

File No. 170700

Committee Item No. _____

Board Item No. 43

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: June 13, 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"/> | DPW Order No. 185994 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Planning Decision |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tax Certificate |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Final Map |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: Lisa Lew

Date: June 8, 2017

Prepared by: _____

Date: _____

1 [Final Map 8721 - 801 Brannan Street]

2
3 **Motion approving Final Map 8721, a five lot vertical subdivision, and 434 residential**
4 **unit and 31 commercial unit mixed-use condominium project, located at 801 Brannan**
5 **Street, being a subdivision of Assessor’s Parcel Block No. 3783, Lot No. 001; 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 8721”, a five lot vertical
10 subdivision, and 434 residential unit and 31 commercial unit mixed-use condominium project,
11 located at 801 Brannan Street, being a subdivision of Assessor’s Parcel Block No. (APN)
12 3783, Lot No. 001, comprising six sheets, approved May 25, 2017, by Department of Public
13 Works Order No. 185994 is hereby approved and said map is adopted as an Official Final
14 Map 8721; and, be it

15 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
16 and incorporates by reference herein as though fully set forth the findings made by the
17 Planning Department, by its letter dated September 29, 2015, that the proposed subdivision is
18 consistent with the objectives and policies of the General Plan and the eight priority policies of
19 Planning Code, Section 101.1; and, be it

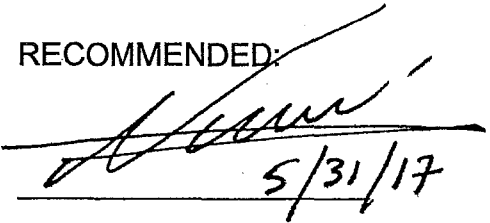
20 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
21 the Director of the Department of Public Works to enter all necessary recording information on
22 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk’s
23 Statement as set forth herein;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

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FURTHER MOVED, That 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.

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RECOMMENDED:


5/31/17

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.SFPublicWorks.org

2017 MAY 31 PM 4:21

BY _____ AK _____



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

Public Works Order No: 185994

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

APPROVING FINAL MAP 8721, 801 BRANNAN STREET, A 5 LOT VERTICAL SUBDIVISION, AND 434 RESIDENTIAL UNIT AND 31 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS PARCEL NUMBER (APN) 3783-001.

A 5 LOT VERTICAL SUBDIVISION AND 434 RESIDENTIAL UNIT AND 31 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT.

The City Planning Department in its letter dated September 29, 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 8721", each comprising 6 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 Sept. 29, 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:



5/25/2017

5/25/2017

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
 sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



RECEIVED
 15 OCT -2 AM 9:56

TENTATIVE MAP DECISION

Date: August 11, 2015

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

Attention: Mr. Scott F. Sanchez

Project ID: 8721			
Project Type: 5 Lot Subdivision and 434 Residential, and 31 Commercial units mixed use New Construction Condominium.			
Address#	StreetName	Block	Lot
801	BRANNAN ST	3753	001
Tentative Map Referral			

Please review and respond to this referral within 30 days in accordance with the Subdivision Map Act.

Sincerely,

Robert Hanley
 Digitally signed by Robert Hanley
 DN: cn = Robert Hanley, o = US CA - BSM DU - DPW
 c = US, email = 20150811.15.2154.crl@sf

for, 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 California Environmental Quality Act (CEQA) environmental review as categorically exempt Class _____, CEQA Determination Date _____, based on the attached checklist.~~

ON JANUARY 22, 2015 THE PLANNING COMMISSION REVIEWED AND CONSIDERED THE FEM AND ADOPTED THE CEQA FINDINGS INCLUDING THE STATEMENT OF OVERRIDING CONSIDERATIONS, APPROVED THE MEMO ATTACHED TO MOTION NO. 18793.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached 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 reason(s):

PLANNING DEPARTMENT

Signed

Planner's Name: ESMERALDA JARDINES
 for, Scott F. Sanchez, Zoning Administrator

Date: SEPTEMBER 19, 2015



**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. 3783 Lot No. 001

Address: 801 - 899 Brannan Street / 62

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 28th 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. 3783 Lot No. 001

Address: 801 - 899 Brannan Street / 62

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

Map: \$173,022,276

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$2,076,268.00

Amount of Assessments not yet due: \$853.00

These estimated taxes and special assessments have been paid.

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

David Augustine, Tax Collector

Dated this 28th 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, TILED FINAL MAP NO. 8721, COMPRISING SIX (6) SHEETS AS INDICATED IN LOWER RIGHT HAND CORNER OF THIS FIRST PAGE. BY OUR SIGNATURES HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDED OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNERS: ARCHSTONE CONOURSE LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: EIP OPERATING LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP
ITS MANAGING MEMBER

BY: EQUITY RESIDENTIAL & MARYLAND REAL ESTATE INVESTMENT TRUST
ITS GENERAL MANAGER

BY: *[Signature]*
NAME: James Patrick Kelly
TITLE: First Vice President

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 29 2017, BEFORE ME, Kimberly J. Everist NOTARY PUBLIC,

PERSONALLY APPEARED, James Patrick Kelly WHO PROVED TO ME, ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) 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 HE 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: Kimberly J. Everist

PRINCIPAL PLACE OF BUSINESS: San Francisco

COMMISSION No.: 2172202

COMMISSION EXPIRATION DATE: Nov. 17, 2020

TAX STATEMENT

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

DATED _____ DAY OF _____ 20__

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

CLERK'S STATEMENT

I, ANGELA CALVILLA, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF

SUPERVISORS BY ITS MOTION NO. _____ ADOPTED _____ 20__ APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 8721", COMPRISING SIX (6) SHEETS

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

BY _____ DATE: _____

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

APPROVALS

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

BY _____ DATE: _____

MORGANIZED HURU
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY

BY _____

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL

ON _____ 20__, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. _____ A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF 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 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 COMPLETELY SATISFIED THIS MAP IS TECHNICALLY CORRECT.

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

BY: *[Signature]* DATE: May 26 2017
BRUCE R. STOKES L.S. 6914

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF ACT AND LOCAL ORDINANCE AT THE REQUEST OF ARCHSTONE CONOURSE LLC, IN MAY 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 APRIL 2018, 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: 5-24-2017
ALEX CALDER, L.L.S. 8063



RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____ 20__ AT _____ IN BOOK _____ OF COMMERCIAL MAPS, AT PAGE _____ AT THE REQUEST OF ENR ENGINEERS.

BY: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP NO. 8721

A 5 LOT VERTICAL SUBDIVISION AND 434 RESIDENTIAL UNIT AND 31 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT

A SUBDIVISION OF THAT CERTAIN REAL PROPERTY SHOWN AS LOT 1 ON THAT CERTAIN PARCEL MAP RECORDED NOVEMBER 16, 1983 IN BOOK 36 OF PARCEL MAPS, PAGE 128 OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA BEING A PORTION OF 100 VANA BLOCK NUMBER 432

CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA
MAY 2017



SHEET ONE OF SIX SHEETS
APH 3783-001, 801 BRANNAN STREET

GENERAL NOTES

- 4) 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 434 DWELLING UNITS AND 31 COMMERCIAL UNITS.
- 8) 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.
- 9) UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNER ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS, AND RESTRICTIONS, THE HOMEOWNER ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
 - (1) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
 - (11) 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.
- 10) IN THE EVENT THE AREAS IDENTIFIED IN (9)(11) 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.
- 11) 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.
- 12) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER 7TH, 8TH, OR BRANNAN 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 OWNER(S).
- 13) SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM 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.
- 14) REFERENCE IS MADE TO THE FOLLOWING NOTICES OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE. FOR FURTHER DETAIL SEE THE FOLLOWING:
 - (1) RECORDED FEBRUARY 21, 2013 AS INSTRUMENT NO. 2013-JAD5670
 - (2) RECORDED OCTOBER 24, 2013 AS INSTRUMENT NO. 2013-J775447
 - (3) RECORDED FEBRUARY 14, 1989, IN BOOK E007, PAGE 1318
 - (4) RECORDED FEBRUARY 18, 2013 AS INSTRUMENT NO. 2013-803885
- 15) INTENTIONALLY DELETED.
- 16) ELEVATIONS OF PROPERTY CORNERS SHALL BE DETERMINED AT THE TIME THE MONUMENTS ARE SET AND SAID ELEVATIONS SHALL BE MEMORIALIZED EITHER THROUGH FILING A CORNER RECORD, RECORDING AN AMENDED MAP, OR SOME OTHER ACTION AS APPROVED BY THE CITY AND COUNTY SURVEYOR.

EASEMENTS AND ENCUMBRANCES

1. EXCEPTION FOR ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 300 FEET OF SAID REAL PROPERTY, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM THE WESTERN PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION, RECORDED DECEMBER 28, 1978, IN BOOK C820 PAGE 385, OFFICIAL RECORDS.
2. "GRANT OF EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND" RECORDED JUNE 21, 1984 AS BOOK D693, PAGE 850 OF OFFICIAL RECORDS.
 - A. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JUNE 20, 1996 AS INSTRUMENT NO. 910800 IN BOOK 0413, PAGE 284 OF OFFICIAL RECORDS.
 - B. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED APRIL 4, 1998 AS INSTRUMENT NO. 952426 IN BOOK 0604, PAGE 371 OF OFFICIAL RECORDS.
 - C. "AGREEMENT REGARDING EASEMENT AGREEMENT" RECORDED MAY 18, 2012 AS INSTRUMENT NO. 2012-J418701-00 OF OFFICIAL RECORDS.
 - D. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED SEPTEMBER 28, 2012 AS INSTRUMENT NO. 2012-J511263-00 OF OFFICIAL RECORDS.
3. "GRANT OF EASEMENTS" RECORDED DECEMBER 18, 1988 IN BOOK E238, PAGE 2385 OF OFFICIAL RECORDS.
 - A. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JUNE 27, 1991 IN BOOK/REEL F406, PAGE/FRAME 263 OF OFFICIAL RECORDS.
4. "GRANT OF EASEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING THE LAND" RECORDED DECEMBER 30, 1988 IN BOOK/REEL E774, PAGE/FRAME 1586 OF OFFICIAL RECORDS.
 - A. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JUNE 25, 1998 AS INSTRUMENT NO. 98-0378431 IN BOOK 10102, PAGE 591 OF OFFICIAL RECORDS.
 - B. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED APRIL 29, 2014 AS INSTRUMENT NO. 2014-J871648-00
5. "AGREEMENT IMPOSING RESTRICTIONS" RECORDED JANUARY 31, 2008 AS INSTRUMENT NO. 2008-1530185, IN BOOK J568, PAGE 485 OF OFFICIAL RECORDS.
6. "DECLARATION OF RESTRICTIONS" RECORDED JANUARY 31, 2008 AS INSTRUMENT NO. 2008-1530189, IN BOOK J588, PAGE 480 OF OFFICIAL RECORDS.
7. "PERMANENT POST-CONSTRUCTION STORMWATER CONTROL MAINTENANCE AGREEMENT" RECORDED SEPTEMBER 02, 2018 AS INSTRUMENT NO. 2018-K324453-00 OF OFFICIAL RECORDS.
8. "AGREEMENT TO PROVIDE ON-SITE AFFORDABLE HOUSING UNITS" RECORDED MARCH 8, 2017 AS INSTRUMENT NO. 2017-K418488 OF OFFICIAL RECORDS.
9. "MEMORANDUM OF AGREEMENT" RECORDED JANUARY 09, 2015 AS INSTRUMENT NO. 2015-K001898-00 OF OFFICIAL RECORDS.
10. "DECLARATION OF USE" RECORDED JANUARY 11, 2017 AS INSTRUMENT NO. 2017-K393827-00 OF OFFICIAL RECORDS.
11. "DECLARATION OF USE" RECORDED JANUARY 11, 2017 AS INSTRUMENT NO. 2017-K393823-00 OF OFFICIAL RECORDS.
12. "EASEMENT DEED" RECORDED MARCH 10, 2017 AS INSTRUMENT NO. 2017-K419423-00 OF OFFICIAL RECORDS.
13. "EASEMENT DEED" RECORDED MARCH 10, 2017 AS INSTRUMENT NO. 2017-K419424-00 OF OFFICIAL RECORDS.

FINAL MAP NO. 8721

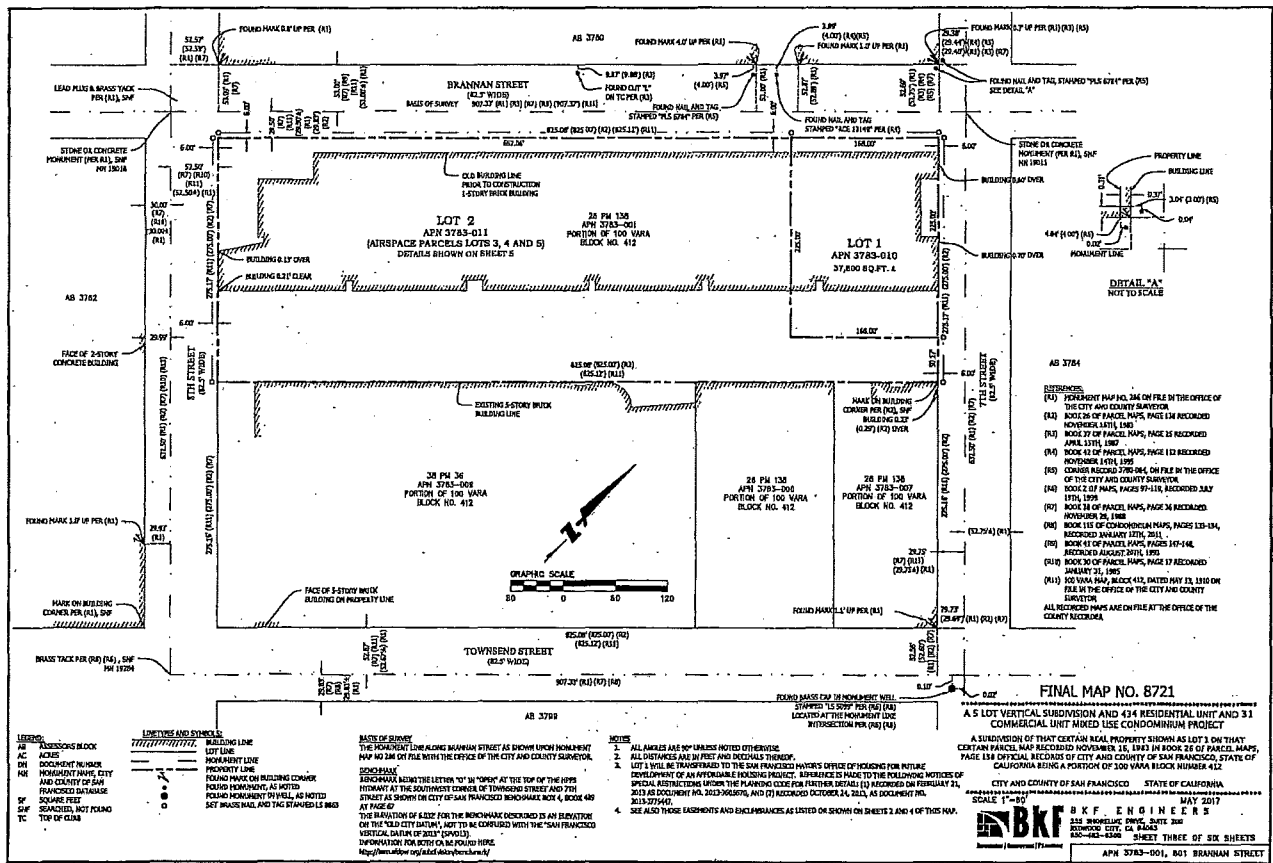
A 5 LOT VERTICAL SUBDIVISION AND 434 RESIDENTIAL UNIT AND 31 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT
A SUBDIVISION OF THAT CERTAIN REAL PROPERTY SHOWN AS LOT 1 ON THAT CERTAIN PARCEL MAP RECORDED NOVEMBER 16, 1983 IN BOOK 26 OF PARCEL MAPS, PAGE 138 OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA BEING A PORTION OF 100 VASA BLOCK NUMBER 412
CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA
MAY 2017

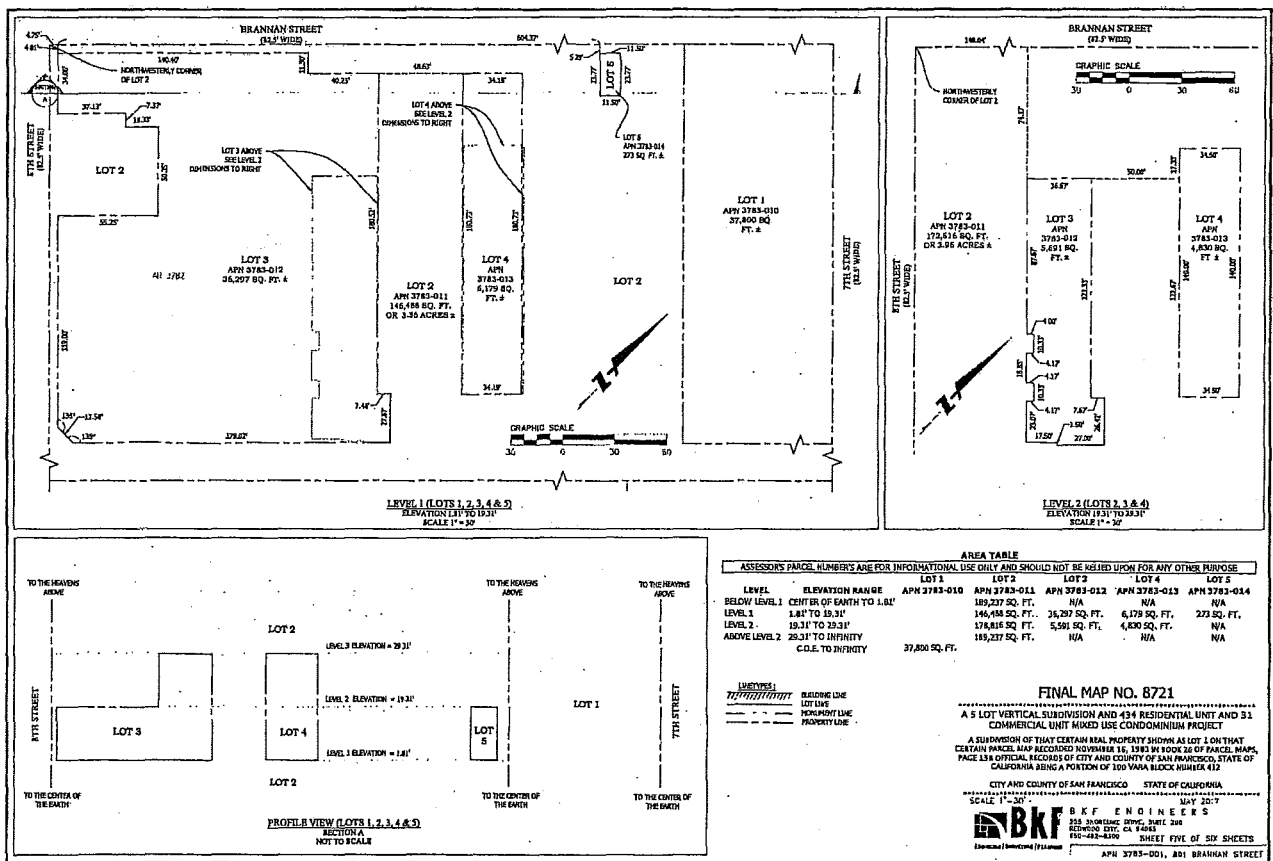


BKF ENGINEERS
330 SHOME DRIVE, SUITE 200
REDWOOD CITY, CA 94063
650-441-6000

SHEET TWO OF SIX SHEETS

APN 5783-001, 801 BRANNAN STREET





ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS
 ASSESSOR'S PARCEL NUMBERS ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELEIED UPON FOR ANY OTHER PURPOSE

LOT NO.	CONDO PROPOSED	APN	LOT NO.	CONDO PROPOSED	APN	LOT NO.	CONDO PROPOSED	APN	LOT NO.	CONDO PROPOSED	APN	LOT NO.	CONDO PROPOSED	APN
1	1	3783-015	2	81	3783-095	2	141	3783-125	2	241	3783-255	2	341	3783-345
2	2	3783-016	2	82	3783-096	2	142	3783-126	2	242	3783-256	2	342	3783-346
3	3	3783-017	2	83	3783-097	2	143	3783-127	2	243	3783-257	2	343	3783-347
4	4	3783-018	2	84	3783-098	2	144	3783-128	2	244	3783-258	2	344	3783-348
5	5	3783-019	2	85	3783-099	2	145	3783-129	2	245	3783-259	2	345	3783-349
6	6	3783-020	2	86	3783-100	2	146	3783-130	2	246	3783-260	2	346	3783-350
7	7	3783-021	2	87	3783-101	2	147	3783-131	2	247	3783-261	2	347	3783-351
8	8	3783-022	2	88	3783-102	2	148	3783-132	2	248	3783-262	2	348	3783-352
9	9	3783-023	2	89	3783-103	2	149	3783-133	2	249	3783-263	2	349	3783-353
10	10	3783-024	2	90	3783-104	2	150	3783-134	2	250	3783-264	2	350	3783-354
11	11	3783-025	2	91	3783-105	2	151	3783-135	2	251	3783-265	2	351	3783-355
12	12	3783-026	2	92	3783-106	2	152	3783-136	2	252	3783-266	2	352	3783-356
13	13	3783-027	2	93	3783-107	2	153	3783-137	2	253	3783-267	2	353	3783-357
14	14	3783-028	2	94	3783-108	2	154	3783-138	2	254	3783-268	2	354	3783-358
15	15	3783-029	2	95	3783-109	2	155	3783-139	2	255	3783-269	2	355	3783-359
16	16	3783-030	2	96	3783-110	2	156	3783-140	2	256	3783-270	2	356	3783-360
17	17	3783-031	2	97	3783-111	2	157	3783-141	2	257	3783-271	2	357	3783-361
18	18	3783-032	2	98	3783-112	2	158	3783-142	2	258	3783-272	2	358	3783-362
19	19	3783-033	2	99	3783-113	2	159	3783-143	2	259	3783-273	2	359	3783-363
20	20	3783-034	2	100	3783-114	2	160	3783-144	2	260	3783-274	2	360	3783-364
21	21	3783-035	2	101	3783-115	2	161	3783-145	2	261	3783-275	2	361	3783-365
22	22	3783-036	2	102	3783-116	2	162	3783-146	2	262	3783-276	2	362	3783-366
23	23	3783-037	2	103	3783-117	2	163	3783-147	2	263	3783-277	2	363	3783-367
24	24	3783-038	2	104	3783-118	2	164	3783-148	2	264	3783-278	2	364	3783-368
25	25	3783-039	2	105	3783-119	2	165	3783-149	2	265	3783-279	2	365	3783-369
26	26	3783-040	2	106	3783-120	2	166	3783-150	2	266	3783-280	2	366	3783-370
27	27	3783-041	2	107	3783-121	2	167	3783-151	2	267	3783-281	2	367	3783-371
28	28	3783-042	2	108	3783-122	2	168	3783-152	2	268	3783-282	2	368	3783-372
29	29	3783-043	2	109	3783-123	2	169	3783-153	2	269	3783-283	2	369	3783-373
30	30	3783-044	2	110	3783-124	2	170	3783-154	2	270	3783-284	2	370	3783-374
31	31	3783-045	2	111	3783-125	2	171	3783-155	2	271	3783-285	2	371	3783-375
32	32	3783-046	2	112	3783-126	2	172	3783-156	2	272	3783-286	2	372	3783-376
33	33	3783-047	2	113	3783-127	2	173	3783-157	2	273	3783-287	2	373	3783-377
34	34	3783-048	2	114	3783-128	2	174	3783-158	2	274	3783-288	2	374	3783-378
35	35	3783-049	2	115	3783-129	2	175	3783-159	2	275	3783-289	2	375	3783-379
36	36	3783-050	2	116	3783-130	2	176	3783-160	2	276	3783-290	2	376	3783-380
37	37	3783-051	2	117	3783-131	2	177	3783-161	2	277	3783-291	2	377	3783-381
38	38	3783-052	2	118	3783-132	2	178	3783-162	2	278	3783-292	2	378	3783-382
39	39	3783-053	2	119	3783-133	2	179	3783-163	2	279	3783-293	2	379	3783-383
40	40	3783-054	2	120	3783-134	2	180	3783-164	2	280	3783-294	2	380	3783-384
41	41	3783-055	2	121	3783-135	2	181	3783-165	2	281	3783-295	2	381	3783-385
42	42	3783-056	2	122	3783-136	2	182	3783-166	2	282	3783-296	2	382	3783-386
43	43	3783-057	2	123	3783-137	2	183	3783-167	2	283	3783-297	2	383	3783-387
44	44	3783-058	2	124	3783-138	2	184	3783-168	2	284	3783-298	2	384	3783-388
45	45	3783-059	2	125	3783-139	2	185	3783-169	2	285	3783-299	2	385	3783-389
46	46	3783-060	2	126	3783-140	2	186	3783-170	2	286	3783-300	2	386	3783-390
47	47	3783-061	2	127	3783-141	2	187	3783-171	2	287	3783-301	2	387	3783-391
48	48	3783-062	2	128	3783-142	2	188	3783-172	2	288	3783-302	2	388	3783-392
49	49	3783-063	2	129	3783-143	2	189	3783-173	2	289	3783-303	2	389	3783-393
50	50	3783-064	2	130	3783-144	2	190	3783-174	2	290	3783-304	2	390	3783-394
51	51	3783-065	2	131	3783-145	2	191	3783-175	2	291	3783-305	2	391	3783-395
52	52	3783-066	2	132	3783-146	2	192	3783-176	2	292	3783-306	2	392	3783-396
53	53	3783-067	2	133	3783-147	2	193	3783-177	2	293	3783-307	2	393	3783-397
54	54	3783-068	2	134	3783-148	2	194	3783-178	2	294	3783-308	2	394	3783-398
55	55	3783-069	2	135	3783-149	2	195	3783-179	2	295	3783-309	2	395	3783-399
56	56	3783-070	2	136	3783-150	2	196	3783-180	2	296	3783-310	2	396	3783-400
57	57	3783-071	2	137	3783-151	2	197	3783-181	2	297	3783-311	2	397	3783-401
58	58	3783-072	2	138	3783-152	2	198	3783-182	2	298	3783-312	2	398	3783-402
59	59	3783-073	2	139	3783-153	2	199	3783-183	2	299	3783-313	2	399	3783-403
60	60	3783-074	2	140	3783-154	2	200	3783-184	2	300	3783-314	2	400	3783-404
61	61	3783-075	2	141	3783-155	2	201	3783-185	2	301	3783-315	2	401	3783-405
62	62	3783-076	2	142	3783-156	2	202	3783-186	2	302	3783-316	2	402	3783-406
63	63	3783-077	2	143	3783-157	2	203	3783-187	2	303	3783-317	2	403	3783-407
64	64	3783-078	2	144	3783-158	2	204	3783-188	2	304	3783-318	2	404	3783-408
65	65	3783-079	2	145	3783-159	2	205	3783-189	2	305	3783-319	2	405	3783-409
66	66	3783-080	2	146	3783-160	2	206	3783-190	2	306	3783-320	2	406	3783-410
67	67	3783-081	2	147	3783-161	2	207	3783-191	2	307	3783-321	2	407	3783-411
68	68	3783-082	2	148	3783-162	2	208	3783-192	2	308	3783-322	2	408	3783-412
69	69	3783-083	2	149	3783-163	2	209	3783-193	2	309	3783-323	2	409	3783-413
70	70	3783-084	2	150	3783-164	2	210	3783-194	2	310	3783-324	2	410	3783-414
71	71	3783-085	2	151	3783-165	2	211	3783-195	2	311	3783-325	2	411	3783-415
72	72	3783-086	2	152	3783-166	2	212	3783-196	2	312	3783-326	2	412	3783-416
73	73	3783-087	2	153	3783-167	2	213	3783-197	2	313	3783-327	2	413	3783-417
74	74	3783-088	2	154	3783-168	2	214	3783-198	2	314	3783-328	2	414	3783-418
75	75	3783-089	2	155	3783-169	2	215	3783-199	2	315	3783-329	2	415	3783-419
76	76	3783-090	2	156	3783-170	2	216	3783-200	2	316	3783-330	2	416	3783-420
77	77	3783-091	2	157	3783-171	2	217	3783-201	2	317	3783-331	2	417	3783-421
78	78	3783-092	2	158	3783-172	2	218	3783-202	2	318	3783-332	2	418	3783-422
79	79	3783-093	2	159	3783-173	2	219	3783-203	2	319	3783-333	2	419	3783-423
80	80	3783-094	2	160	3783-174	2	220	3783-204	2	320	3783-334	2	420	3783-424

FINAL MAP NO. 8721
 UNIT 1 THROUGH UNIT 48 ARE RESIDENTIAL UNITS
 UNIT 49 THROUGH UNIT 404 ARE COMMERCIAL UNITS
 A 5 LOT VERTICAL SUBDIVISION AND 434 RESIDENTIAL UNIT AND 31
 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT
 A SUBDIVISION OF THAT CERTAIN REAL PROPERTY SHOWN AS LOT 1 ON THAT
 CERTAIN PARCEL MAP RECORDED NOVEMBER 16, 1983 IN BOOK 78 OF PARCEL MAPS,
 PAGE 134 OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO, STATE OF
 CALIFORNIA BEING A PORTION OF 100 WALK BLOCK NUMBER 422
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
 1447 2007
BKF BKF ENGINEERS
 820 BURNING WOOD DRIVE, SUITE 200
 REDWOOD CITY, CA 94063
 650-442-8100
 SHEET SIX OF SIX SHEETS
 APN 3783-001, 801 BRANNAN STREET

