

File No. 170591

Committee Item No. _____

Board Item No. 32

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____
Board of Supervisors Meeting

Date: _____
Date: May 23, 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. 185953 - May 11, 2017</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Ten Map Referral June 30, 2015</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificates - April 14, 2017</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Map</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: Brent Jalipa
Prepared by: _____

Date: May 18, 2017
Date: _____

1 [Final Map 8254 - 923 Folsom Street]

2
3 **Motion approving Final Map 8254, a 115 Residential Unit and one Commercial Unit,**
4 **Mixed-Use Condominium project, located at 923 Folsom Street, being a merger and**
5 **subdivision of Assessor's Parcel Block No. 3753, Lot Nos. 106, 141, and 142; and**
6 **adopting findings pursuant to the General Plan, and the eight priority policies of**
7 **Planning Code, Section 101.1.**

8
9 MOVED, That the certain map entitled "FINAL MAP 8254", a 115 Residential Unit and
10 one Commercial Unit, Mixed-Use Condominium project, located at 923 Folsom Street, being a
11 merger and subdivision of Assessor's Parcel Block No. 3753, Lot Nos.106, 141, and 142
12 comprising three sheets, approved May 11, 2017, by Department of Public Works Order No.
13 18593 is hereby approved and said map is adopted as an Official Final Map 8254; 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
16 Planning Department, by its letter dated June 30, 2015, and the amended Planning referral
17 approved March 21, 2017, that the proposed subdivision is consistent with the objectives and
18 policies of the General Plan, and the eight priority policies of Planning Code, Section 101.1;
19 and, be it

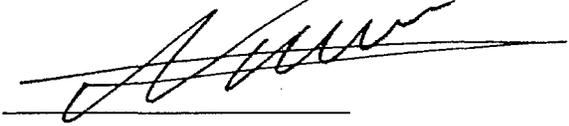
20 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
21 the Director of the Department of Public Works to enter all necessary recording information on
22 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's
23 Statement as set forth herein;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

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FURTHER MOVED, That the Department of Public Works recommends that the San Francisco Board of Supervisors accept, subject to subsequent San Francisco Board of Supervisors action, on behalf of the public the offer for dedication of sidewalk easement for pedestrian access, passage, ingress and egress for public sidewalk purposes, "Public Sidewalk Easement", as shown on Final Map 8254, subject to City Engineer certified completion and acceptance of improvements and; and, be it

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

RECOMMENDED:



Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

Public Works Order No: 185953

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

APPROVING FINAL MAP 8254, 923 FOLSOM STREET, A 115 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A MERGER AND SUBDIVISION OF ASSESSOR'S PARCEL NUMBER 3753-106, 141 and 142.

A 115 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated June 30, 2015, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1. In an amended referral to Planning, approval was granted on March 21, 2017 to increase the residential units by 1 additional unit to a total of 115 residential units.

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.

The Final Map includes an irrevocable offer to the City for a Public Sidewalk Easement. The location of this Public Sidewalk Easement is shown on Final Map 8254. The developer has also submitted an Easement Agreement for the Public Sidewalk Easement granting a non-exclusive irrevocable easement for pedestrian access, passage, ingress and egress. The Department of Public Works recommends that the Board of Supervisors accept on behalf of the public the offer of dedication of easement for Public Sidewalk, subject to City Engineer certified completion and acceptance of improvements. The Department of Public Works further recommends that the San Francisco Board of Supervisors approve the Public Sidewalk Easement Agreement, related to the above mentioned Final Map. Acceptance of the Public Sidewalk Easement is subject to the City Engineer certified completion and acceptance of the improvements, but authorizing acceptance of the Public Sidewalk Easement Agreement will occur at a time that the Director of Public Works and the Director of Real Estate deem appropriate.

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 8254", 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 30, 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, and a copy of the letter dated March 21, 2017 amending the approved residential units to 115 units.
5. One (1) Copy of the Easement Agreement for Public Sidewalk

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

RECOMMENDED:

APPROVED:

5/11/2017

5/11/2017

Bruce R. Storrs

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

Mohammed Nuru

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





RECEIVED
15 JUL -1 AM 11:51

Department of Public Works
Office of the City and County Surveyor

1155 Market Street, 3rd Floor
San Francisco, CA 94103

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

Bruce R. Storrs, City and County Surveyor

TENTATIVE MAP DECISION

SE

Date: August 26, 2014

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

Attention: Mr. Scott F. Sanchez

Project ID: 8254			
Project Type: 3 Lot Merger, 114 Residential and 1 Commercial unit Mixed Use Condominium			
Address#	StreetName	Block	Lot
923	FOLSOM ST	3753	106
931	FOLSOM ST	3753	141
218 - 220	SHIPLEY ST	3753	142
Tentative Map Referral			

✓ 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, P.L.S.
City and County Surveyor

PLANNING DEPARTMENT

DATE 6/30/15

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. 3753 Lot No. 106

Address: 923 Folsom St

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

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

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 14th day of April. 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. 3753 Lot No. 106

Address: 923 Folsom St

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

Map: \$8,726,418

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$104,718.00

Amount of Assessments not yet due: \$853.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 14th day of April. 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.

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. 3753 Lot No. 141

Address: 923 Folsom St

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

David Augustine, Tax Collector

The above certificate pertains to taxes and special assessments collected as taxes for the period prior to this current tax year.

Dated this 14th day of April. 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. 3753 Lot No. 141

Address: 923 Folsom St

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

Map: \$19,198,121

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$230,378.00

Amount of Assessments not yet due: \$853.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 14th day of April. 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. 3753 Lot No. 142

Address: 923 Folsom St

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

David Augustine, Tax Collector

The above certificate pertains to taxes and special assessments collected as taxes for the period prior to this current tax year.

Dated this 14th day of April. 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. 3753 Lot No. 142

Address: 923 Folsom St

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

Map: \$28,797,181

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$345,567.00

Amount of Assessments not yet due: \$853.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 14th day of April. 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.

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. 8254, 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.

WE HEREBY IRREVOCABLY OFFER FOR DEDICATION AN EASEMENT FOR PUBLIC SIDEWALK SHOWN HEREON FOR PEDESTRIAN ACCESS, PASSAGE, INGRESS, AND EGRESS FOR PUBLIC SIDEWALK PURPOSES.

OWNERS: 923 FOLSOM ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: COMMINGLED PENSION TRUST FUND (SPECIAL SITUATION PROPERTY) OF JP MORGAN CHASE BANK, N.A., A TRUST GOVERNED BY THE LAWS OF THE STATE OF NEW YORK, ITS SOLE MEMBER

BY: JP MORGAN CHASE BANK, N.A., NOT INDIVIDUALLY, BUT SOLELY IN ITS CAPACITY AS TRUSTEE

BY: [Signature]
NAME: MICHAEL J. ROBERT WILLIAMS
TITLE: EXECUTIVE DIRECTOR

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 May 2 2017 BEFORE ME, Kimberly J. Evciist, PERSONALLY

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

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

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE [Signature]
(Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2172202

MY COMMISSION EXPIRES: 11/17/2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

APPROVALS

THIS MAP IS APPROVED THIS 11TH DAY OF MAY, 2017.

BY ORDER NO. 185953

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 _____, 2017, 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. _____

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 _____, 2017.

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 _____, 2017, APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 8254".

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED AND ACCEPTS, ON BEHALF OF THE PUBLIC, SUBJECT TO CERTIFIED COMPLETION AND ACCEPTANCE, THE OFFER OF DEDICATION IDENTIFIED IN THE OWNER'S STATEMENT.

BY: _____ DATE: _____

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

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: 5-12-17
JAMES M. RYAN LS 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 923 FOLSOM ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON JANUARY 01, 2017. 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 DECEMBER 2017, 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] DATE: 5-2-2017
ALEX CALDER, L.L.S. 8863



RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2017, AT _____, IN BOOK _____ OF CONDOMINIUM MAPS, AT PAGE _____, AT THE REQUEST OF BKF ENGINEERS.

BY: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP NO. 8254

A 115 RESIDENTIAL UNIT AND
1 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT
A MERCER AND SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN
GRANT DEED RECORDED ON APRIL 3, 2015 AS DOCUMENT NUMBER
2015-KN 1040-00 OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO,
STATE OF CALIFORNIA BEING A PORTION OF 100 VARA BLOCK 383

CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

MAY 2017

BKF ENGINEERS
255 SHOKELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94061
850-482-0300

SHEET ONE OF THREE SHEETS

APN 3753-106, 141, 142

STREET

1315

CONDOMINIUM NOTES

LOT 1 WILL BE SUBDIVIDED INTO 115 RESIDENTIAL AND 1 COMMERCIAL CONDOMINIUM UNITS.

- 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 OF 115 DWELLING UNITS AND 1 COMMERCIAL UNIT.
- b) ALL INGRESS (ES), EGRESS (ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
- 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 WITHIN PRIVATE PROPERTY; 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 (i)(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 STRUCTURES 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 FOLSOM OR SHIPLEY STREETS ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH 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/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.

NOTES

THIS REAL PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING:

NOTICE OF SPECIAL RESTRICTIONS, DECLARATIONS OF USE, LIMITATIONS AND EASEMENTS:

- DOCUMENT NUMBER 2014-1022474 OFFICIAL RECORDS, RECORDED AUGUST 2, 2014
- DOCUMENT NUMBER 2014-1048474 OFFICIAL RECORDS, RECORDED SEPTEMBER 11, 2014
- DOCUMENT NUMBER 2014-1062361 OFFICIAL RECORDS, RECORDED OCTOBER 17, 2014
- DOCUMENT NUMBER 2014-1062362 OFFICIAL RECORDS, RECORDED OCTOBER 17, 2014
- DOCUMENT NUMBER 2014-1083858 OFFICIAL RECORDS, RECORDED DECEMBER 08, 2014
- DOCUMENT NUMBER 2015-1054307 OFFICIAL RECORDS, RECORDED APRIL 30, 2015
- DOCUMENT NUMBER 2016-1034510 OFFICIAL RECORDS, RECORDED OCTOBER 17, 2016
- DOCUMENT NUMBER 2015-1075956 OFFICIAL RECORDS, RECORDED JUNE 15, 2015
- DOCUMENT NUMBER 2016-10353787 OFFICIAL RECORDS, RECORDED NOVEMBER 03, 2016

ASSESSOR'S PARCEL NUMBER TABLE

RESIDENTIAL UNITS	PROPOSED ASSESSOR PARCEL NUMBER
101	3753- 316
103	3753- 317
105	3753- 318
107	3753- 319
109-119	3753- 320 THRU 321
201-203	3753- 321 THRU 323
205	3753- 324
207	3753- 325
209-220	3753- 326 THRU 407
301-319	3753- 408 THRU 426
401-419	3753- 427 THRU 445
501-509	3753- 446 THRU 464
601-609	3753- 465 THRU 483
701-709	3753- 484 THRU 492
801-809	3753- 493 THRU 511
901-909	3753- 512 THRU 530
COMMERCIAL UNIT	
C-1	3753- 491

ASSESSOR'S PARCEL NUMBER NOTE

PROPOSED ASSESSOR'S PARCEL NUMBERS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE.

FINAL MAP NO. 8254

A 115 RESIDENTIAL UNIT AND
1 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT
A MERGER AND SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN
GRANT DEED RECORDED ON APRIL 3, 2015 AS DOCUMENT NUMBER
2015-K041040-00 OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO,
STATE OF CALIFORNIA BEING A PORTION OF 100 VARA BLOCK 383

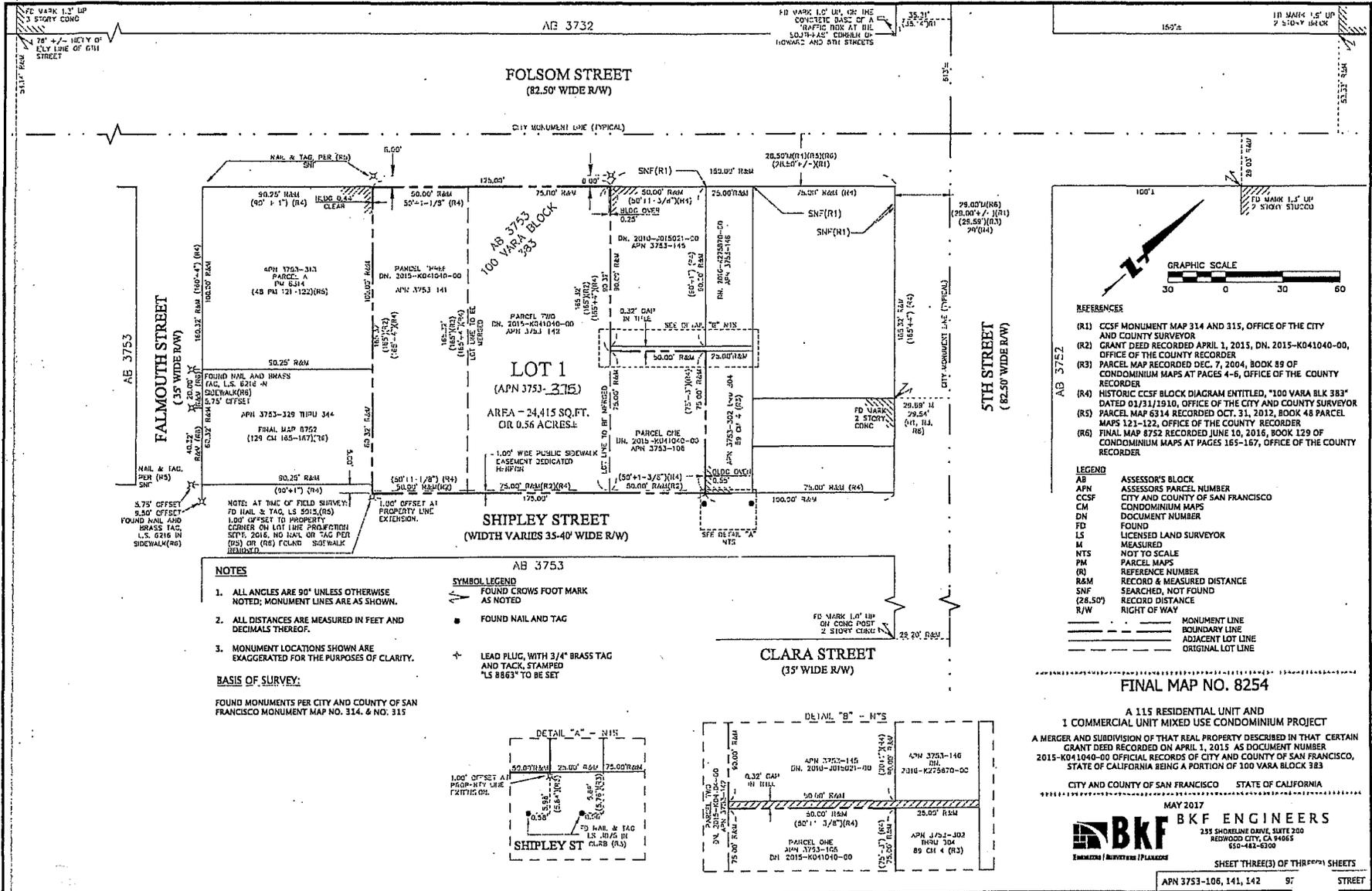
CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

MAY 2017



SHEET TWO OF THREE SHEETS

APN 3753-106, 141, 142 923 FOLSOM STREET

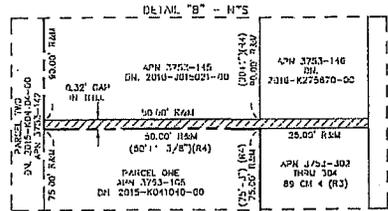
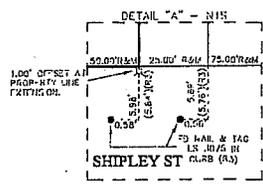


- REFERENCES**
- (R1) CCSF MONUMENT MAP 314 AND 315, OFFICE OF THE CITY AND COUNTY SURVEYOR
 - (R2) GRANT DEED RECORDED APRIL 1, 2015, DN, 2015-K041040-00, OFFICE OF THE COUNTY RECORDER
 - (R3) PARCEL MAP RECORDED DEC. 7, 2004, BOOK 89 OF CONDOMINIUM MAPS AT PAGES 4-6, OFFICE OF THE COUNTY RECORDER
 - (R4) HISTORIC CCSF BLOCK DIAGRAM ENTITLED, "100 VARA BLK 383" DATED 01/31/1910, OFFICE OF THE CITY AND COUNTY SURVEYOR
 - (R5) PARCEL MAP 6314 RECORDED OCT. 31, 2012, BOOK 48 PARCEL MAPS 121-122, OFFICE OF THE COUNTY RECORDER
 - (R6) FINAL MAP 8752 RECORDED JUNE 10, 2016, BOOK 129 OF CONDOMINIUM MAPS AT PAGES 165-167, OFFICE OF THE COUNTY RECORDER

- LEGEND**
- AB ASSESSOR'S BLOCK
 - APN ASSESSOR'S PARCEL NUMBER
 - CCSF CITY AND COUNTY OF SAN FRANCISCO
 - CM CONDOMINIUM MAPS
 - DN DOCUMENT NUMBER
 - FD FOUND
 - LS LICENSED LAND SURVEYOR
 - M MEASURED
 - NTS NOT TO SCALE
 - PM PARCEL MAPS
 - RD REFERENCE NUMBER
 - R&M RECORD & MEASURED DISTANCE
 - SNF SEARCHED, NOT FOUND
 - R(28.50') RECORD DISTANCE
 - R/W RIGHT OF WAY
 - MONUMENT LINE
 - BOUNDARY LINE
 - ADJACENT LOT LINE
 - ORIGINAL LOT LINE

- NOTES**
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED; MONUMENT LINES ARE AS SHOWN.
 2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
 3. MONUMENT LOCATIONS SHOWN ARE EXAGGERATED FOR THE PURPOSES OF CLARITY.
- BASIS OF SURVEY:**
- FOUND MONUMENTS PER CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NO. 314, & NO. 315

- SYMBOL LEGEND**
- FOUND CROWS FOOT MARK AS NOTED
 - FOUND NAIL AND TAG
 - ✦ LEAD PLUG, WITH 3/4" BRASS TAG AND TACK, STAMPED "LS 8863" TO BE SET



FINAL MAP NO. 8254

A 115 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT

A MERGER AND SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON APRIL 1, 2015 AS DOCUMENT NUMBER 2015-K041040-00 OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA BEING A PORTION OF 100 VARA BLOCK 383

CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

MAY 2017

BKF BKF ENGINEERS
 235 SHIMMING DRIVE, SUITE 200
 REDWOOD CITY, CA 94063
 650-482-6300

ENGINEER / SURVEYOR / PLANNER

SHEET THREE(S) OF THREE(S) SHEETS

APN 3753-108, 141, 142 97 STREET

1317

