

File No. 160842

Committee Item No. _____

Board Item No. 65

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____
Board of Supervisors Meeting

Date: _____
Date: August 2, 2016

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER

- DPW Order No. 185084 - July 15, 2016
- DPW Order No. 182725 - September 30, 2014
- Planning Decision - August 24, 2015
- Tax Certificates - July 8, 2016
- Final Maps

Prepared by: Brent Jalipa

Date: July 28, 2016

Prepared by: _____

Date: _____

1 [Final Transfer Map 7879-8583 - 490 Jamestown Avenue]

2

3 **Motion approving Final Transfer Map 7879-8583, a sixteen lot subdivision with two**
4 **remainder parcels within Assessor's Parcel Block No. 5000, Lot Nos. 002 and 006,**
5 **established for conveyancing or financing purposes in furtherance of the Candlestick**
6 **Point and Phase 2 Hunters Point Shipyard development project; and adopting findings**
7 **pursuant to the General Plan, and the eight priority policies of Planning Code, Section**
8 **101.1.**

9

10 MOVED, That the certain map entitled "FINAL TRANSFER MAP 7879-8583", a sixteen
11 lot subdivision with two remainder parcels within Assessor's Parcel Block No. 5000, Lot Nos.
12 002 and 006, established for conveyancing or financing purposes in furtherance of the
13 Candlestick Point and Phase 2 Hunters Point Shipyard development project and comprising
14 six (6) sheets, approved July 15, 2016, by Department of Public Works Order No.185084, is
15 hereby approved and said map is adopted as an Official Final Transfer Map 7879-8583; and,
16 be it

17 FURTHER MOVED, That the San Francisco Board of Supervisors ("Board") adopts as
18 its own and incorporates by reference herein as though fully set forth the findings made by the
19 City Planning Department, by its letter dated April 22, 2014, that the proposed subdivision is
20 consistent with the applicable provisions of the Planning Code, the objectives and policies of
21 the General Plan, and the eight priority policies of Planning Code, Section 101.1; and, be it

22 FURTHER MOVED, That the Board adopts as its own and incorporates by reference
23 herein as though fully set forth the findings made by the Successor Agency to the
24 Redevelopment Agency of the City and County of San Francisco ("Successor Agency"), by its
25 letter dated July 12, 2016, that the checkprint of proposed Final Transfer Map 7879-8583 is

1 consistent with the Bayview Hunters Point Redevelopment Plan and the relevant Plan
2 Documents, as defined therein; and, be it

3 FURTHER MOVED, That the Board finds that the proposed subdivision is consistent
4 with Department of Public Works Order No. 182725, approved on June 30, 2014, and that
5 certain Disposition and Development Agreement (Candlestick Point and Phase 2 of Hunters
6 Point Shipyard) by and between the Redevelopment Agency of the City and County of San
7 Francisco and CP Development Co., LP, a Delaware limited partnership, recorded in the
8 Official Records of the City and County of San Francisco ("Official Records") on November 18,
9 2010, as DOC-2010-J083660-00, as amended by that certain First Amendment to Disposition
10 and Development Agreement (Candlestick Point and Phase 2 of Hunters Point Shipyard)
11 recorded in the Official Records on February 11, 2013, as DOC-2013-J601487, and as further
12 amended by that certain Second Amendment to Disposition and Development Agreement
13 (Candlestick Point and Phase 2 of Hunters Point Shipyard) recorded in the Official Records on
14 December 5, 2014, as DOC-2014- J984039; and, be it

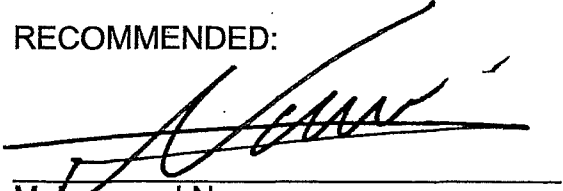
15 FURTHER MOVED, That the Board finds that CP Development Co., LP has
16 appropriately signed Final Transfer Map 7879-8573 as the owner of the subdivided lands
17 pursuant to Government Code, Section 66436(a); and, be it

18 FURTHER MOVED, That the Board hereby authorizes the Director of the Department
19 of Public Works to enter all necessary recording information on Final Transfer Map 7879-8583
20 and authorizes the Clerk of the Board of Supervisors to execute the Clerk's Statement as set
21 forth herein; and, be it

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


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

RECOMMENDED:



Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



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

2015 JUL 21 PM 1:38

BY AK



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 185084

APPROVING FINAL TRANSFER MAP NO. 7879-8583, 490 JAMESTOWN AVENUE, A SIXTEEN LOT SUBDIVISION AND TWO REMAINDER PARCELS, BEING A SUBDIVISION OF A PORTION OF ASSESSOR'S PARCEL NUMBERS 5000-002 AND 5000-006.

A SIXTEEN LOT SUBDIVISION WITH TWO REMAINDER PARCELS WITHIN ASSESSOR'S BLOCK PARCEL NUMBERS 5000-002 AND 5000-006, ESTABLISHED FOR CONVEYANCING OR FINANCING PURPOSES ONLY IN FURTHERANCE OF THE CANDLESTICK POINT AND PHASE 2 HUNTERS POINT SHIPYARD DEVELOPMENT PROJECT

FINDINGS

1. On February 28, 2014 CP Development Co., LP, a Delaware limited partnership (the "Applicant") submitted an application and was assigned Project Identification No. 7879 for a Tentative Transfer Map Application. The Successor Agency to the Redevelopment Agency of San Francisco, (the "Successor Agency") was the Subdivider at the time of application. On March 14, 2014, the application was deemed complete. On April 30, 2014, the Director of the Department of Public Works ("DPW") opened a noticed public hearing to receive comments regarding the application for approval of Tentative Transfer Map No. 7879, Assessor's Blocks 4884-024, 4884-025, 4884-026, 4884-027, 4886-008, 4917-002, 4935-002, 4977-006, and 5000-001, ("Application"), in an area west of Carroll Avenue, south of Hawes Street, east of Jamestown Avenue, and north of the San Mateo County line. The hearing was continued and additional public hearings were held on May 14, 2014, May 28, 2014, and concluded on June 11, 2014. All hearings were noticed by an announcement in a newspaper of general circulation, the San Francisco Chronicle. No public comment was received and the hearing officer recommended on June 17, 2014 that DPW approve this project. The entire development (the "Project") is within Zone 1 of the Bayview Hunters Point Redevelopment Plan Area and is subject to the Bayview Hunters Point Redevelopment Plan (the "Plan"), the Disposition and Development Agreement for Candlestick Point and Phase 2 of Hunters Point Shipyard by and between the Redevelopment Agency of the City and County of San Francisco ("the Redevelopment Agency") and CP Development Co., LP (as amended from time to time, the "DDA"), and the Candlestick Point Design for Development (as amended from time to time, the "CP D4D").



2. Pursuant to Chapter 5 of the California Statutes of 2011, First Extraordinary Session, and Section 6 of Chapter 429 of the California Statutes of 2011 (amending Section 1 of Chapter 203 of the California Statutes of 2009), the Successor Agency, has succeeded to the rights and obligations of the Redevelopment Agency under the DDA.
3. The Application requested approval to subdivide Assessor's Blocks 4884-024, 4884-025, 4884-026, 4884-027, 4886-008, 4917-002, 4935-002, 4977-006, 5000-001, and adjacent roadways in multiple development blocks in order to create transfer parcels to facilitate implementation of the Project. Transfer parcels created pursuant to the Application may be used for conveyancing and financing purposes only and do not, without the processing of final subdivision maps, confer development rights.
4. The City Planning Department, in its letter signed by Scott Sanchez on April 22, 2014 (and reconfirmed on June 17, 2014), found that that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1 and determined that Tentative Transfer Map 7879 does not present any evidence of a significant environmental effect beyond those identified in the FEIR that would warrant preparation of a subsequent environmental document.
5. In DPW Order No: 182725, the Director made the finding that Tentative Transfer Map 7879 was within the scope of the Final Environmental Impact Report for Candlestick Point/Hunters Point Shipyard Phase 2 Development Project (FEIR) prepared pursuant to the California Environmental Quality Act, which was certified as adequate, accurate, and objective by the San Francisco Redevelopment Agency Commission and the San Francisco Planning Commission on June 3, 2010 by Resolution Nos. 58-2010 and 18096, respectively. The Board of Supervisors affirmed the Planning Commission's certification of the FEIR on August 3, 2010 by Resolution No. 347-10. An addendum to the FEIR was prepared and approved on January 7, 2014 in connection with the approval of certain refinements to the phasing program for the Candlestick Point/Hunters Point Shipyard Phase 2 Development Project (the "Project") and granting of the first Major Phase Approval by the Successor Agency pursuant to the DDA. A second addendum to the FEIR was prepared and approved on May 2, 2014 in connection with the proposed inclusion of an automated waste collection system throughout the Project, including the street network.
6. The above-referenced determinations of the Planning Department including that Tentative Transfer Map 7879 (together with the design elements and improvements incorporated therein and authorized thereby), is consistent with the General Plan and Section 101.1 of the Planning Code pursuant to the Planning Commission's Finding of Consistency for Plan, which are described in Planning Commission Resolution No. 18102, dated June 3, 2010, are incorporated herein by reference.
7. The Director of Public Works, in DPW Order No: 182725, approved Tentative Transfer Map 7879, subject to certain conditions set forth in Section D of



DPW Order No: 182725. The approval became effective as of June 30, 2014. As permitted under Section 66452.6(a)(1) of the Subdivision Map Act and Section 1655.1 of the Candlestick Point/Hunters Point Shipyard Subdivision Code (the "CP/HPS Subdivision Code"), the Subdivider intends to file multiple, phased final subdivision maps, including this map, Final Transfer Map 7879-8583, based on Tentative Transfer Map 7879.

8. Since the FEIR and the Project were originally approved on August 3, 2010, there have been: i) no substantial changes to the Project; ii) no substantial changes with respect to the surrounding circumstances; and iii) no new information of substantial importance, that would result in new or more severe significant impacts than were addressed in the FEIR. Accordingly, no supplemental or subsequent EIR or other environmental review is required.
9. The Final Transfer Map Checkprint was routed to the Successor Agency for review consistent with the requirements of the ICA (Section 3.4(f)). The Successor Agency submitted a letter dated July 12, 2016 from its Executive Director, Tiffany Bohee, determining the consistency of a Final Transfer Map Checkprint with the Plan, the Candlestick Point Design for Development; the Candlestick Point / Hunters Point Shipyard Phase 2 Disposition and Development Agreement (the "DDA"), including the Design Review and Document Approval Procedure (which is Exhibit E to the DDA) and the ICA.
10. All governmental and utility agencies determined by the Department of Public Works to be affected by the proposed development or expected to provide or approve water, sewage, streets, roads or other essential facilities or services to the project, whose ability to provide those facilities and services may be significantly affected, were notified and given the opportunity to respond to the Tentative Transfer Map application.
11. The subdivision reflected on Final Transfer Map 7879-8583 is consistent with the requirements and conditions imposed by the Subdivision Map Act, the Candlestick Point/Hunters Point Shipyard Subdivision Code ("CP/HPS Subdivision Code"), the Candlestick Point/Hunters Point Shipyard Subdivision Regulations ("CP/HPS Subdivision Regulations"), and Tentative Transfer Map 7879.
12. The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that Final Transfer Map 7879-8583 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 Transfer Map.

B. ATTACHMENTS & TRANSMITTALS:

1. ATTACHMENT 1, Enlarged Copy of Map Notes Included on Final Transfer Map 7879-8583.
2. Transmitted herewith are the following:



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

ii. One (1) mylar signature sheet and one (1) paper set of the “Final Transfer Map 7879-8583”, each comprising 10 sheets.

iii. 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.

iv. One (1) copy of the letter from the City Planning Department, dated April 22, 2014, 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.

7/14/2016

7/15/2016

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



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



Edwin M. Lee, Mayor
Mohammed Nuru, Director

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



Bruce R. Storrs, City and County Surveyor

DPW Order No: 182725

The Department of Public Works hereby approves Tentative Transfer Map No. 7879, Assessor's Block-Lot 4884-024, 4884-025, 4884-026, 4884-027, 4886-008, 4917-002, 4935-002, 4977-006, and 5000-001, prepared for and on behalf of CP Development Co. L.P. and the Successor Agency to the San Francisco Redevelopment Agency (the "Applicant" and the "Subdivider") by Carlson, Barbee & Gibson Engineers, Inc., subject to compliance with the following findings and conditions:

A. FINDINGS

1. On February 28, 2014 the Subdivider submitted an application and was assigned Project Identification No. 7879 for a Tentative Transfer Map Application. On March 14, 2014, the application was deemed complete. On April 30, 2014, the Director of the Department of Public Works ("DPW") opened a public hearing to receive comments regarding the application of Subdivider for approval of Tentative Transfer Map No. 7879 (CP TTM), Assessor's Blocks 4884-024, 4884-025, 4884-026, 4884-027, 4886-008, 4917-002, 4935-002, 4977-006, and 5000-001, ("Application"), in an area west of Carroll Avenue, south of Hawes Street, east of Jamestown Avenue, and north of the San Mateo County line. This hearing was continued and additional public hearings were held on May 14, 2014, May 28, 2014, and concluded on June 11, 2014. The initial public hearing was noticed with a mailing to all adjacent property owners and residents within 300' of the project boundaries. All hearings were noticed by an announcement in a newspaper of general circulation, the SF Chronicle. No public comment was received and the hearing officer recommended on June 17, 2014 that DPW approve this project. The entire development is within Zone 1 of the Bayview Hunters Point Redevelopment Plan Area and is subject to the Bayview Hunters Point Redevelopment Plan (the "Plan"), the Disposition and Development Agreement for Candlestick Point and Phase 2 of Hunters Point Shipyard by and between the Successor Agency to the Redevelopment Agency of the City and County of San Francisco ("OCIP") and CP Development Co., LP (as amended from time to time, the "DDA"), and the Candlestick Point Design for Development (as amended from time to time, the "CP D4D"). Capitalized terms used but not otherwise defined herein shall have the meanings ascribed, or provided for, in the DDA.
2. The Application requested approval to subdivide Assessor's Blocks 4884-024, 4884-025, 4884-026, 4884-027, 4886-008, 4917-002, 4935-002, 4977-006, and 5000-001, in multiple development blocks in order to create transfer parcels to facilitate implementation of the



Project. The transfer parcels created pursuant to the Application are for conveyancing and financing purposes only and do not, without the processing of final subdivision maps, confer development rights. Vesting Tentative Subdivision Map No. 7878 (the CP VTSM) was approved by the Director contemporaneously with this CP TTM. The CP VTSM, or some other tentative subdivision map approved by the Director, will be required to subdivide lots for development purposes.

3. The Tentative Transfer Map is within the scope of the Final Environmental Impact Report for Candlestick Point/Hunters Point Shipyard Phase 2 Development Project (FEIR) prepared pursuant to the California Environmental Quality Act, which was certified as adequate, accurate, and objective by the San Francisco Redevelopment Agency Commission and the San Francisco Planning Commission on June 3, 2010 by Resolution Nos. 58-2010 and 18096, respectively. The Board of Supervisors affirmed the Planning Commission's certification of the FEIR on August 3, 2010 by Resolution No. 347-10. An addendum to the FEIR was prepared and approved on January 7, 2014 in connection with the approval of certain refinements to the phasing program for the Candlestick Point/Hunters Point Shipyard Phase 2 Development Project (the "Project") and granting of the first Major Phase Approval by the Successor Agency to the San Francisco Redevelopment Agency (now the Office of Community Investment and Infrastructure, or "OCII") pursuant to the DDA. A second addendum to the FEIR was prepared and approved on May 2, 2014 in connection with the proposed inclusion of an automated waste collection system throughout the Project, including the street network. Since the FEIR and the Project were originally approved on August 3, 2010, there have been: i) no substantial changes to the Project; ii) no substantial changes with respect to the surrounding circumstances; and iii) no new information of substantial importance, that would result in new or more severe significant impacts than were addressed in the FEIR. Accordingly, no supplemental or subsequent EIR or other environmental review is required.
4. The Planning Department's findings and conditions, as set forth in the Planning Department letter signed by Scott Sanchez on April 23, 2014 (and reconfirmed on June 17, 2014), including that the Tentative Transfer Map does not present any evidence of a significant environmental effect that would warrant preparation of a subsequent environmental document, are incorporated herein by reference.
5. The above referenced determinations of the Planning Department including that the Tentative Transfer Map (together with the design elements and improvements incorporated therein and authorized thereby), is consistent with the General Plan and Section 101.1 of the Planning Code pursuant to the Planning Commission's Finding of Consistency for Plan, which are described in Planning Commission Resolution No. 18102, dated June 3, 2010, are incorporated herein by reference.
6. The determinations of the Successor Agency to the San Francisco Redevelopment Agency, as set forth in the letter dated June 10, 2014, from Wells Lawson, Project Manager Candlestick Point/Hunters Point Shipyard, to Bruce Storrs, the City and County Surveyor, that the Tentative Transfer Map is consistent with the Plan and the Plan Documents (as defined in the DDA), including the DDA's Candlestick Point Infrastructure Plan (as amended from time to time, "Infrastructure Plan"), the CP D4D, are hereby incorporated herein by reference.



7. All governmental and utility agencies determined by the Department of Public Works to be affected by the proposed development or expected to provide or approve water, sewage, streets, roads or other essential facilities or services to the project, whose ability to provide those facilities and services may be significantly affected, have been notified and given the opportunity to respond to the application, except as may be conditioned herein.
8. None of the bases to deny a tentative map under Government Code Section 66474 exist in regard to this tentative map.
9. The subdivision reflected on this Tentative Transfer Map is consistent with the requirements and conditions imposed by the Subdivision Map Act, the Candlestick Point/Hunters Point Shipyard Subdivision Code ("CP/HPS Subdivision Code"), and the Candlestick Point/Hunters Point Shipyard Subdivision Regulations ("CP/HPS Subdivision Regulations").
10. All testimony and materials, including, but not limited to the FEIR, the Plan, the Plan Documents, the Candlestick Point Streetscape Master Plan, staff reports, comments, responses, and other information from other concerned governmental agencies and utilities, and the information submitted by or on behalf of Subdivider, and other comments, responses, and information provided in connection with the Application have been considered.
11. The Subdivider intends to utilize this Tentative Transfer Map in connection with conveyances and financings for the full extended development horizon of the Project. As permitted under Section 66452.6(a)(1) of the Subdivision Map Act and Section 1655.1 of the Candlestick Point/Hunters Point Shipyard Subdivision Code (the "CP/HPS Subdivision Code"), the Subdivider intends to file multiple, phased final subdivision maps based on the Tentative Transfer Map. The Project and the Tentative Transfer Map are conditioned upon the Subdivider providing substantial off-site improvements, which include those described in Attachment 4 (Engineers Estimate) to the conditions of approval to the CP VTSM (Engineers Estimate). Accordingly, the life of the Tentative Transfer Map would be automatically extended pursuant to Section 66452.6(a)(1) of the Subdivision Map Act provided phased final maps are processed and approved within the timeframes set forth in that section.
12. In no event shall any finding or condition of approval set forth in this letter modify, and all such findings and conditions of approval are subject to, the Applicable City Regulations (as defined in the Plan and the Interagency Cooperation Agreement for the Project dated for reference purposes as of June 3, 2010 (as amended from time to time, the "ICA")).
13. Any Final Map Checkprint shall be routed to OCII for review consistent with the requirements of the ICA (Section 3.4(f)). OCII shall determine the consistency of a Final Map Checkprint with the Plan and the Plan Documents. As set forth in the ICA, and notwithstanding anything to the contrary in any finding or condition of approval set forth in this letter, the City shall not deny a Final Map Checkprint for an area within the Tentative Transfer Map where the Final Map Checkprint is consistent with the Tentative Transfer Map (including the findings of approval set forth in this letter), the Subdivision Map Act, the CP/HPS Subdivision Code, and the CP/HPS Subdivision Regulations.



14. All notes included on the map sheets of the Tentative Transfer Map are hereby adopted and incorporated by reference herein as findings by the Director. A copy of the map notes appearing on the Tentative Transfer Map is attached hereto as Attachment 1.
15. The Director finds that substantial conformity between Final Maps and this Tentative Transfer Map is to be liberally construed in light of the fact that this Tentative Transfer Map does not confer development rights and the intended function of this Tentative Transfer Map, and the purpose for which it is approved by the Director, is to broadly facilitate transfers of property to implement the Project. This Tentative Transfer Map approves and authorizes more than one Final Transfer Map within the Tentative Transfer Map where necessary or desirable to implement transfers of property to or from OCII pursuant to the DDA or its ancillary agreements (e.g. the Trust Exchange Agreement). Approval and recordation of a Final Transfer Map on portions of property that comprise multiple development blocks (or portions thereof) shall be permitted without jeopardizing the ability of the Subdivider to process one or more additional Final Transfer Maps over the same area in order to later establish the development block and street pattern shown on the Tentative Transfer Map. For example, the Subdivider may file, and the Director may approve and record: (i) a Final Map over Block/Lot 5000-001 and adjacent parcels to establish trust streets within such parcels as well as large Transfer Parcels delineated so as to effectuate the Trust Exchange and associated transfers before and after the Trust Exchange, including between OCII and CP Development; and (ii) at a later time, one or more Final Transfer Maps over the same property to establish the development block and lot pattern in an area including all or a portion of the same area covered under (i).

B. FINDINGS REGARDING WAIVER OF CERTAIN CP/HPS SUBDIVISION CODE REQUIREMENTS & DISCRETIONARY EXTENSION OF LIFE OF TENTATIVE TRANSFER MAP.

1. The Director of DPW is permitted under the CP/HPS Subdivision Code and the ICA to grant waivers or deferrals for the Project from various requirements for tentative maps set forth in the CP/HPS Subdivision Code, including transfer maps. The Subdivider applied for several such waivers. As permitted by Section 1622 of the Candlestick Point/Hunters Point Shipyard Subdivision Code and contemplated by the ICA, the Director hereby approves the waiver of Tentative Transfer Map submittal requirements as set forth in Attachment 2 hereto. Waiver of submittal requirements as described herein is appropriate because the size and extended development horizon of the Candlestick Point/Hunters Point Shipyard Project make providing certain information now practically difficult, unnecessarily burdensome, and inefficient. Such burdens and inefficiencies are inconsistent with the objectives of the DDA, the Bayview Hunters Point Redevelopment Plan, and the Candlestick Point Design for Development. The Director hereby determines that the waiver of items and the provision of information in accordance with Attachment 2 will not be materially detrimental to public welfare or injurious to other property and will not cause any conflict with the Bayview Hunters Point Redevelopment Plan.
2. As set forth in Section 66452.6(e) of the Subdivision Map Act and Section 5.3 of the ICA, the Subdivider applied to the Director for a discretionary extension of the life of the Tentative Transfer Map of six (6) years, which period would be in addition to any automatic extensions by virtue of the phasing of Final Maps pursuant to Section



66452.6(a)(1). The Director hereby grants such request by the Subdivider and extends the initial life of the Tentative Transfer Map by six (6) years beyond the initial thirty-six (36) month life applicable to such map pursuant to Section 1655 of the CP/HPS Subdivision Code.

C. DECISION: The Tentative Transfer Map, which Applicant submitted for review, IS HEREBY APPROVED, subject to the conditions set forth below in Section D below and such approval is effective upon execution of this letter by the Director of DPW.

D. CONDITION OF APPROVAL:

1. Subdivider shall generally submit Final Maps for review and approval in an orderly and timely manner on a Sub-Phase by Sub-Phase basis concurrent with the associated Sub-Phase application. However, this condition shall be construed liberally and flexibly in light of the conditions of approval placed on the CP VTSM and to ensure that the full development program and objectives of the Project, the Plan, and the Plan Documents can be fully implemented.
2. This Tentative Transfer Map (CP TTM No 7879) approves and authorizes the processing, approval, and recordation of phased Final Transfer Maps that may include up to eight (8) transfer lots within each standard sized development block (excluding Block 38, which may include more than eight (8) transfer parcels) shown on the approved Tentative Transfer Map. Relief from this limitation on the number of lots within a block may be granted on a case-by-case basis upon request by the Subdivider and for good cause at the sole discretion of the City and County Surveyor. The Subdivider shall, to the extent feasible, attempt to conform the boundaries of transfer lots within a development block to the future boundaries subdivision parcels on phased Final Maps processed pursuant to the approved Candlestick Point Vesting Tentative Subdivision Map (CP VTSM No. 7878), though the Director acknowledges that this may not be possible in many instances. The inclusion of more than one transfer lot within a development block on a Final Transfer Map pursuant to this condition, while not necessarily required to establish simultaneous creation of such parcels, shall constitute evidence of such intent to facilitate future simultaneous conveyance of such lots. Where a future CP VTSM development lot boundary differs from a CP TTM transfer lot boundary, the Subdivider may apply for, and the Director shall ministerially approve, lot mergers, lot line adjustments, or combined lot mergers and lot line adjustments, as appropriate, and accompanying certificates of compliance, on any transfer parcel(s) created pursuant to this Tentative Transfer Map whose boundaries need to be adjusted in order to mirror those corresponding boundaries proposed to be included on a phased Final Map Checkprint processed pursuant to CP VTSM No. 7878.

A total of five processes involving lot mergers, lot line adjustments, or combined lot mergers and lot line adjustments per block shown on the CP TTM are permitted prior to completion of final subdivisions under the CP VTSM. Relief from this limitation may be granted on a case-by-case basis upon request by the Subdivider and for good cause at the sole discretion of the City and County Surveyor

Attachments (2):



ATTACHMENT 1, Enlarged Copy of Map Notes Included on Candlestick Point Tentative Transfer Map (No. 7879) Incorporated Into Director's Findings under Section A.14

ATTACHMENT 2, Requested Waivers from Subdivision Code for Candlestick Point Tentative Transfer Map

6/30/2014

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor



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



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
HP2CP@sfdpw.org

RECEIVED

12 APR 23 PM 3:46

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

Bruce R. Storrs, City and County Surveyor

TENTATIVE MAP DECISION

March 10, 2014

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

Project ID:	7879		
Project Type:	Candlestick Point Subdivision – Tentative Transfer Map		
Address #	Street Name	Block & Lot	
N/A	Area bounded by Carroll Ave, Hawes St., Gilman Ave., Arelious walker Dr, Harney Way and San Francisco Bay	4884/024,4884/025, 4884/026,4884/027, 4886/008,4917/002, 4935/002,4977/006 and 5000/001	


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. The Vesting Tentative Map is within the scope of the Final Environmental Impact Report for Candlestick Point/Hunters Point Shipyard Phase 2 Development Project (FEIR) prepared pursuant to the California Environmental Quality Act, which was certified as adequate, accurate and objective by the San Francisco Redevelopment Agency Commission and the San Francisco Planning Commission on June 3, 2010 by Resolution Nos. 58-2010 and 18096, respectively. The Board of Supervisors affirmed the Planning Commission's certification of the FEIR on August 3, 2010 by Resolution No. 347-10. An addendum to the FEIR was prepared and approved on January 7, 2014 in connection with the approval of certain refinements to the phasing program for the Candlestick Point/Hunters Point Shipyard Phase 2 Development Project (the "Project") and granting of the first Major Phase Approval by OCII pursuant to the DDA. Since the FEIR and the Project were originally approved on August 3, 2010, there have been: i) no substantial changes to the Project; ii) no substantial changes with respect to the surrounding circumstances; and iii) no new information of substantial importance, that would result in new or more severe significant impacts than were addressed in the FEIR. Accordingly, no supplemental or subsequent EIR or other environmental review is required based on the attached findings. The above referenced determinations of the Planning Department including that the Vesting Tentative Map (together with the design elements and improvements incorporated therein and authorized thereby), is consistent with the General Plan and Section 101.1 of the Planning Code pursuant to the Planning Commission's Finding of Consistency for Plan, which are described in Planning Commission Resolution No. 18102, dated June 3, 2010, are incorporated herein by reference.


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:

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:

Enclosures:
 Application
 Print of Tentative Map

Sincerely,

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

DATE 1/22/14


PLANNING DEPARTMENT
Mr. 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. 5000 Lot No. 002

Address: 601 Jamestown Ave

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 8th day of July. 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. 5000 Lot No. 002

Address: 601 Jamestown Ave

Estimated probable assessed value of property within the proposed Subdivision/

Parcel Map: \$29,511,062

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$354,133.00

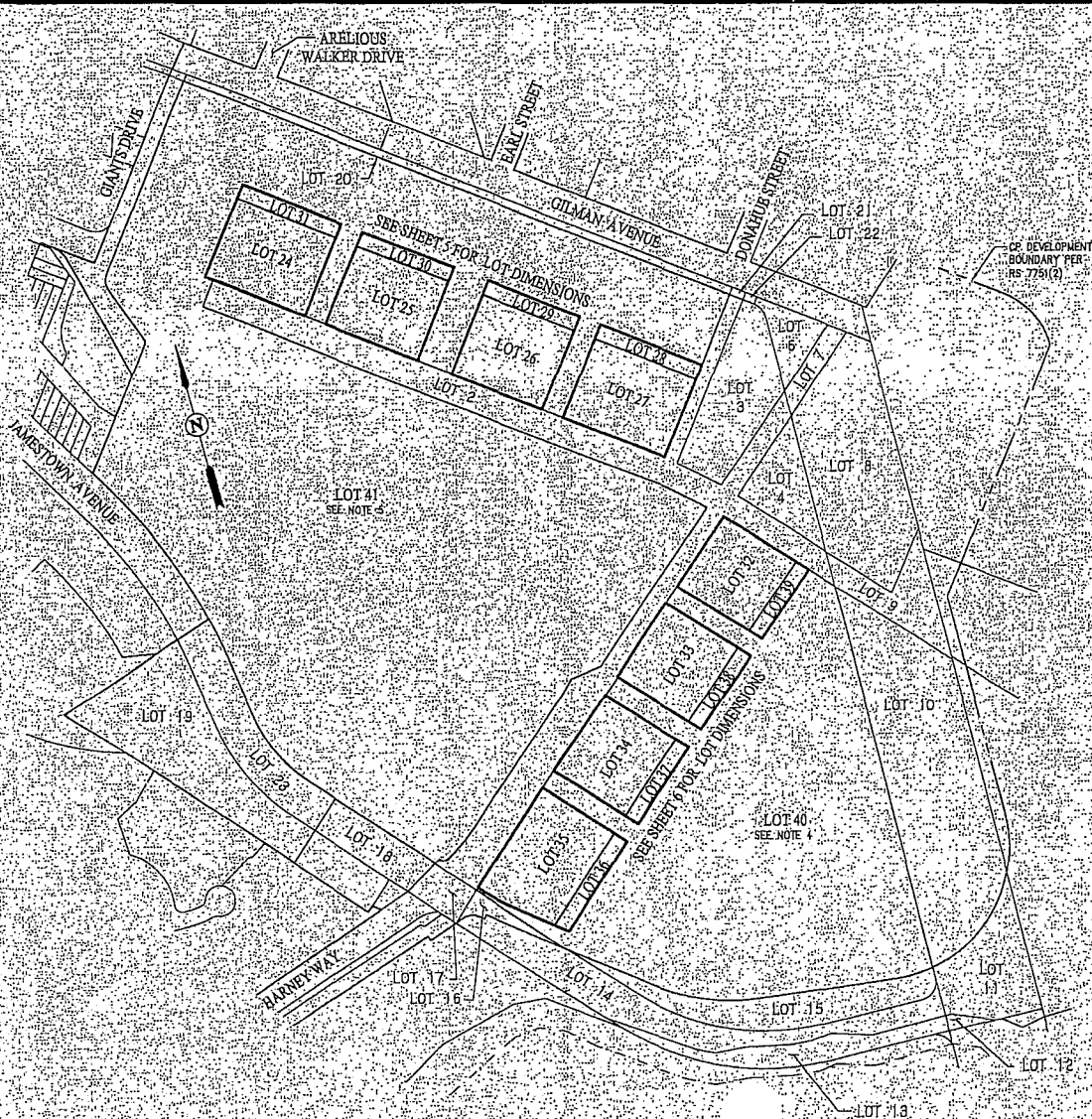
These estimated taxes have been paid.

A handwritten signature in black ink, appearing to read "David Augustine".

David Augustine, Tax Collector

Dated this 8th day of July. 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.

6082



LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- EXISTING PROPERTY LINE
- MEAN HIGH TIDE LINE PER RS 7753 (4)
- LOT 24 INDICATES A LOT THAT IS PART OF THE PHASED MAP
- LOT 20 INDICATES A LOT THAT IS OUTSIDE OF THE PHASED MAP

NOTES

1. SEE SHEET 4 FOR LOT INFORMATION.
2. SEE SHEET 5 FOR CP-03 LOT DIMENSIONS.
3. SEE SHEET 5 FOR CP-04 LOT DIMENSIONS.
4. LOT 10 IS THE REMAINDER OF LOT 5(1) AND IS NOT INCLUDED WITHIN THE BOUNDS OF THIS PHASED MAP. IT IS NUMBERED FOR EASE OF FUTURE REFERENCE AND IS NOT A MAP-ACT COMPLIANT LOT.
5. LOT 21 IS THE REMAINDER OF LOT 1(1) AND IS NOT INCLUDED WITHIN THE BOUNDS OF THIS PHASED MAP. IT IS NUMBERED FOR EASE OF FUTURE REFERENCE AND IS NOT A MAP-ACT COMPLIANT LOT.
6. REFERENCES ABOVE TO REMAINDERS OF LOTS IS DISTINGUISHED FROM 'NAPOTS' IN THAT NAPOTS ARE NOT LOTS INCLUDED WITHIN THE VESTING TENTATIVE MAP FOR THIS PHASED SUBDIVISION WHEREAS THE REMAINDERS OF LOTS NOTED ABOVE ARE INCLUDED IN THE VESTING TENTATIVE MAP BUT WILL BE LOTTED AND SHOWN IN A FUTURE PHASED MAP FOR THIS SUBDIVISION.

REFERENCES

- (1) INDICATES REFERENCE NUMBER.
 - (1) FINAL TRANSFER MAP 8404 (FF SURVEY MAPS 24)
 - (2) RECORD OF SURVEY 7751 (FF SURVEY MAPS 208)
- SEE SHEET 2 FOR ADDITIONAL REFERENCE INFORMATION.

FINAL TRANSFER MAP 7879-8583

CANDLESTICK POINT

SUB-PHASES CP-03 AND CP-04

BEING A 16 LOT AND 2 REMAINDER LOT PHASED SUBDIVISION BEING A SUBDIVISION OF A PORTION OF LOTS 1 AND 5 OF FINAL TRANSFER MAP 8404, RECORDED DECEMBER 5, 2014, IN BOOK FF OF SURVEY MAPS, AT PAGES 24-31, SAN FRANCISCO COUNTY RECORDS, CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

Carlson, Barbee & Gibson, Inc.
 CIVIL ENGINEERS & SURVEYORS - PLANNERS
 SAN FRANCISCO, CALIFORNIA

SCALE: 1" = 200' JUNE 2016



PHASED MAP UPDATE

EXISTING LOT INFORMATION				
LOT NO.	REFERENCE MAP	AREA	ASSESSOR'S LOT NO.	STATUS
LOT 1	FTM 8404 (1)	2,028,799 SF±	5000-002 (RETIRED)	RETIRED, SEE TABLE OF NEW LOTS
LOT 2	FTM 8404 (1)	250,315 SF±	5000-003	UNCHANGED
LOT 3	FTM 8404 (1)	66,748 SF±	5000-004	UNCHANGED
LOT 4	FTM 8404 (1)	54,845 SF±	5000-005	UNCHANGED
LOT 5	FTM 8404 (1)	921,403 SF±	5000-008 (RETIRED)	RETIRED, SEE TABLE OF NEW LOTS
LOT 6	FTM 8404 (1)	10,457 SF±	5000-007	UNCHANGED
LOT 7	FTM 8404 (1)	11,801 SF±	5000-008	UNCHANGED
LOT 8	FTM 8404 (1)	138,883 SF±	5000-009	UNCHANGED
LOT 9	FTM 8404 (1)	39,052 SF±	5000-010	UNCHANGED
LOT 10	FTM 8404 (1)	212,314 SF±	5000-011	UNCHANGED
LOT 11	FTM 8404 (1)	450,175 SF±	5000-012	UNCHANGED
LOT 12	FTM 8404 (1)	2,995 SF±	5000-013	UNCHANGED
LOT 13	FTM 8404 (1)	37,821 SF±	5000-014	UNCHANGED
LOT 14	FTM 8404 (1)	91,381 SF±	5000-015	UNCHANGED
LOT 15	FTM 8404 (1)	63,831 SF±	5000-016	UNCHANGED
LOT 16	FTM 8404 (1)	7,859 SF±	5000-017	UNCHANGED
LOT 17	FTM 8404 (1)	13,913 SF±	5000-018	UNCHANGED
LOT 18	FTM 8404 (1)	29,859 SF±	5000-019	UNCHANGED
LOT 19	FTM 8404 (1)	124,261 SF±	5000-020	UNCHANGED
LOT 20	FTM 8404 (1)	30,694 SF±	5000-021	UNCHANGED
LOT 21	FTM 8404 (1)	730 SF±	5000-022	UNCHANGED
LOT 22	FTM 8404 (1)	620 SF±	5000-023	UNCHANGED
LOT 23	FTM 8404 (1)	82,390 SF±	5000-024	UNCHANGED

NEW LOT INFORMATION				
LOT NO.	REFERENCE MAP	AREA	ASSESSOR'S LOT NO.	STATUS
FORMER LOT 1	FTM 8404 (1)	2,028,799 SF±	5000-002 (RETIRED)	RETIRED
LOT 24	FTM 7879-8583	63,019 SF±	5000-025	NEW
LOT 25	FTM 7879-8583	57,183 SF±	5000-026	NEW
LOT 26	FTM 7879-8583	57,183 SF±	5000-027	NEW
LOT 27	FTM 7879-8583	83,714 SF±	5000-028	NEW
LOT 28	FTM 7879-8583	11,409 SF±	5000-029	NEW
LOT 29	FTM 7879-8583	10,240 SF±	5000-030	NEW
LOT 30	FTM 7879-8583	10,240 SF±	5000-031	NEW
LOT 31	FTM 7879-8583	11,285 SF±	5000-032	NEW
LOT 41*	FTM 7879-8583	3,744,496 SF±	5000-042	NEW
TOTAL AREA:		2,028,799 SF±		
FORMER LOT 5	FTM 8404 (1)	921,403 SF±	5000-008 (RETIRED)	RETIRED
LOT 32	FTM 7879-8583	50,147 SF±	5000-033	NEW
LOT 33	FTM 7879-8583	62,722 SF±	5000-034	NEW
LOT 34	FTM 7879-8583	54,243 SF±	5000-035	NEW
LOT 35	FTM 7879-8583	66,542 SF±	5000-036	NEW
LOT 36	FTM 7879-8583	31,188 SF±	5000-037	NEW
LOT 37	FTM 7879-8583	9,600 SF±	5000-038	NEW
LOT 38	FTM 7879-8583	5,440 SF±	5000-039	NEW
LOT 39	FTM 7879-8583	8,979 SF±	5000-040	NEW
LOT 40*	FTM 7879-8583	658,332 SF±	5000-041	NEW
TOTAL AREA:		921,403 SF±		

REFERENCES

(1) INDICATES REFERENCE NUMBER.
 (1) FINAL TRANSFER MAP 8404 (FT SURVEY MAPS 24)
 SEE SHEET 2 FOR ADDITIONAL REFERENCE INFORMATION.

NOTES

LOT 40 IS THE REMAINDER OF LOT 5 (1) AND IS NOT INCLUDED WITHIN THE BOUNDS OF THIS PHASED MAP. IT IS NUMBERED FOR EASE OF FUTURE REFERENCE AND IS NOT A MAP-ACT COMPLIANT LOT.
 LOT 41 IS THE REMAINDER OF LOT (1) AND IS NOT INCLUDED WITHIN THE BOUNDS OF THIS PHASED MAP. IT IS NUMBERED FOR EASE OF FUTURE REFERENCE AND IS NOT A MAP-ACT COMPLIANT LOT.
 REFERENCES ABOVE TO REMAINDERS OF LOTS IS DISTINGUISHED FROM "NAPOTS" IN THAT NAPOTS ARE NOT LOTS INCLUDED WITHIN THE VESTING TENTATIVE MAP FOR THIS PHASED SUBDIVISION, WHEREAS THE REMAINDERS OF LOTS NOTED ABOVE ARE INCLUDED IN THE VESTING TENTATIVE MAP, BUT WILL BE LOTTED AND SHOWN IN A FUTURE PHASED FINAL MAP FOR THIS SUBDIVISION.

6083

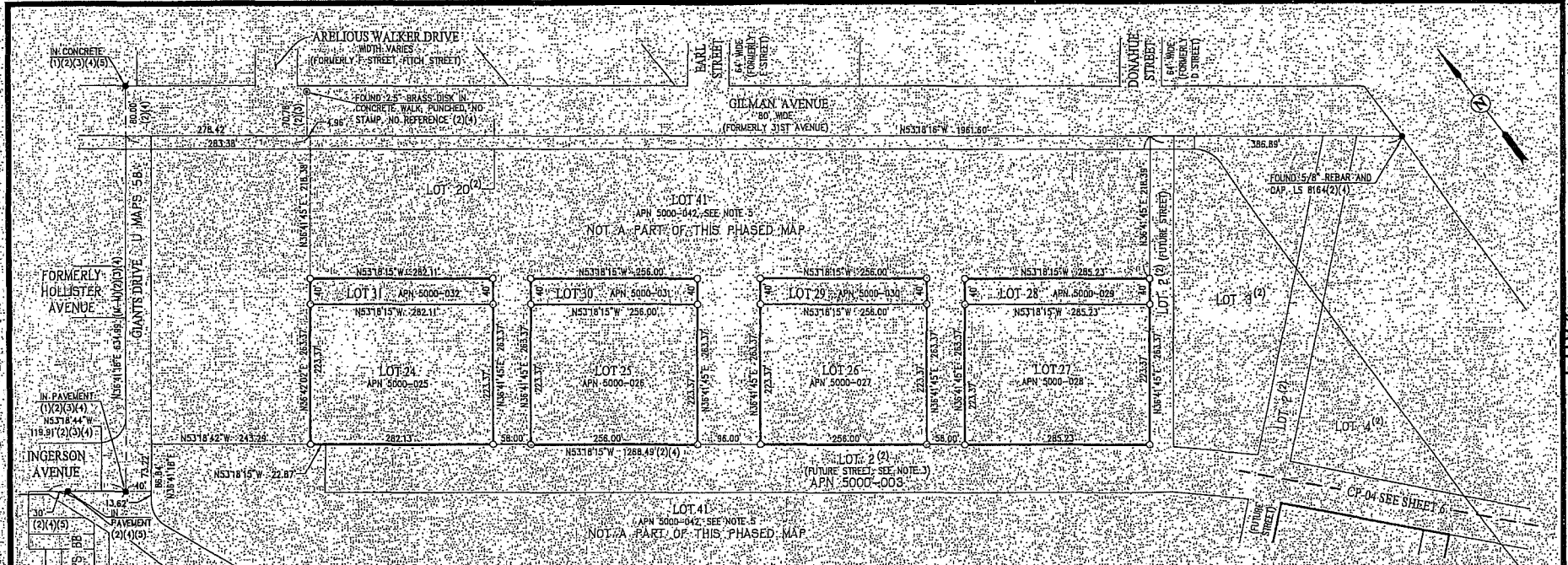
FINAL TRANSFER MAP 7879-8583 CANDLESTICK POINT SUB-PHASES CP-03 AND CP-04

BEING A 161 LOT AND 2 REMAINDER LOT PHASED SUBDIVISION
 BEING A SUBDIVISION OF A PORTION OF LOTS 1 AND 5 OF FINAL TRANSFER MAP
 8404, RECORDED DECEMBER 15, 2014, IN BOOK 07 OF SURVEY MAPS, AT PAGES 24-31
 SAN FRANCISCO COUNTY RECORDS
 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
Carlson, Barbee & Gibson, Inc.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS
 SAN FRANCISCO, CALIFORNIA

PHASED MAP UPDATE

JUNE 2016

JOB NO. 1804-040



6084

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- EXISTING PROPERTY LINE
- MONUMENT LINE
- TIE LINE
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
- FOUND BRASS DISK AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND NAIL AND 2 BRASS WASHER IN PAVEMENT OR CONCRETE - RCE 024200, AS NOTED
- SET 5/8" REBAR AND CAP, LS 8164, SEE NOTE 4
- SNF MONUMENT, SEARCHED FOR, NOT FOUND
- APN ASSESSOR'S PARCEL NUMBER

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN "US NAVY MONUMENT AND CANDLESTICK"; THE BEARING BEING N37°08'31"E PER RECORD OF SURVEY 775; (EE SURVEY MAPS 208). DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

REFERENCES

- (1) INDICATES REFERENCE NUMBER
 - (1) RECORD OF SURVEY 7781 (FF SURVEY MAPS 208)
 - (2) FINAL TRANSFER MAP 8404 (FF SURVEY MAPS 24)
 - (3) RECORD OF SURVEY 7753 (EE SURVEY MAPS 23)
 - (4) RECORD OF SURVEY 8385 (FF SURVEY MAPS 34)
 - (5) RECORD OF SURVEY 8482 - PENDING RECORDATION IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
- SEE SHEET 2 FOR ADDITIONAL REFERENCE INFORMATION.

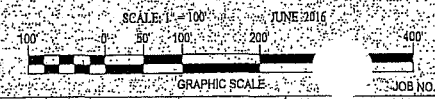
NOTES

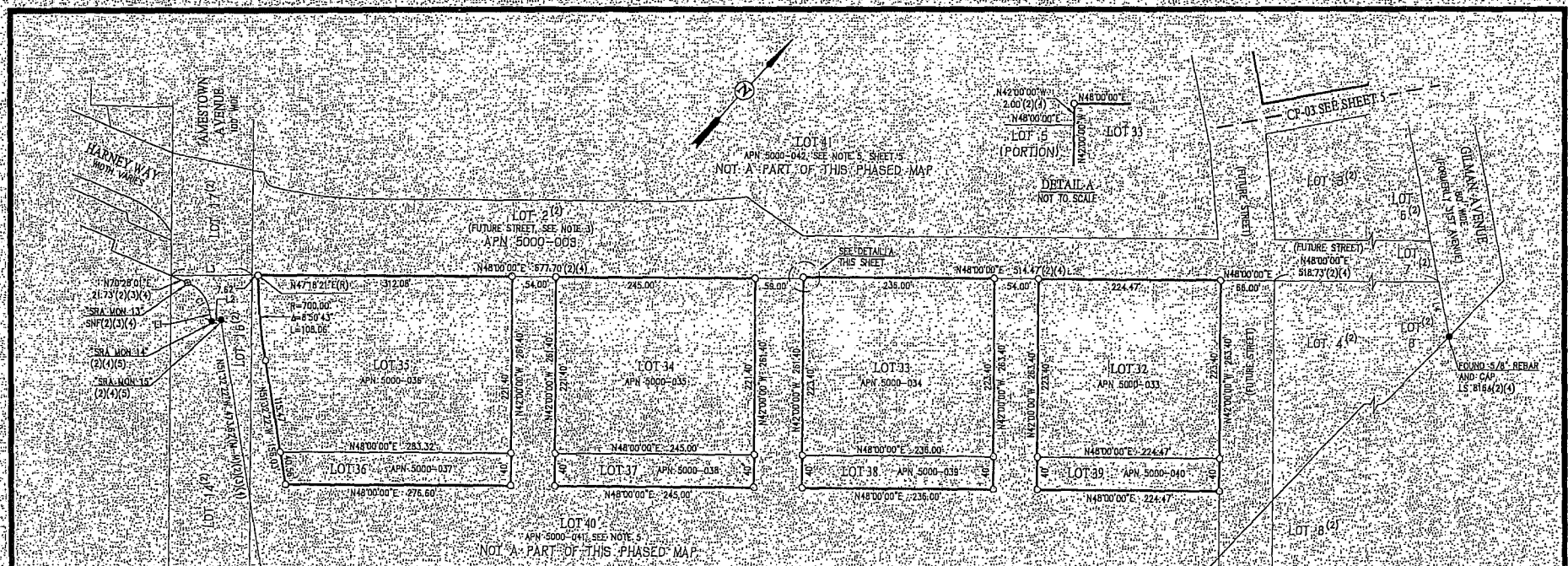
- 1. SEE SHEET 4 FOR LOT INFORMATION.
- 2. PROPOSED ASSESSOR'S PARCEL NUMBERS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 3. THIS MAP IS ONLY INTENDED TO CREATE LOTS FOR CONVEYANCE OR FINANCING PURPOSES; NO DEVELOPMENT RIGHTS OR ENTITLEMENTS ARE ESTABLISHED HEREIN. ADDITIONAL ACTIONS ARE REQUIRED TO ESTABLISH ENTITLEMENTS. FUTURE STREET SHOWN HEREON WILL BE CREATED PURSUANT TO VESTING TENTATIVE SUBDIVISION MAP 7878.
- 4. SITE IS AN ACTIVE CONSTRUCTION SITE AT THE TIME OF THE FILING OF THIS MAP. PROPOSED LOT CORNERS WILL BE SET PER THIS MAP ONLY IF CONSTRUCTION IS ABRUPTLY HALTED, OR WITHIN FIVE YEARS OF THE FILING OF THIS MAP. OTHERWISE, LOT CORNERS WILL BE SET PER FINAL SURVEY MAPS TO BE FILED SUBSEQUENT TO THIS MAP.
- 5. LOT 41 IS THE REMAINDER OF LOT (1) AND IS NOT NUMBERED FOR EASE OF FUTURE REFERENCE, AND AP-ACT COMPLIANT LOT.
- 6. REFERENCES ABOVE TO REMAINDERS OF LOTS IS INCLUDED WITHIN THE VESTING TENTATIVE MAP, BUT WILL BE OBTAINED AND SHOWN IN A FUTURE PHASED MAP.

**FINAL TRANSFER MAP 7879-8583
CANDLESTICK POINT
SUB-PHASES CP-03 AND CP-04**

BEING A 16 LOT AND 1 REMAINDER LOT PHASED SUBDIVISION
BEING A SUBDIVISION OF A PORTION OF LOTS 1 AND 5 OF FINAL TRANSFER MAP 8404, RECORDED DECEMBER 4, 2014, IN BOOK 87 OF SURVEY MAPS AT PAGES 24-31,
SAN FRANCISCO COUNTY RECORDS,
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN FRANCISCO, CALIFORNIA





LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- EXISTING PROPERTY LINE
- MONUMENT LINE
- TIE LINE
- (M-M) MONUMENT TO MONUMENT
- (M-PL) MONUMENT TO PROPERTY LINE
- FOUND BRASS DISK AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND NAIL AND 2" BRASS WASHER IN PAVEMENT, RICE C24200, STAMPED AS NOTED
- SET 5/8" REBAR AND CAP, LS 8164, SEE NOTE 4
- SNF MONUMENT, SEARCHED FOR, NOT FOUND
- APN ASSASSOR'S PARCEL NUMBER

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN THE NAVY MONUMENT AND "CANDLESTICK"; THE BEARING BEING N17°00'31"E PER RECORD OF SURVEY 7751 (SEE SURVEY MAPS 208). DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

REFERENCES

- (1) INDICATES REFERENCE NUMBER.
 - (1) RECORD OF SURVEY 7751 (FF SURVEY MAPS 208)
 - (2) FINAL TRANSFER MAP 8404 (FF SURVEY MAPS 24)
 - (3) RECORD OF SURVEY 7753 (EE SURVEY MAPS 232)
 - (4) RECORD OF SURVEY 8385 (FF SURVEY MAPS 34)
 - (5) RECORD OF SURVEY 8482, PENDING RECORDATION IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
- SEE SHEET 2 FOR ADDITIONAL REFERENCE INFORMATION.

NOTES

1. SEE SHEET 4 FOR LOT INFORMATION.
2. PROPOSED ASSESSORS PARCEL NUMBERS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
3. THIS MAP IS ONLY INTENDED TO CREATE LOTS FOR CONVEYANCE OR FINANCING PURPOSES; NO DEVELOPMENT RIGHTS OR Easements ARE ESTABLISHED HEREIN; ADDITIONAL ACTIONS ARE REQUIRED TO ESTABLISH Easements. FUTURE STREET SHOWN HEREON WILL BE CREATED PURSUANT TO VESTING TENTATIVE SUBDIVISION MAP 7676.
4. SITE IS AN ACTIVE CONSTRUCTION SITE AT THE TIME OF THE FILING OF THIS MAP; PROPOSED LOT CORNERS WILL BE SET PER THIS MAP ONLY IF CONSTRUCTION IS ABRUPTLY HALTED, OR WITHIN FIVE YEARS OF THE FILING OF THIS MAP; OTHERWISE, LOT CORNERS WILL BE SET PER FINAL SUBDIVISION MAPS TO BE FILED SUBSEQUENT TO THIS MAP.
5. LOT 40 IS THE REMAINDER OF LOT 50(A) AND IS NOT INCLUDED WITHIN THE BOUNDS OF THIS PHASED MAP; IT IS NUMBERED FOR EASE OF FUTURE REFERENCE AND IS NOT A MAP-ACT COMPLIANT LOT.
6. REFERENCES ABOVE TO REMAINDERS OF LOTS IS DISTINGUISHED FROM "NAPOTS" IN THAT NAPOTS ARE NOT LOTS INCLUDED WITHIN THE VESTING TENTATIVE MAP FOR THIS PHASED SUBDIVISION WHEREAS THE REMAINDERS OF LOTS NOTED ABOVE ARE INCLUDED IN THE VESTING TENTATIVE MAP BUT WILL BE LOTTED AND SHOWN IN A FUTURE PHASED FINAL MAP FOR THIS SUBDIVISION.

NO.	BEARING	LENGTH	
L1	N51°32'22"W	144.51'	(2)(3)(4)
L2	N38°27'38"E	412.00'	(4)(-)(2)(3)(4)
L3	N47°05'15"E	100.00'	(2)(3)
L4	N53°18'15"W	68.68'	(2)(4)

NO.	RADIUS	DELTA	LENGTH	
C1	45.00'	57.589°37'	45.55'	(2)(3)(4)

**FINAL TRANSFER MAP 7879-8583
CANDLESTICK POINT
SUB-PHASES CP-03 AND CP-04**

BEING A 16 LOT AND 2 REMAINDER LOT PHASED SUBDIVISION,
BEING A SUBDIVISION OF A PORTION OF LOTS 1 AND 3 OF FINAL TRANSFER MAP
8404, RECORDED DECEMBER 5, 2014, IN BOOK FF OF SURVEY MAPS, AT PAGES 24-33,
SAN FRANCISCO COUNTY RECORDS

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS & SURVEYORS - PLANNERS
SAN RAMON, CALIFORNIA

SCALE: 1" = 80'
JUNE 2016
GRAPHIC SCALE
JOB NO. 1804-040

6085

FOUND US NAVY MON(2)(3)(4)
 N 2,083,822.933 FEET (GRID)(2)(3)(4)
 E 6,020,345.522 FEET (GRID)(2)(3)(4)

BASIS OF BEARINGS
 N37°08'31" E 10856.035 (GRID)(U-M)
 10658.81 (GROUND)(U-M)(2)(3)(4)

FOUND SF CONTROL POINT
 CANDLESTICK, HPCH-D, CA 04, 0F
 PD-AB7679 (2)(3)(4)
 N 2,085,128.546 FEET (GRID)(2)(3)(4)
 E 6,013,911.479 FEET (GRID)(2)(3)(4)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN US NAVY MONUMENT AND CANDLESTICK, THE BEARING BEING N37°08'31" E PER RECORD OF SURVEY 7751 (EE SURVEY MAPS 206). DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

LEGEND

- SUBDIVISION BOUNDARY LINE
- CP DEVELOPMENT BOUNDARY
- EXISTING PROPERTY LINE
- MONUMENT LINE
- TIE LINE
- MEAN HIGH TIDE LINE PER RS 7751 (3)
- APPROXIMATE FUTURE PROPERTY LINE
- MONUMENT TO MONUMENT
- MONUMENT TO PROPERTY LINE
- APN
- INDICATES PHASE NUMBER
- NOT A PART OF THIS SUBDIVISION

REFERENCES

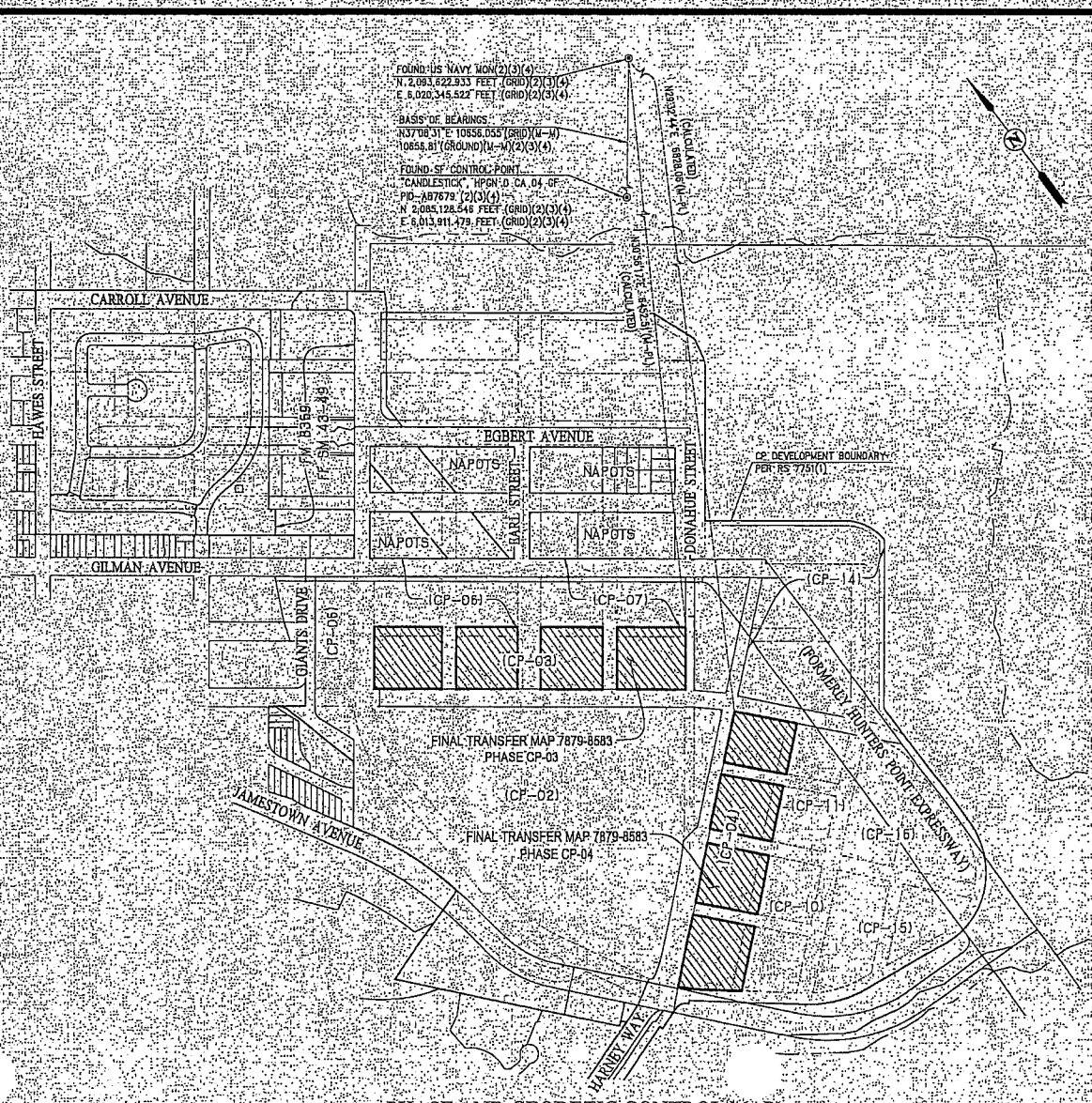
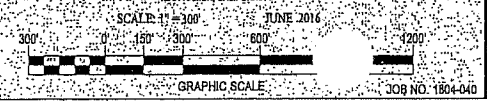
- (1) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY 7751, FILED JULY 18, 2014, IN BOOK FF OF SURVEY MAPS, PAGES 206-219, IN THE OFFICE OF THE COUNTY RECORDER.
- (2) FINAL TRANSFER MAP 8404, FILED DECEMBER 5, 2014, IN BOOK FF OF SURVEY MAPS, PAGES 24-31, IN THE OFFICE OF THE COUNTY RECORDER.
- (3) RECORD OF SURVEY 7751, FILED JULY 18, 2014, IN BOOK FF OF SURVEY MAPS, PAGES 232-248, IN THE OFFICE OF THE COUNTY RECORDER.
- (4) RECORD OF SURVEY 8385, FILED DECEMBER 5, 2014, IN BOOK FF OF SURVEY MAPS, PAGES 34-39, IN THE OFFICE OF THE COUNTY RECORDER.

NOTES

DEVELOPMENT PHASES SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
 MONUMENTS SHOWN IN THE BASIS OF BEARINGS WERE FOUND AS NOTED IN MAY 2013.

FINAL TRANSFER MAP 7879-8583 CANDLESTICK POINT SUB-PHASES CP-03 AND CP-04

BEING A 16 LOT AND 2 REMAINDER LOT PHASED SUBDIVISION
 BEING A SUBDIVISION OF A PORTION OF LOTS 1 AND 5 OF FINAL TRANSFER MAP 8404, RECORDED DECEMBER 5, 2014, IN BOOK FF OF SURVEY MAPS, AT PAGES 24-31,
 SAN FRANCISCO COUNTY RECORDS
 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
Carlson, Barbee & Gibson, Inc.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS
 SAN RAMON, CALIFORNIA



OWNER'S 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; THAT WE ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE SUBDIVIDED PROPERTY WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY; AND THAT WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL TRANSFER MAP NO. 7879-8583 AS SHOWN WITHIN THE DISTINCTIVE BORDER LINES.

ASTOWNER: CP DEVELOPMENT CO. LP, A DELAWARE LIMITED PARTNERSHIP
BY: CPDC OF, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: [Signature]
NAME: KOFI BONNER
TITLE: 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 Francisco

ON JUNE 15, 2016 BEFORE ME, Willie Chapman, a Notary Public, Personally Appeared Kofi Bonner, 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

SIGNATURE: [Signature]

NAME (PRINT): Willie Chapman

PRINCIPAL, COUNTY OF BUSINESS: San Francisco

MY COMMISSION NUMBER: 2021473

MY COMMISSION EXPIRES: JUN 3, 2017

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 ORDINANCES AT THE REQUEST OF CP DEVELOPMENT CO. LP ON DECEMBER 2015; I HEREBY STATE THAT ALL OF THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN FIVE YEARS OF THE FILING OF THIS MAP; AND THAT THE MONUMENTS ARE OR 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] 165714
SABRINA KYLE-PACK
P.L.S. 9184 DATE



CITY AND COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE 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 IF ANY 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: JUN 8, 2016
BRUCE R. STORRS, L.S. 6914



APPROVALS

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

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

APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY
DEPUTY CITY ATTORNEY _____ DATE _____
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISORS APPROVAL

ON _____, 20____ THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. _____ A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. _____

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 TRANSFER MAP NO. 7879-8583" BEING A SUBDIVISION OF A PORTION OF LOTS 1 AND 5 OF FINAL TRANSFER MAP #404, RECORDED DECEMBER 3, 2014, IN BOOK FF OF SURVEY MAPS, AT PAGES 34-33, SAN FRANCISCO COUNTY RECORDS, CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA, IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED BY HAND AND CAUSED THE SEAL OF THIS OFFICE TO BE AFFIXED.

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

TAX STATEMENT

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUBDIVIDER HAS FILED A STATEMENT FROM THE TREASURER AND TAX COLLECTOR OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS OR HER OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED THIS _____ DAY OF _____, 20____

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

SOILS REPORT

A SOILS REPORT ON THIS PROPERTY PREPARED BY ENCO, INCORPORATED, DATED AUGUST 14, 2013, PROJECT NO. 8472.001.001 HAS BEEN FILED AT THE OFFICE OF THE CITY ENGINEER.

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____ AT _____ M. IN BOOK _____ OF SURVEY MAPS, AT PAGE _____ AT THE REQUEST OF NORTH AMERICAN TITLE COMPANY.

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

**FINAL TRANSFER MAP 7879-8583
CANDLESTICK POINT**

SUB-PHASES CP-03 AND CP-04

BEING A 16 LOT AND 2 REMAINDER LOT PHASED SUBDIVISION BEING A SUBDIVISION OF A PORTION OF LOTS 1 AND 5 OF FINAL TRANSFER MAP #404, RECORDED DECEMBER 3, 2014, IN BOOK FF OF SURVEY MAPS, AT PAGES 34-33, SAN FRANCISCO COUNTY RECORDS, CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN FRANCISCO, CALIFORNIA

JUNE 2016

ATTACHMENT 1

Map Notes From Sheets 5&6 of Final Transfer Map 7879-8583

SHEET 5 MAP NOTES:

NOTES

1. SEE SHEET 4 FOR LOT INFORMATION.
2. PROPOSED ASSESSORS PARCEL NUMBERS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
3. THIS MAP IS ONLY INTENDED TO CREATE LOTS FOR CONVEYANCE OR FINANCING PURPOSES. NO DEVELOPMENT RIGHTS OR ENTITLEMENTS ARE ESTABLISHED HEREIN. ADDITIONAL ACTIONS ARE REQUIRED TO ESTABLISH ENTITLEMENTS. "FUTURE STREET" SHOWN HEREON WILL BE CREATED PURSUANT TO VESTING TENTATIVE SUBDIVISION MAP 7878.
4. SITE IS AN ACTIVE CONSTRUCTION SITE AT THE TIME OF THE FILING OF THIS MAP. PROPOSED LOT CORNERS WILL BE SET PER THIS MAP ONLY IF CONSTRUCTION IS ABRUPTLY HALTED, OR WITHIN FIVE YEARS OF THE FILING OF THIS MAP. OTHERWISE, LOT CORNERS WILL BE SET PER FINAL SUBDIVISION MAPS TO BE FILED SUBSEQUENT TO THIS MAP.
5. LOT 40 IS THE REMAINDER OF LOT 5(1) AND IS NOT INCLUDED WITHIN THE BOUNDS OF THIS PHASED MAP. IT IS NUMBERED FOR EASE OF FUTURE REFERENCE AND IS NOT A MAP-ACT COMPLIANT LOT.
6. REFERENCES ABOVE TO REMAINDERS OF LOTS IS DISTINGUISHED FROM "NAPOTS" IN THAT NAPOTS ARE NOT LOTS INCLUDED WITHIN THE VESTING TENTATIVE MAP FOR THIS PHASED SUBDIVISION WHEREAS THE REMAINDERS OF LOTS NOTED ABOVE ARE INCLUDED IN THE VESTING TENTATIVE MAP BUT WILL BE LOTTED AND SHOWN IN A FUTURE PHASED FINAL MAP FOR THIS SUBDIVISION.

ATTACHMENT 1

Map Notes From Sheets 5&6 of Final Transfer Map 7879-8583

SHEET 6 MAP NOTES:

NOTES

1. SEE SHEET 4 FOR LOT INFORMATION.
2. PROPOSED ASSESSORS PARCEL NUMBERS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
3. THIS MAP IS ONLY INTENDED TO CREATE LOTS FOR CONVEYANCE OR FINANCING PURPOSES. NO DEVELOPMENT RIGHTS OR ENTITLEMENTS ARE ESTABLISHED HEREIN. ADDITIONAL ACTIONS ARE REQUIRED TO ESTABLISH ENTITLEMENTS. "FUTURE STREET" SHOWN HEREON WILL BE CREATED PURSUANT TO VESTING TENTATIVE SUBDIVISION MAP 7878.
4. SITE IS AN ACTIVE CONSTRUCTION SITE AT THE TIME OF THE FILING OF THIS MAP. PROPOSED LOT CORNERS WILL BE SET PER THIS MAP ONLY IF CONSTRUCTION IS ABRUPTLY HALTED, OR WITHIN FIVE YEARS OF THE FILING OF THIS MAP. OTHERWISE, LOT CORNERS WILL BE SET PER FINAL SUBDIVISION MAPS TO BE FILED SUBSEQUENT TO THIS MAP.
5. LOT 41 IS THE REMAINDER OF LOT 1(1) AND IS NOT INCLUDED WITHIN THE BOUNDS OF THIS PHASED MAP. IT IS NUMBERED FOR EASE OF FUTURE REFERENCE AND IS NOT A MAP-ACT COMPLIANT LOT.
6. REFERENCES ABOVE TO REMAINDERS OF LOTS IS DISTINGUISHED FROM "NAPOTS" IN THAT NAPOTS ARE NOT LOTS INCLUDED WITHIN THE VESTING TENTATIVE MAP FOR THIS PHASED SUBDIVISION WHEREAS THE REMAINDERS OF LOTS NOTED ABOVE ARE INCLUDED IN THE VESTING TENTATIVE MAP BUT WILL BE LOTTED AND SHOWN IN A FUTURE PHASED FINAL MAP FOR THIS SUBDIVISION.