

File No. 161106

Committee Item No. \_\_\_\_\_

Board Item No. 40

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_

Date: \_\_\_\_\_

Board of Supervisors Meeting

Date: October 25, 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                       |
| <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>Public Works Order No. 185352 - October 3, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Decision - June 4, 2015</u>                |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificates - September 21, 2016</u>           |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u>                                      |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____  |

Prepared by: Brent Jalipa

Date: October 20, 2016

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [Final Map 8633 - 645 Texas Street]

2  
3 **Motion approving Final Map 8633, a one lot subdivision for a 91 residential unit and one**  
4 **commercial unit mixed-use condominium project, located at 645 Texas Street, being a**  
5 **subdivision of Assessor's Parcel Block No. 4102, Lot No. 026; and adopting findings**  
6 **pursuant to the General Plan, and the eight priority policies of Planning Code, Section**  
7 **101.1.**

8  
9       MOVED, That the certain map entitled "FINAL MAP 8633", a one lot subdivision for a  
10 91 residential unit and one commercial unit mixed-use condominium project, located at 645  
11 Texas Street, being a subdivision of Assessor's Parcel Block No. 4102, Lot No. 026,  
12 comprising 3 sheets, approved October 3, 2016, by Department of Public Works Order No.  
13 185352 is hereby approved and said map is adopted as an Official Final Map 8633; and, be it

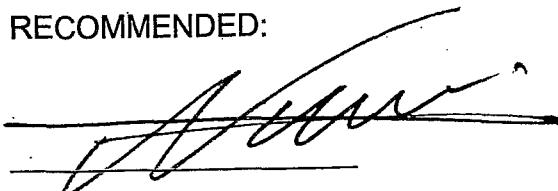
14       FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
15 and incorporates by reference herein as though fully set forth the findings made by the City  
16 Planning Department, by its letter dated June 4, 2015, that the proposed subdivision is  
17 consistent with the objectives and policies of the General Plan and the eight priority policies of  
18 Planning Code, Section 101.1; and, be it

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

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

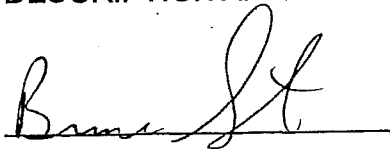
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RECOMMENDED:



Mohammed Nuru  
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS  
City and County Surveyor



RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

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

2016 OCT 17 AM 10:02

BY ZUB



Edwin M. Lee, Mayor  
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

**DPW Order No: 185352**

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

APPROVING FINAL MAP 8633, 645 TEXAS STREET, A 1 LOT SUBDIVISION FOR A 91 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 026 IN ASSESSORS BLOCK NO. 4102.

A 1 LOT SUBDIVISION FOR A 91 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated June 4, 2015, 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 8633", 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 June 4, 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.

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

RECOMMENDED:

APPROVED:



10/3/2016

10/3/2016

**X** Bruce R. Storrs

---

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

**X** Mohammed Nuru

---

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





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



2015.0061723 JD

**TENTATIVE MAP DECISION**

SE

Date: April 1<sup>st</sup>, 2015

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

|  |            |       |     |
|--|------------|-------|-----|
| Project ID: 8633   |            |       |     |
| Project Type: 91 Residential and 1 Commercial Units New Construction Condominium Project |            |       |     |
| Address#   | StreetName | Block | Lot |
| 645  | TEXAS ST   | 4102  | 026 |
| Tentative Map Referral   |            |       |     |

Attention: Mr. Scott F. Sanchez

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

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code. Due to the following reasons (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

**Enclosures:**

- Application
- Print of Tentative Map

Sincerely,

*Bruce R. Storrs*

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

RECEIVED  
 JUN -9 PM 1:50

**PLANNING DEPARTMENT**

Signed \_\_\_\_\_

Date 6/4/15

Planner's Name JEFF STORRS

For Scott F. Sanchez, Zoning Administrator



**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.            4102            Lot No.    026**

**Address:            645 Texas 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 21st day of September. 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.



---

**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.            4102            Lot No. 026

Address:            645 Texas St

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

Map:                        \$9,942,883

Established or estimated tax rate:                        1.2000%

Estimated taxes liened but not yet due:                        \$119,315.00

Amount of Assessments not yet due:                        \$846.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 21st day of September. 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**

THE UNDERSIGNED OWNER IS THE ONLY PARTY HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP, TITLED FINAL MAP NO. 8633, COMPRISING THREE (3) SHEETS. BY OUR SIGNATURES HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNERS: TUP TEXAS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: AM BY: \_\_\_\_\_

NAME: Arden Haining NAME: \_\_\_\_\_

TITLE: Authorized Signatory TITLE: \_\_\_\_\_

**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 October 20 2016, BEFORE ME, Maria Luisa Maniscalco, A NOTARY PUBLIC,

PERSONALLY APPEARED, Arden Haining, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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:

NOTARY SIGNATURE: Maria Luisa Maniscalco

PRINTED NAME: Maria Luisa Maniscalco

PRINCIPAL PLACE OF BUSINESS: San Francisco

COMMISSION No.: 20873205

COMMISSION EXPIRATION DATE: October 13, 2018

**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 October 20 2016, BEFORE ME, Whitney Ann Allen, A NOTARY PUBLIC,

PERSONALLY APPEARED, Evon Heatley, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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:

NOTARY SIGNATURE: Whitney Ann Allen

PRINTED NAME: Whitney Ann Allen

PRINCIPAL PLACE OF BUSINESS: San Francisco

COMMISSION No.: 2150066

COMMISSION EXPIRATION DATE: April 26, 2018

**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 No. 8633", COMPRISING 3 SHEETS.

IN TESTIMONY WHEREOF, I HAVE HEREBY 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 03 DAY OF October, 2016

BY ORDER NO. 185352

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

MOHAMMED NURI  
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 SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. \_\_\_\_\_, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. \_\_\_\_\_

**BENEFICIARY'S STATEMENT**

PCCP CAPITAL III SUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BENEFICIARY UNDER THAT DEED OF TRUST RECORDED MAY 4, 2015, IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2015-K05846-00

BENEFICIARY: PCCP CAPITAL III SUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Evon Heatley NAME: Evon Heatley  
TITLE: Authorized Signatory

**CITY AND COUNTY SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO

BY: Bruce R. Storrs DATE: October 20, 2016  
BRUCE R. STORRS, L.S. 6914



**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, AT THE REQUEST OF TUP TEXAS LLC, ON AUGUST 2016. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE AUGUST 2018, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: Alex Calder DATE: 9-13-2016  
ALEX CALDER, P.L.S. 8863



**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT

\_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF CONDOMINIUM MAPS AT

PAGES \_\_\_\_\_ AT THE REQUEST OF BKF ENGINEERS.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

COUNTY RECORDER  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**FINAL MAP NO. 8633**

645 TEXAS STREET  
A 1 LOT SUBDIVISION FOR A 91 RESIDENTIAL UNIT AND  
1 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON SEPTEMBER 10, 2012 AS GRANT DEED DOC-2012-1499623 OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA BEING ALL OF LOT 026 BLOCK NUMBER 4102 AND BEING A PORTION OF BLOCKS 283 & 284 OF NEW POTRERO

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
SEPTEMBER 2016



SHEET ONE OF THREE SHEETS

APN 4102-026, 645 TEXAS STREET

4746

**CONDOMINIUM NOTES**

- A. THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER 91 DWELLING AND 1 COMMERCIAL UNITS.
- B. ALL INGRESS (ES), EGRESS (ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAYS, CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
- C. UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS, AND RESTRICTIONS, THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
  - I. ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
  - II. ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS, AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.
- D. IN THE EVENT THE AREAS IDENTIFIED IN (C)(II) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.
- E. APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.
- F. BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER TEXAS STREET, 22ND STREET AND MISSISSIPPI STREET ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNERS.
- G. SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM/ONTO ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DEPICTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.
- H. NOTICE OF SPECIAL RESTRICTIONS: DOCUMENT NUMBER 2014-092916Z OFFICIAL RECORDS, RECORDED AUGUST 20, 2014 AND DOCUMENT NUMBER 2014-0950088 OFFICIAL RECORDS, RECORDED SEPTEMBER 16, 2014.
- I. THIS PROPERTY SUBJECT TO THE TERMS AND CONDITIONS OF THE CERTAIN AGREEMENT RECORDED NOVEMBER 25, 2014, OFFICIAL RECORDS AS DOCUMENT NUMBER 2014-0980089.

**NOTES**

- 1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED; MONUMENT LINES ARE AS SHOWN.
- 2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

**ASSESSOR'S LOT NUMBER TABLE**

| DESIGNATED SPACES<br>COMMERCIAL UNIT | PROPOSED ASSESSOR PARCEL NUMBER |
|--------------------------------------|---------------------------------|
| RESIDENTIAL UNITS                    |                                 |
| 001-002                              | 4102-073 THRU 4102-074          |
| 100-119                              | 4102-075 THRU 4102-093          |
| 200-221                              | 4102-094 THRU 4102-113          |
| 300-321                              | 4102-114 THRU 4102-133          |
| 400-421                              | 4102-134 THRU 4102-153          |
| 500-505                              | 4102-154 THRU 4102-163          |

**FINAL MAP NO. 8633**

645 TEXAS STREET  
 A 1 LOT SUBDIVISION FOR A 91 RESIDENTIAL UNIT AND  
 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT  
 A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED  
 RECORDED ON SEPTEMBER 10, 2012 AS GRANT DEED DCC-2012-0499625 OFFICIAL  
 RECORDS OF CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA BEING  
 ALL OF LOT D26 BLOCK NUMBER 4102 AND BEING A PORTION OF BLOCKS 283, 8/284  
 OF NEW POTRERO

CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

SEPTEMBER 2016



SHEET TWO OF THREE SHEETS

APN 4102-026, 645 TEXAS STREET

4747



