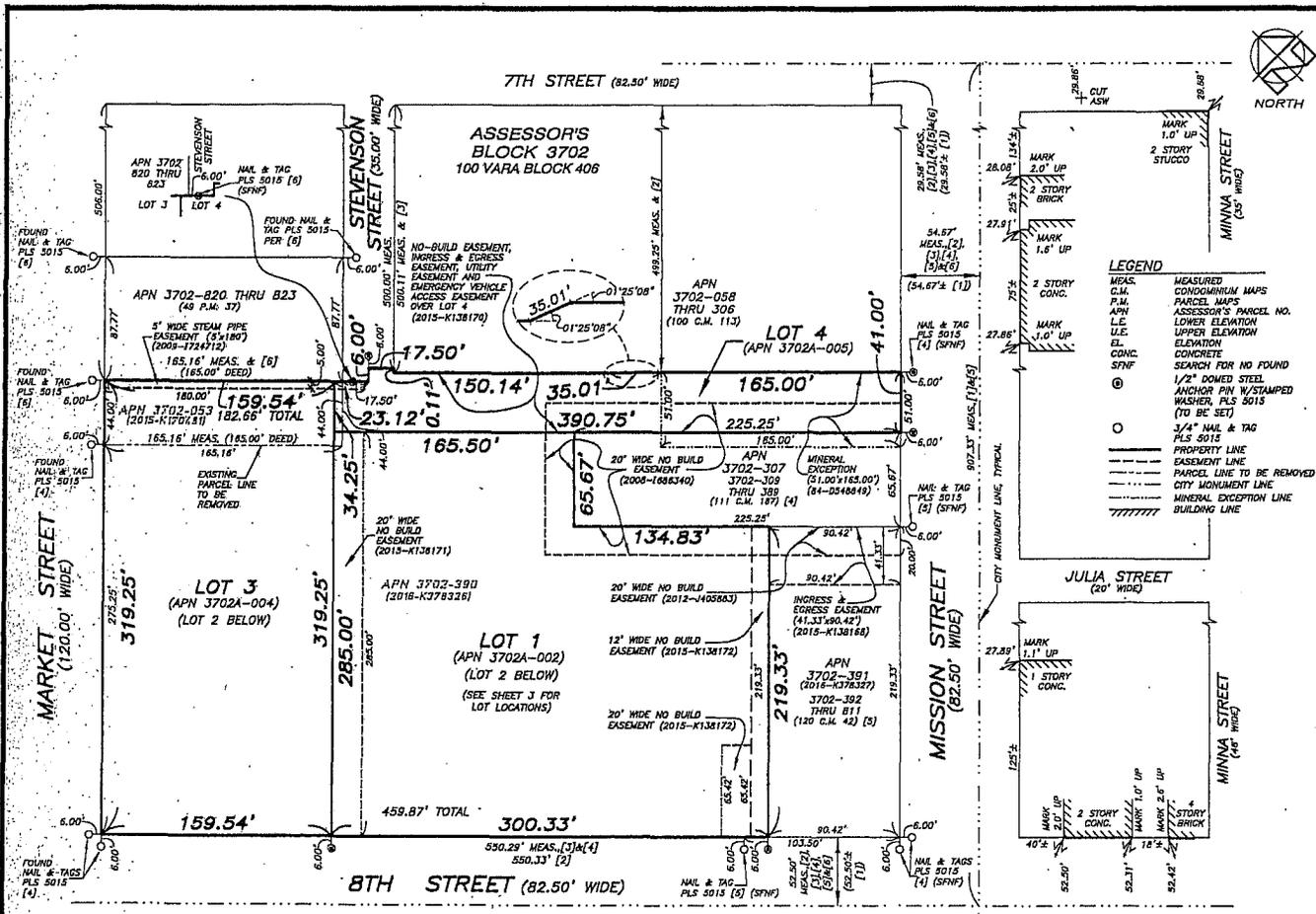
FEBRUARY 2017

SHEET 1 OF 4

APN 3702-053 & APN 3702-390

33 EIGHTH STREET

1231



CONDOMINIUM NOTES:
 a) THIS MAP IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4226. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 541 DWELLING UNITS AND 7 COMMERCIAL UNITS WITHIN PARCEL A.

b) ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXTING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAYS, CORRIDORS, ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.

c) UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS AND RESTRICTIONS, THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
 (1) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND

(2) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES

d) IN THE EVENT THE AREAS IDENTIFIED IN (c) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.

e) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURES OR ANCHORED AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY THE CITY AND COUNTY OF SAN FRANCISCO. THIS DOES NOT CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR PERMITTED PERMITS.

f) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON THAT EXIST OR THAT MAY BE CONSTRUCTED) ONTO OR OVER 8TH STREET, ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNERS(S).

g) SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM ADJACENT PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DEPICTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS

CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
1-541	3702A-006 THRU 253

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 8847

A MERGER AND 4 LOT VERTICAL SUBDIVISION
 A 541 RESIDENTIAL UNIT AND 7 COMMERCIAL UNIT
 MIXED-USE CONDOMINIUM PROJECT WITHIN LOT 1
 BEING A SUBDIVISION OF THOSE CERTAIN LANDS
 DESCRIBED IN THAT CERTAIN GRANT DEED
 RECORDED DECEMBER 11, 2015 IN DOCUMENT NUMBER 2015-K170481
 AND IN THAT CERTAIN GRANT DEED
 RECORDED DECEMBER 21, 2016 IN DOCUMENT NUMBER 2016-K178326
 ALL OFFICIAL RECORDS

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

- MAP REFERENCES:**
- [1] CITY OF SAN FRANCISCO MONUMENT MAP NO. 285 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - [2] BLOCK DIAGRAM OF 100 VARA BLOCK 406 DATED MARCH 30, 1910 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - [3] FINAL MAP 3848 FILED MAY 4, 2007, IN BOOK 100 OF CONDOMINIUM MAPS, PAGES 113-115, SAN FRANCISCO COUNTY RECORDS.
 - [4] FINAL MAP NO. 4820 FILED NOVEMBER 5, 2008, IN BOOK 111 OF CONDOMINIUM MAPS, PAGES 187 AND 188, SAN FRANCISCO COUNTY RECORDS.
 - [5] FINAL MAP NO. 8901 FILED DECEMBER 17, 2012, IN BOOK 120 OF CONDOMINIUM MAPS, PAGES 42 AND 43, SAN FRANCISCO COUNTY RECORDS.
 - [6] PARCEL MAP 8315 FILED APRIL 27, 2015, IN BOOK 49 OF PARCEL MAPS, PAGES 37-40, SAN FRANCISCO COUNTY RECORDS.
 - [7] CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 28, 2016, DOCUMENT NO. 2016-K163726, OFFICIAL RECORDS.

BASIS OF SURVEY:
 THE CITY MONUMENT LINE ON MISSION STREET AS SHOWN HEREON WAS USED AS THE BASIS OF SURVEY FOR THIS SUBDIVISION.

BENCHMARK:
 ELEVATIONS ARE BASED ON A "4" CUT ON THE SOUTHWEST RIM OF PRAE MANHOLE, 15' EAST AND 10' SOUTH OF THE NORTHEAST CORNER OF 8TH AND MARKET STREETS, ELEVATION 42.57, OLD SAN FRANCISCO CITY DATUM.

SEE SHEET 4 FOR GENERAL NOTES

