

File No. 140314

Committee Item No. _____

Board Item No. 26

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____
Board of Supervisors Meeting

Date _____
Date April 8, 2014

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 |
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OTHER (Use back side if additional space is needed)

<input type="checkbox"/>	<input type="checkbox"/>	_____
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Completed by: John Carroll Date April 3, 2014

Completed by: _____ Date _____

1 [Final Map 7440 - 900 Folsom Street]
2

3 **Motion approving Final Map 7440, a 281 residential unit and three commercial unit,**
4 **mixed-use Condominium Project, located at 900 Folsom Street being a subdivision of**
5 **Assessor's Block No. 3732, Lot Nos. 009, 018, 048, 147, and adopting findings pursuant**
6 **to the General Plan, and City Planning Code, Section 101.1.**
7

8 MOVED, That the certain map entitled "FINAL MAP 7440", a 281 Residential Unit and
9 three Commercial Unit, Mixed-Use Condominium Project, located at 900 Folsom Street being
10 a subdivision of Assessor's Block No. 3732, Lots No. 009, 018, 048, 147, comprising 4
11 sheets, approved March 21, 2014, by Department of Public Works Order No. 182364 is
12 hereby approved and said map is adopted as an Official Final Map 7440; and, be it

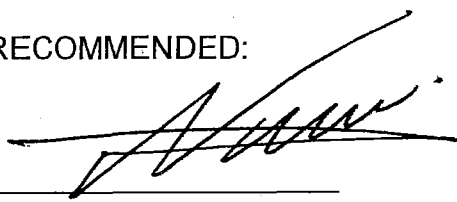
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the City
15 Planning Department, by its letter dated May 9, 2013, that the proposed subdivision is
16 consistent with the objectives and policies of the General Plan, and the eight priority policies
17 of Planning Code, Section 101.1; and, be it

18 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
19 the Director of the Department of Public Works to enter all necessary recording information on
20 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's
21 Statement as set 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.
25

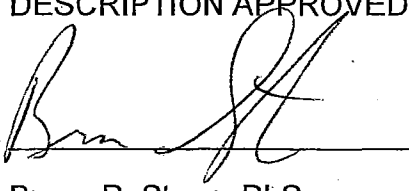
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RECOMMENDED:



Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



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: 182364

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

APPROVING FINAL MAP 7440, 900 FOLSOM STREET, A 281 RESIDENTIAL UNIT AND THREE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS BLOCK NO. 3732, LOTS NO. 009, 018, 048, 147.

A 281 RESIDENTIAL UNIT AND THREE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated May 9, 2013, 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. Four (4) paper copies 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 7440", each comprising 4 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated May 9, 2013, 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.

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
1911 MAR 26 PM 5:00



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

RECOMMENDED:

Bruce R. Storrs, PLS
City and County Surveyor, DPW

cc: File (2)
Board of Supervisors (signed)
Tax Collector's Office

APPROVED:

Mohammed Nuru
Director of Public Works

APPROVED: March 21, 2014

MOHAMMED NURU, DIRECTOR

3/21/2014

3/21/2014

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X Mohammed Nuru

Nuru, Mohammed
Director, DPW





I, José Cisneros, Tax Collector of the City and County San Francisco, State of California, do hereby certify that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 3732 Lot No. 009

Address: 900 Folsom St.

for unpaid City & County property taxes or special assessments collected as taxes.

A handwritten signature in black ink, appearing to read "José Cisneros", written over a horizontal line.

José Cisneros

Tax Collector

Dated this 5th day of March 2014

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



José Cisneros, Treasurer

I, José Cisneros, Tax Collector of the City and County San Francisco, State of California, do hereby certify that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 3732 Lot No. 018

Address: 900V Folsom St.

for unpaid City & County property taxes or special assessments collected as taxes.

José Cisneros

Tax Collector

Dated this 5th day of March 2014

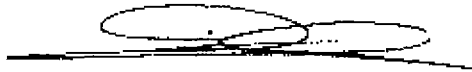


I, José Cisneros, Tax Collector of the City and County San Francisco, State of California, do hereby certify that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 3732 Lot No. 048

Address: 423V Clementina St.

for unpaid City & County property taxes or special assessments collected as taxes.



José Cisneros

Tax Collector

Dated this 5th day of March 2014

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



José Cisneros, Treasurer

I, José Cisneros, Tax Collector of the City and County San Francisco, State of California, do hereby certify that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 3732 Lot No. 147

Address: 928 Folsom St.

for unpaid City & County property taxes or special assessments collected as taxes.

A handwritten signature in black ink, appearing to read "José Cisneros", written over a horizontal line.

José Cisneros

Tax Collector

Dated this 5th day of March 2014



Department of Public Works
Office of the City and County Surveyor

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

Bruce R. Storrs, City and County Surveyor

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

RECEIVED
13 FEB 10 PM 1:39

Date: February 12, 2013

2007.068905

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

Attention: Mr. Scott F. Sanchez

Project ID: 7440			
Project Type: 6 Lot Merger and 281 Residential, 3 Commercial Unit Condominium New Construction			
Address#	StreetName	Block	Lot
900	FOLSOM ST	3732	009
0	FOLSOM	3732	018
423	CLEMENTINA ST	3732	048
928	FOLSOM ST	3732	147
Tentative Map Referral			

Pursuant to Section 1325 of the City and County of San Francisco Subdivision Code and Section 4.105 of the 1996 City Charter, a print of the above referenced Map is submitted for your review, CEQA and General Plan conformity determination. Under the provisions of the Subdivision Map Act and the City and County of San Francisco Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the receipt of the application or CEQA Determination per SMA 664521(c). Under these same state and local codes, DPW is required to approve, conditionally approve, or disapprove the above referenced map within 50 days of the receipt of the application or CEQA Determination per SMA 664521(c). Failure to do so constitutes automatic approval. Thank you for your timely review of this Map.

Enclosures:

- Print of Parcel Map
- List "B"
- Proposition "M" Findings
- Photos

Sincerely,

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

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from 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):

PLANNING DEPARTMENT

DATE 5/9/13

James Shanbray (For)

OWNER'S STATEMENT:

THE UNDERSIGNED OWNERS ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP COMPRISING FOUR (4) SHEETS. BY OUR SIGNATURES HERETO, WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

ESSEX SF OWNER, L.P., A CALIFORNIA LIMITED PARTNERSHIP

BY: ESSEX SF OP, L.P.,
A CALIFORNIA LIMITED PARTNERSHIP,
ITS GENERAL PARTNER

BY: ESSEX MANAGEMENT CORPORATION,
A CALIFORNIA CORPORATION,
ITS GENERAL PARTNER

BY: [Signature] DATED: January 5, 2014

NAME: John E. Smith
TITLE: Executive Vice President

OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA) S.S.
COUNTY OF Santa Clara

ON January 3, 2014, BEFORE ME Richard A. Smith, A NOTARY PUBLIC, PERSONALLY APPEARED John E. Smith 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: [Signature]
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, PRINTED NAME: Richard A. Smith
STATE OF CALIFORNIA COMMISSION NUMBER: 199625
MY COMMISSION EXPIRES: Nov 16 2015
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Santa Clara, CA

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF ESSEX SF OWNER, L.P., IN JUNE 2013. I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I FURTHER STATE THAT ALL MONUMENTS SHOWN ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED HEREON, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: David A. Lavelle
DAVID A. LAVELLE
P.E. NO. 33227



DATE: 12-10-13

CLERK'S STATEMENT:

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____ ADOPTED _____, 20____, APPROVED THIS MAP ENTITLED "FINAL MAP 7440."

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

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

DATE: _____

APPROVALS:

THIS MAP IS APPROVED THIS 21ST DAY OF MARCH, 2014,
BY ORDER NO. 182364

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

DATE: _____

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY

BY: _____
DEPUTY CITY ATTORNEY
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. _____.

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, IF ANY, AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE 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]
BRUCE R. STORRS, L.S. 6914

DATE: MARCH 21, 2014



TAX CERTIFICATE:

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

COUNTY RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST _____ .M. IN BOOK _____ OF CONDOMINIUM MAPS, MAP PAGES _____ THROUGH _____, INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF CHICAGO TITLE COMPANY.

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

FINAL MAP 7440

A 281 RESIDENTIAL UNIT, AND 3 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT

BEING A MERGER AND RESUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 15, 2012, IN K669 O.R. 139, 2012-J431081, SAN FRANCISCO RECORDS *****
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
DATED: DECEMBER 2013



ENGINEERS / SURVEYORS / PLANNERS
1848 NORTH CALIFORNIA BOULEVARD, SUITE 400
WALNUT CREEK, CA 94596

SHEET 1 OF 4
C-20115012-11

GENERAL NOTES:

- A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTION 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO 281 MAXIMUM NUMBER OF DWELLING UNITS AND THREE (3) 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; AND
 - (II) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT OF WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES
- D) IN THE EVENT THE AREAS IDENTIFIED IN (C)(II) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.
- E) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.
- F) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER FOLSOM STREET, 5TH STREET AND CLEMENTINA STREET ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).
- G) ENCROACHMENT FROM/ONTO ADJOINING PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE THERE FROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

SPECIAL NOTES:

- 1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- 2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- 3. THIS MAP IS SUBJECT TO "NOTICE OF SPECIAL RESTRICTIONS" RECORDED APRIL 17, 2012, INSTRUMENT NUMBER 2012-J393531, BOOK K827, PAGE 268, SAN FRANCISCO COUNTY OFFICIAL RECORDS.
- 4. THIS MAP IS SUBJECT TO "NOTICE OF SPECIAL RESTRICTIONS" RECORDED AUGUST 1, 2012, INSTRUMENT NUMBER 2012-J459088, BOOK K701, PAGE 177, SAN FRANCISCO COUNTY OFFICIAL RECORDS.
- 5. THIS MAP IS SUBJECT TO "DECLARATION OF COVENANTS AND RESTRICTIONS" RECORDED AUGUST 7, 2012, INSTRUMENT NUMBER 2012-J462380, BOOK K705, PAGE 150, SAN FRANCISCO COUNTY OFFICIAL RECORDS.
- 6. CITY MONUMENT LINES PER MONUMENT MAP NUMBER 314 AND 315, OFFICE OF THE CITY AND COUNTY SURVEYOR, SAN FRANCISCO.
- 7. THE DISTANCES SHOWN HEREON FROM MONUMENT LINES TO RIGHT OF WAY LINES REPRESENT A BOUNDARY SOLUTION BASED ON THE ANALYSIS OF BOUNDARY EVIDENCE INCLUDING A REVIEW OF DOCUMENTS AND FIELD MEASUREMENTS TO MONUMENTS AND/OR IMPROVEMENTS. BLOCK LINES WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINES.

RESIDENTIAL CONDOMINIUMS:

UNIT NO.	ASSESSOR LOT NUMBER
203-642	LOT 272-552

COMMERCIAL CONDOMINIUMS:

UNIT NO.	ASSESSOR LOT NUMBER
BR-01	LOT 553
BR-02	LOT 554
BR-03	LOT 555

NOTE:

THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

SHEET INDEX:

- SHEET 1 - STATEMENT/ACKNOWLEDGMENT SHEET
- SHEET 2 - GENERAL NOTES, SPECIAL NOTES, ASSESSOR'S LOT NUMBER TABLE
- SHEET 3 - SURVEY CONTROL SHEET
- SHEET 4 - BOUNDARY SHEET

FINAL MAP 7440

A 281 RESIDENTIAL UNIT, AND 3 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT

 BEING A MERGER AND RESUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 15, 2012, IN K669 O.R. 139, 2012-J431081, SAN FRANCISCO RECORDS

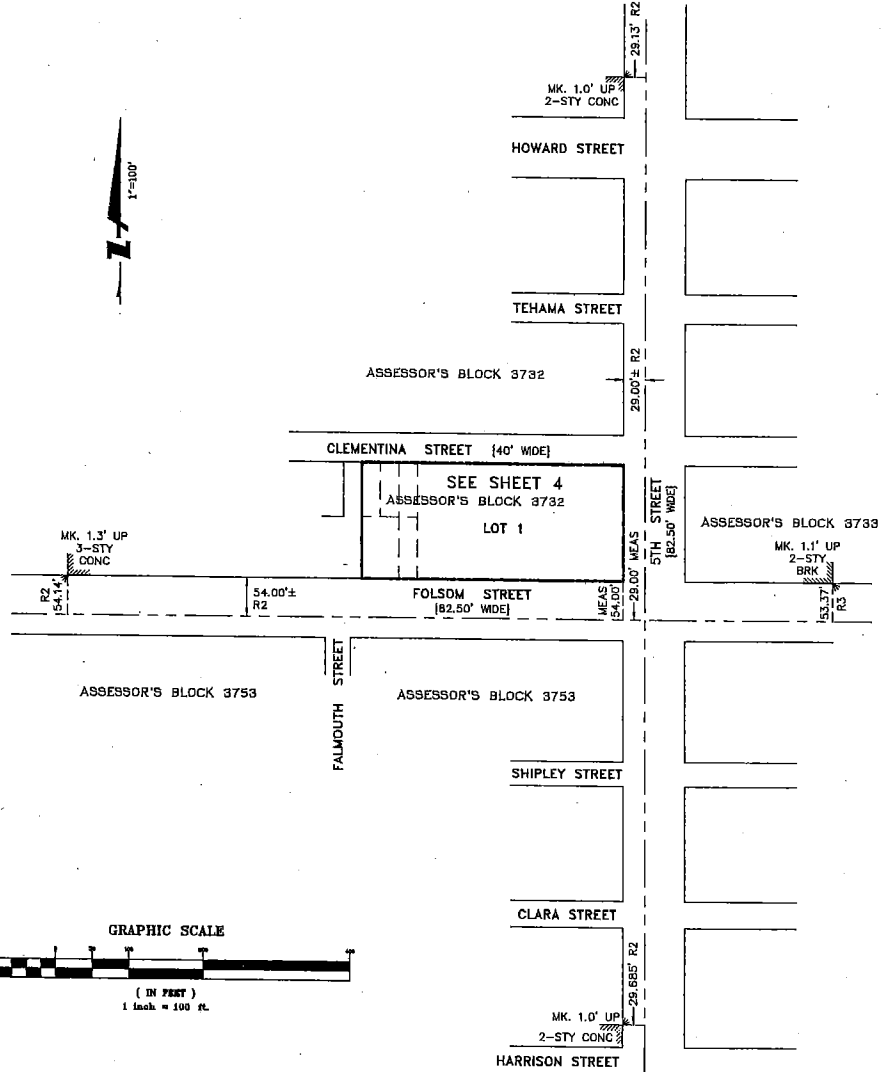
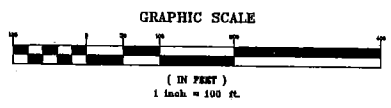
 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
 DATED: DECEMBER 2013



ENGINEERS | SURVEYORS | PLANNERS
 1646 NORTH CALIFORNIA BOULEVARD, SUITE 400
 WALKHUT CREEK, CA 94596

SHEET 2 OF 4
 C-20115012-11

ASSESSOR'S BLOCK 3732, LOTS 9, 18, 48 AND 147, 800 FOLSOM STREET



LEGEND:

- DISTINCTIVE BORDER OF LANDS BEING SUBDIVIDED
- EXISTING PARCEL LINE PER R1 (2012-J431081 O.R., REEL K699, IMAGE 139), TO BE MERGED BY THIS MAP
- MONUMENT LINE
- BRK BRICK
- CONC CONCRETE
- MEAS MEASURED DISTANCE
- MK MARK
- O.R. OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
- R1 DENOTES MAP REFERENCE NUMBER
- SF SQUARE FEET
- STY STORY
- [] RECORD/FILED INFORMATION SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION SHOWN FOR REFERENCE ONLY

NOTE: THIS PROPERTY SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN GRANT OF EASEMENT RECORDED AUGUST 19, 2013, DOCUMENT NUMBER 2013-J732010, REEL K963, IMAGE 303.

MAP REFERENCE:

- R1 GRANT DEED 2012-J431081 O.R., K699 O.R. 139, RECORDED JUNE 15, 2012
- R2 MONUMENT MAP NO. 314 SEE NOTE 6, SHEET 2
- R3 MONUMENT MAP NO. 315 SEE NOTE 6, SHEET 2
- R4 BLOCK DIAGRAM, 100-VARA BLK. 382, BOOK 40, PAGES 19-27, OFFICE OF THE CITY AND COUNTY SURVEYOR
- R5 PARCEL MAP NO. 4836, BOOK 108 OF CONDOMINIUM MAPS AT PAGES 87 AND 88, FILED DECEMBER 10, 2008

FINAL MAP 7440

A 281 RESIDENTIAL UNIT, AND 3 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT
 BEING A MERGER AND RESUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 15, 2012, IN K669 O.R. 139, 2012-J431081, SAN FRANCISCO RECORDS
 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
 DATED: DECEMBER 2013 SCALE: 1"=100'



SHEET 3 OF 4
C-20115012-11

ASSESSOR'S BLOCK 3732

[29.00'±]
R2

CLEMENTINA STREET
[40' WIDE]

350.00'

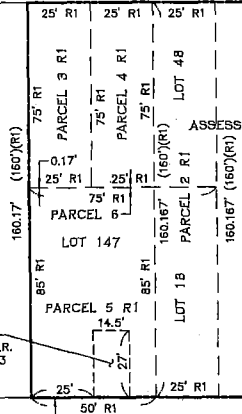
275.00'

LOT 44

LOT 45

G438 O.R. 110

PG&E EASEMENT
2013-J716447-00 O.R.
RECORDED 07/30/13



ASSESSOR'S BLOCK 3732

PARCEL 1 R1

LOT 1
1.287 ACRES±
56,058 SF±
(3732 LOT 271)

LOT 9

275.00' R1

350.00'

FOLSOM STREET
[62.50' WIDE]

[54.00'±]
R2
(54.00')(R5)

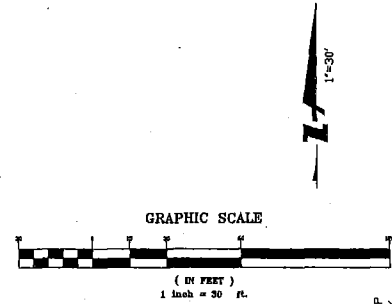
54.00' MEAS

MEAS
29.00'

5TH STREET
[62.50' WIDE]

160.17' R4 (160°)(R1)(160.17°)(R5)

NOTE: THIS PROPERTY SUBJECT TO THE TERMS AND CONDITIONS
OF THAT CERTAIN GRANT OF EASEMENT RECORDED AUGUST
19, 2013, DOCUMENT NUMBER 2013-J732010, REEL K963,
IMAGE 303.



1"=30'

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

2-STY
BRK
MK. 1:1' UP

[54.00'±]
R3

53.37' R3

FALMOUTH STREET

ASSESSOR'S BLOCK 3753

LEGEND:

- DISTINCTIVE BORDER OF LANDS BEING SUBDIVIDED
- - - - - EXISTING PARCEL LINE PER R1 (2012-J431081 O.R., REEL K699, IMAGE 139), TO BE MERGED BY THIS MAP
- MONUMENT LINE
- BRK BRICK
- O.R. OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
- MEAS MEASURED DISTANCE
- MK. MARK
- R1 DENOTES MAP REFERENCE NUMBER
- SF SQUARE FEET
- STY STORY
- [] RECORD/FILED INFORMATION SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION SHOWN FOR REFERENCE ONLY

MAP REFERENCE:

- R1 GRANT DEED 2012-J431081 O.R., K699 O.R. 139, RECORDED JUNE 15, 2012
- R2 MONUMENT MAP NO. 314 SEE NOTE 6, SHEET 2
- R3 MONUMENT MAP NO. 315 SEE NOTE 8, SHEET 2
- R4 BLOCK DIAGRAM, 100-VARA BLK. 382, BOOK 40, PAGES 19-27, OFFICE OF THE CITY AND COUNTY SURVEYOR
- R5 PARCEL MAP NO. 4836, BOOK 108 OF CONDOMINIUM MAPS AT PAGES 87 AND 88, FILED DECEMBER 10, 2008

FINAL MAP 7440

A 281 RESIDENTIAL UNIT, AND 3 COMMERCIAL
UNIT MIXED USE CONDOMINIUM PROJECT

BEING A MERGER AND RESUBDIVISION OF THAT CERTAIN
REAL PROPERTY DESCRIBED IN THAT CERTAIN
GRANT DEED RECORDED JUNE 15, 2012, IN K669
O.R. 139, 2012-J431081, SAN FRANCISCO RECORDS

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
DATED: DECEMBER 2013 SCALE: 1"=30'



ENGINEERS | SURVEYORS | PLANNERS
1846 NORTH CALIFORNIA BOULEVARD, SUITE 400
WALNUT CREEK, CA 94596

SHEET 4 OF 4
C-20115012-11

ASSESSOR'S BLOCK 3732, LOTS 9, 18, 48 AND 147, 900 FOLSOM STREET



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
Subdivision.Mapping@sfdpw.org

Department of Public Works
 Bureau of Street-Use & Mapping
 1155 Market Street, 3rd Floor
 San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

FINAL MAP ROUTING SHEET

Everyone involved in the processing of this Final Map is requested to complete this form so that the department has a written record of the steps taken. Please notify BSM Surveys at 554-5827 or the sender (see below) of any delays or questions.

MAP

Final Map No. 7440	Date Sent: Monday, March 24, 2014	Date Due at BOS Friday, March 28, 2014
Block/Lot 3732 / 009, 018, 048, 147	Map Address 900 Folsom Street	

SENDER

Name: Cheryl Chan	Telephone: 415-554-4885
Address: 1155 Market Street, 3 rd Floor	Email: Cheryl.Chan@sfdpw.org

ROUTE

Date Received	To	Date Forwarded or Signed
	Frank W. Lee Executive Assist. To Director City Hall, Room 348	
	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: John.Malamut@sfdpw.org Tel: (415) 554-4622	
3/26/14	Mohammed Nuru Director of Public Works City Hall, Room 348	MCW - 3/26/14
	Clerk of Board of Supervisors (BOS) City Hall, Room 244 (Submit a copy of this sheet with map.)	
	When map is submitted to BOS, please return this original routing sheet to sender.	

RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO
 26 MAR 26 PM

