

File No. 161105

Committee Item No. _____

Board Item No. 39

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. 185360 - October 7, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Decision - June 30, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificates - August 26, 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 8499 - 338 Potrero Avenue]

2
3 **Motion approving Final Map 8499, a 70 residential unit and a maximum of two**
4 **commercial unit, mixed-use condominium project, located at 338 Potrero Avenue,**
5 **being a subdivision of Assessor's Parcel Block No. 3962, Lot No. 008; and adopting**
6 **findings pursuant to the General Plan, and the eight priority policies of Planning Code,**
7 **Section 101.1.**

8
9 MOVED, That the certain map entitled "FINAL MAP 8499", a 70 residential unit and a
10 maximum of two commercial unit, mixed-use condominium project, located at 338 Potrero
11 Avenue, being a subdivision of Assessor's Parcel Block No. 3962, Lot No. 008, comprising 3
12 sheets, approved October 7, 2016, by Department of Public Works Order No. 185360 is
13 hereby approved and said map is adopted as an Official Final Map 8499; and, be it

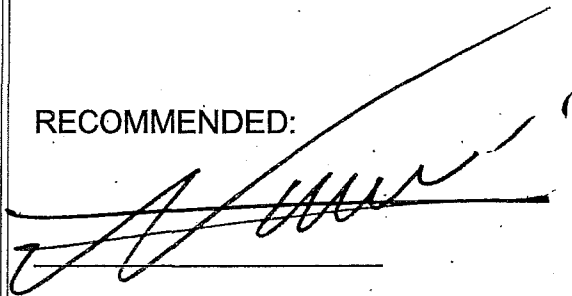
14 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
15 and incorporates by reference herein as though fully set forth the findings made by the City
16 Planning Department, by its letter dated June 30, 2015 that the proposed subdivision is
17 consistent with the objectives 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

2016 OCT 17 AM 10:02

BY

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



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 185360

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

APPROVING FINAL MAP 8499, 338 POTRERO AVENUE, A 70 RESIDENTIAL UNIT AND A MAXIMUM OF 2 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 008 IN ASSESSORS BLOCK NO. 3962

A 70 RESIDENTIAL UNIT AND A MAXIMUM OF 2 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.

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 8499", 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.

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

RECOMMENDED:

APPROVED:



10/7/2016

10/7/2016

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.



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
 sfpublishworks.org · tel 415-554-5810 · fax 415-554-6761



RECEIVED

15 JUL -2 PM 12: 03

TENTATIVE MAP DECISION

JE

Date: January 22, 2015

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

Project ID: 8499			
Project Type: 70 Residential and 2 Commercial Units Mixed Use New Construction Condominium Project			
Address#	Street Name	Block	Lot
346	POTRERO AVE	3962	008
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

PLANNING DEPARTMENT

Signed *Jeff Speirs*

Date 6/30/15

Planner's Name JEFF SPEIRS

For Scott F. Sanchez, Zoning Administrator



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. 3962 Lot No. 008

Address: 336-340 Potrero Ave

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

Map: \$12,600,477

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$151,206.00

Amount of Assessments not yet due: \$846.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 26th day of August. 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 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. 3962 Lot No. 008

Address: 336-340 Potrero 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 26th day of August. 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. 8499, 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 POTRERO LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature] BY: _____

NAME: Arden Hearing 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 September 1 2016, BEFORE ME, Marie Maniscalco, A NOTARY PUBLIC,

PERSONALLY APPEARED, Arden Hearing, 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'S SIGNATURE: [Signature]

PRINTED NAME: Marie Maniscalco

PRINCIPAL PLACE OF BUSINESS: San Francisco

COMMISSION No.: 2057203

COMMISSION EXPIRATION DATE: October 23, 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 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 _____, 2016

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 _____ 2016, APPROVED THIS MAP ENTITLED, "FINAL MAP No. 8499", COMPRISING 3 SHEETS.

IN TESTIMONY WHEREOF, I HAVE HERETO 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 07 DAY OF October, 2016.

BY ORDER NO. 185360

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 _____ 2016, 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. _____.

BENEFICIARY'S STATEMENT

PCCP CREDIT VI RET-SUB HOLDCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BENEFICIARY UNDER THAT DEED OF TRUST RECORDED MARCH 3, 2016, IN OFFICIAL RECORDS UNDER RECORDER'S DOCUMENT NUMBER 2015-K028371-00.

PCCP CREDIT VI RET-SUB HOLDCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature] NAME: Brian Healy
TITLE: Authorized Signatory

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 14 2016, BEFORE ME, Whitney Ann Allen, A NOTARY PUBLIC,

PERSONALLY APPEARED, Brian Healy, 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:

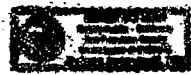
NOTARY'S SIGNATURE: [Signature]

PRINTED NAME: Whitney Ann Allen

PRINCIPAL PLACE OF BUSINESS: San Francisco

COMMISSION No.: 2156506

COMMISSION EXPIRATION DATE: April 24, 2020



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: [Signature] DATE: 8-31-2016
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 POTRERO LLC, ON DECEMBER 2015, 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: Alex Calder DATE: 8-31-2016
ALEX CALDER, P.L.S. 8863



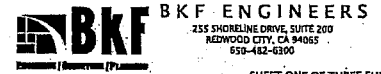
RECORDER'S STATEMENT

FILED FOR RECORD THIS _____ DAY OF _____, 2016, AT _____ M., IN BOOK _____ OF CONDOMINIUM MAPS AT PAGES _____ INCLUSIVE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF BKF ENGINEERS.

BY: _____ DATE: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP NO. 8499
A 70 RESIDENTIAL UNIT AND
A MAXIMUM OF 2 COMMERCIAL UNIT MIXED USE CONDOMINIUM
PROJECT
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED
RECORDED ON JANUARY 23, 2015 AS DOCUMENT NUMBER 2015-K01143400-00
OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
BEING A PORTION OF THE POTRERO NUEVO TRACT, BLOCK 65
CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA
AUGUST 2016



SHEET ONE OF THREE SHEETS

APN 3962-006, 338 POTRERO AVE.

4734

CONDOMINIUM NOTES

LOT 1 WILL BE SUBDIVIDED INTO 70 RESIDENTIAL AND A MAXIMUM OF 2 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 70 RESIDENTIAL AND A MAXIMUM OF 2 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), 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 AND STREETSCAPE IMPROVEMENTS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS, INCLUDING MEDIANS, IF ANY, 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 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 POTRERO AVENUE 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.

ASSESSOR'S LOT NUMBER TABLE

RESIDENTIAL UNITS	PROPOSED ASSESSOR PARCEL NUMBER
201-206	3962-015 THRU 3962-020
301-310	3962-021 THRU 3962-030
401-410	3962-031 THRU 3962-040
501-510	3962-041 THRU 3962-050
601-610	3962-051 THRU 3962-060
701-710	3962-061 THRU 3962-070
801-810	3962-071 THRU 3962-080
PH1-PH4	3962-081 THRU 3962-084
COMMERCIAL UNITS:	
336 POTRERO AVENUE	3962-085
340 POTRERO AVENUE	3962-086

ASSESSOR'S NOTE

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

ADDITIONAL NOTES


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

- A. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE", DOCUMENT NUMBER 2014-3916121 OFFICIAL RECORDS, RECORDED JULY 30, 2014 AND DOCUMENT NUMBER 2014-3950089 OFFICIAL RECORDS, RECORDED SEPTEMBER 16, 2014. DOCUMENT SHOWS NUMEROUS RESTRICTIONS ON SITE DEVELOPMENT PERTAINING TO ZONING CODE BY THE PLANNING COMMISSION OF THE CITY AND COUNTY OF SAN FRANCISCO.
- B. "AMENDED AND RESTATED DRAINAGE PIPE EASEMENT AGREEMENT", RECORDED JULY 02, 2015. OFFICIAL RECORDS AS DOCUMENT NUMBER 2015-K085453. EASEMENT GRANTED FROM TUP POTRERO, LLC TO SOKA GAKKAI INTERNATIONAL-USA (SGI-USA), FOR A DRAINAGE PIPE ALONG THE NORTHERLY SIDE OF THE GRANTOR PROPERTY.
- C. "SHORING AND TIE BACK EASEMENT AGREEMENT", RECORDED NOVEMBER 30, 2016. OFFICIAL RECORDS AS DOCUMENT NUMBER 2015-K158563 AND AS AMENDED IN "AMENDMENT OF SHORING AND TIE BACK EASEMENT AGREEMENT", RECORDED JANUARY 05, 2016. OFFICIAL RECORDS AS DOCUMENT NUMBER 2016-K184102. EASEMENT AGREEMENT BETWEEN TUP POTRERO, LLC AND MCDONALD'S USA, LLC INTEREST TO GOLDEN ARCH LIMITED PARTNERSHIP FOR SHORING AND TIEBACK WORK, RELATED CLEANUP, EXCAVATION, REPAIR AND SUPPORT OF THE MCDONALD'S PROPERTY.
- D. "GRANT OF EASEMENT", RECORDED APRIL 11, 2016. OFFICIAL RECORDS AS DOCUMENT NUMBER 2016-K228693. EASEMENT GRANTED FROM TUP POTRERO, LLC TO COMCAST OF CALIFORNIA III, INC TO PROVIDE CERTAIN BROADBAND COMMUNICATIONS SERVICES.
- E. "PERMANENT POST-CONSTRUCTION STORMWATER CONTROLS MAINTENANCE AGREEMENT", RECORDED JUNE 07, 2016. OFFICIAL RECORDS AS DOCUMENT NUMBER 2016-K270888. EASEMENT AGREEMENT BETWEEN TUP POTRERO, LLC AND THE CITY AND COUNTY OF SAN FRANCISCO, ACTING BY AND THROUGH ITS PUBLIC UTILITIES COMMISSION FOR THE CONSTRUCTION AND MAINTENANCE OF STORMWATER CONTROLS.

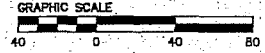
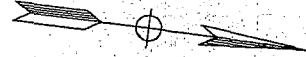
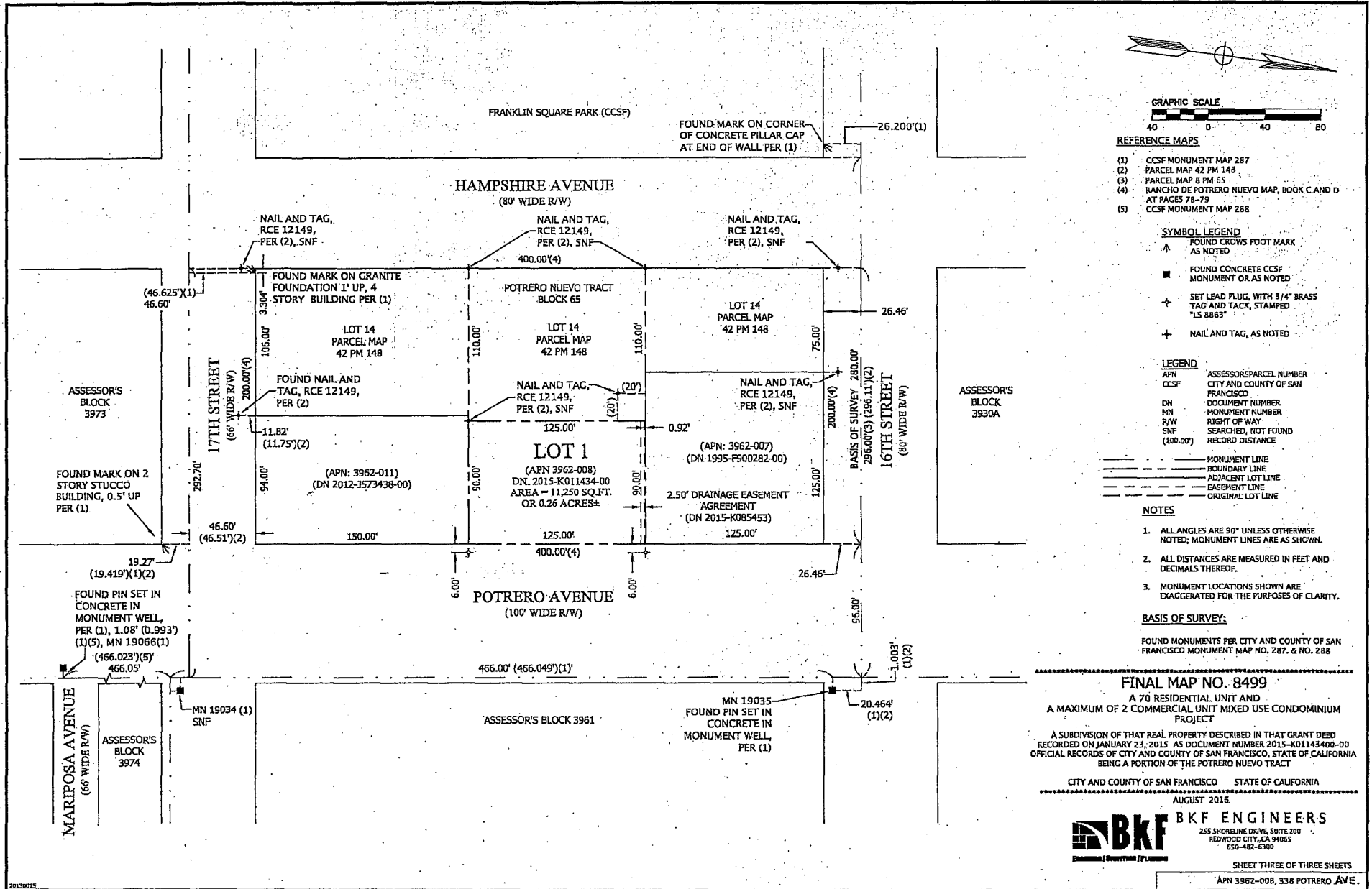
4735

FINAL MAP NO. 8499
 A 70 RESIDENTIAL UNIT AND
 A MAXIMUM OF 2 COMMERCIAL UNIT MIXED USE CONDOMINIUM
 PROJECT
 A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT GRANT DEED
 RECORDED ON JANUARY 23, 2015 AS DOCUMENT NUMBER 2015-K01143400-00
 OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
 BEING A PORTION OF THE POTRERO NUEVO TRACT

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


 255 SHORLAW DRIVE, SUITE 200
 REDWOOD CITY, CA 94065
 650-462-6300
 SHEET TWO OF THREE SHEETS
 APN 3962-008, 338 POTRERO *DL*

4736



- REFERENCE MAPS**
- (1) CCSF MONUMENT MAP 287
 - (2) PARCEL MAP 42 PM 148
 - (3) PARCEL MAP 8 PM 65
 - (4) RANCHO DE POTRERO NUEVO MAP, BOOK C AND D AT PAGES 78-79
 - (5) CCSF MONUMENT MAP 288

- SYMBOL LEGEND**
- ↑ FOUND CROWS FOOT MARK AS NOTED
 - FOUND CONCRETE CCSF MONUMENT OR AS NOTED
 - + SET LEAD PLUG, WITH 3/4" BRASS TAG AND TACK, STAMPED "LS 8863"
 - + NAIL AND TAG, AS NOTED

- LEGEND**
- APN ASSASSOR'S PARCEL NUMBER
 - CCSF CITY AND COUNTY OF SAN FRANCISCO
 - DN DOCUMENT NUMBER
 - MN MONUMENT NUMBER
 - R/W RIGHT OF WAY
 - SEARCHED, NOT FOUND RECORD DISTANCE

- MONUMENT LINE
- BOUNDARY LINE
- ADJACENT LOT LINE
- EASEMENT 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. 287, & NO. 288

FINAL MAP NO. 8499
 A 70 RESIDENTIAL UNIT AND
 A MAXIMUM OF 2 COMMERCIAL UNIT MIXED USE CONDOMINIUM
 PROJECT
 A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT GRANT DEED
 RECORDED ON JANUARY 23, 2015 AS DOCUMENT NUMBER 2015-K01143400-00
 OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
 BEING A PORTION OF THE POTRERO NUEVO TRACT

CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA
 AUGUST 2016



SHEET THREE OF THREE SHEETS
 APN 3962-008, 338 POTRERO AVE.

