

File No. 161102

Committee Item No. \_\_\_\_\_

Board Item No. 36

## 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. 185324 - September 27, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Decision - June 24, 2015</u>                  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificates - August 31, 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 8363 - 1 Henry Adams Street]

2  
3 **Motion approving Final Map 8363, a three vertical lot subdivision and a mixed-use**  
4 **condominium project: Lot 1 containing up to 156 residential units, Lot 2 containing up**  
5 **to 85 residential units, and Lot 3 containing up to two commercial units condominium**  
6 **project, located at 1 Henry Adams Street, being a subdivision of Assessor's Parcel**  
7 **Block No. 3911, Lot No. 001; and adopting findings pursuant to the General Plan, and**  
8 **the eight priority policies of Planning Code, Section 101.1.**

9  
10       MOVED, That the certain map entitled "FINAL MAP 8363", a three vertical lot  
11 subdivision and a mixed-use condominium project: Lot 1 containing up to 156 residential  
12 units, Lot 2 containing up to 85 residential units, and Lot 3 containing up to two commercial  
13 units condominium project, located at 1 Henry Adams Street, being a subdivision of  
14 Assessor's Parcel Block No. 3911, Lot No. 001, comprising five sheets, approved September  
15 27, 2016, by Department of Public Works Order No. 185324 is hereby approved and said map  
16 is adopted as an Official Final Map 8363; and, be it

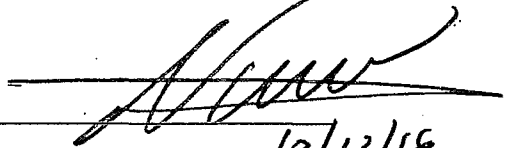
17       FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
18 and incorporates by reference herein as though fully set forth the findings made by the City  
19 Planning Department, by its letter dated June 24, 2015, that the proposed subdivision is  
20 consistent with the objectives and policies of the General Plan, and the eight priority policies  
21 of Planning Code, Section 101.1; and, be it

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

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

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

10/13/16

Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS

City and County Surveyor



RECEIVED  
BOARD OF SUPERVISORS Office of the City and County Surveyor  
SAN FRANCISCO 1155 Market Street, 3rd Floor  
San Francisco, Ca 94103

2016 OCT 13 PM 12:33

(415) 554-5827 ■ www.sfdpw.org

BY [Signature]



Edwin M. Lee, Mayor  
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

**DPW Order No: 185324**

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

APPROVING FINAL MAP 8363, 1 HENRY ADAMS STREET, A THREE VERTICAL LOT SUBDIVISION AND A MIXED-USE CONDOMINIUM PROJECT: LOT 1 CONTAINING UP TO 156 RESIDENTIAL UNITS, LOT 2 CONTAINING UP TO 85 RESIDENTIAL UNITS, AND LOT 3 CONTAINING UP TO 2 COMMERCIAL UNITS CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 001 IN ASSESSORS BLOCK NO. 3911.

A THREE VERTICAL LOT SUBDIVISION AND A MIXED-USE CONDOMINIUM PROJECT: LOT 1 CONTAINING UP TO 156 RESIDENTIAL UNITS, LOT 2 CONTAINING UP TO 85 RESIDENTIAL UNITS, AND LOT 3 CONTAINING UP TO 2 COMMERCIAL UNITS CONDOMINIUM PROJECT

The City Planning Department in its letter dated June 24, 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 8363", each comprising 5 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 24, 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:



9/27/2016

9/27/2016

**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 415-554-6161



RECEIVED

15 JUL -1 AM 10:38

2015 06 15

**TENTATIVE MAP DECISION**

Date: April 22, 2015

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

Project ID: 8363			
Project Type: 3 Lot Vertical Subdivision and 241 Residential, 2 Commercial Units Mixed Use Condominium Project			
Address#	StreetName	Block	Lot
1	HENRY ADAMS ST	3911	001
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.

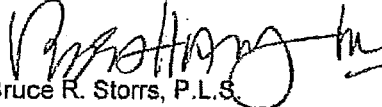
The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

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):

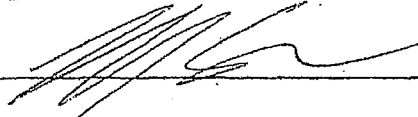
**Enclosures:**

- Application
- Print of Tentative Map

Sincerely,

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

**PLANNING DEPARTMENT**

Signed 

Date 6/29/15

Planner's Name JEFF SPEIRS

For Scott F. Sanchez, Zoning Administrator

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.            3911            Lot No.    001**

**Address:            55 - 65 Division Street**

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 31st 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 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.            3911            Lot No. 001**

**Address:            55 - 65 Division Street**

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

**Map:                    \$74,150,179**

**Established or estimated tax rate:                    1.2000%**

**Estimated taxes liened but not yet due:                    \$889,803.00**

**Amount of Assessments not yet due:                    \$846.00**

**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 31st 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. 8363, COMPRISING FIVE (5) SHEETS. BY OUR SIGNATURES HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNERS: ARCHSTONE SHOWPLACE SQUARE LLC, A DELAWARE LIMITED LIABILITY COMPANY By: ERP Operating Limited Partnership, an Illinois limited partnership, its Member By: Equity Residential, a Maryland real estate investment trust, its General Partner

BY: [Signature] BY: \_\_\_\_\_  
NAME: ANDREW SULLIVS NAME: \_\_\_\_\_  
TITLE: VICE PRESIDENT 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 ss.  
COUNTY OF San Francisco  
ON Sept 19 2016 BEFORE ME, Sharon Caroline Genward A NOTARY PUBLIC,  
PERSONALLY APPEARED, Andrew Sullivan  
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 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: Sharon Caroline Genward  
PRINTED NAME: Sharon Caroline Genward  
PRINCIPAL PLACE OF BUSINESS: Equity Residential, SF, CA  
COMMISSION NO.: 2116281  
COMMISSION EXPIRATION DATE: 6/19/2019

**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 \_\_\_\_\_ 20\_\_

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 \_\_\_\_\_ 20\_\_ APPROVED THIS MAP ENTITLED, "FINAL MAP No. 8363", COMPRISING 5 SHEETS.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO 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 27 DAY OF September 2016

BY ORDER NO. 185324 DATE \_\_\_\_\_

BY: \_\_\_\_\_  
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 \_\_\_\_\_ 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 SUPERVISOR'S 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 APPROVAL OF THE TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

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

BY: [Signature] DATE: September 3, 2016  
BRUCE R. STORRS, L.S. 8814



**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 EQUITY RESIDENTIAL IN DECEMBER 2013. 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 SEPTEMBER 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: 9-16-2016  
ALEX CALDER, P.L.S. 8863



**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_ AT \_\_\_\_\_ N. IN BOOK \_\_\_\_\_ OF CONDOMINIUM MAPS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF BKF ENGINEERS.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

COUNTY RECORDER  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**FINAL MAP NO. 8363**

A THREE VERTICAL LOT SUBDIVISION AND A MIXED-USE CONDOMINIUM PROJECT; LOT 1 CONTAINING UP TO 156 RESIDENTIAL UNITS; LOT 2 CONTAINING UP TO 85 RESIDENTIAL UNITS, AND LOT 3 CONTAINING UP TO 2 COMMERCIAL UNITS BEING

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON FEBRUARY 26, 2013 AS DOCUMENT NUMBER 2013-1608469-00, OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, BEING ALL OF POTRERO NUEVO BLOCK NUMBER 134

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

SEPTEMBER 2016



SHEET ONE OF FIVE SHEETS

APN: 3911-001, 1 HENRY ADAMS STREET

4680

**GENERAL NOTES**

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 241 DWELLING UNITS AND 2 COMMERCIAL UNITS.

B) ALL INGRESS (ES), EGRESS (ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSADWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURES 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)(i) 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 AUXILIARY 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 DIVISION STREET, HENRY ADAMS STREET, ALAMEDA STREET AND/OR RHODE ISLAND 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) 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.

H) THIS SUBDIVISION OF LAND CONTAINS A VERTICAL SUBDIVISION OF AIRSPACE. AIRSPACE SUBDIVISIONS OFTEN NECESSITATE RECIPROCAL EASEMENT AGREEMENTS SUCH AS BUT NOT LIMITED TO ACCESS, MAINTENANCE, UTILITIES, SUPPORT, ENCROACHMENTS, EMERGENCY INGRESS AND EGRESS, PERMITTED USES, NO BUILD ZONES, ENVIRONMENTAL HAZARDS, ETC. SOME OF THESE REQUIREMENTS MAY HAVE A PUBLIC NATURE TO WHICH THE CITY AND COUNTY OF SAN FRANCISCO IS OR SHOULD BE A BENEFICIARY. THESE ARE OFTEN NOT OF A NATURE TO BE DISCLOSED GRAPHICALLY ON A SURVEY MAP. USERS OF THIS MAP ARE HEREBY ADVISED TO CONSULT THEIR TITLE COMPANY AND LEGAL COUNSEL TO DETERMINE WHETHER ADEQUATE PROVISIONS EXIST AND ARE SUFFICIENT AND ENFORCEABLE.

I) REFER TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENTS ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE" RECORDED FEBRUARY 15, 2013 AS:

INSTRUMENT NUMBER 2013-0603665 IN BOOK/REEL K835, PAGE/IMAGE 0397 OF OFFICIAL RECORDS  
INSTRUMENT NUMBER 2013-0603668 IN BOOK/REEL K835, PAGE/IMAGE 0398 OF OFFICIAL RECORDS  
INSTRUMENT NUMBER 2013-0605869 IN BOOK/REEL K838, PAGE/IMAGE 0567 OF OFFICIAL RECORDS

**FINAL MAP NO. 8363**

A THREE VERTICAL LOT SUBDIVISION AND A MIXED-USE CONDOMINIUM PROJECT: LOT 1 CONTAINING UP TO 156 RESIDENTIAL UNITS, LOT 2 CONTAINING UP TO 85 RESIDENTIAL UNITS, AND LOT 3 CONTAINING UP TO 2 COMMERCIAL UNITS BEING

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON FEBRUARY 26, 2013 AS DOCUMENT NUMBER 2013-0608469-00 OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA BEING ALL OF POTRERO NUEVO BLOCK NUMBER 134

CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

SEPTEMBER 2018



BKF ENGINEERS  
235 SHORELINE DRIVE, SUITE 200  
REDWOOD CITY, CA 94065  
650-442-6300

SHEET TWO OF FIVE SHEETS

APN 3911-001, 1 HENRY ADAMS STREET

- LEGEND**
- AB ASSESSORS BLOCK
  - AC ASPHALTIC CONCRETE
  - BLDG. BUILDING
  - C CALCULATED
  - CCSF CITY AND COUNTY OF SAN FRANCISCO
  - CM CONDO MAP
  - COR. CORNER
  - D.N. DOCUMENT NUMBER
  - FD. FOUND
  - HBM HISTORIC BLOCK MAP
  - L&T LEAD PLUG, TACK AND TAG
  - NRF NO RECORD REFERENCE FOUND
  - NTS NOT TO SCALE
  - PL. PROPERTY LINE
  - PM PARCEL MAP
  - SNF SEARCHED NOTHING FOUND
  - TC TOP OF CURB

- SYMBOL LEGEND**
- FOUND MONUMENT AS NOTED
  - ▬ FOUND SCRIBED MARK ON BUILDING
  - SET LEAD PLUG, BRASS TACK AND 3/4" Ø TAG STAMPED "LS 8863"
  - ◆ SITE BENCHMARK

- REFERENCE**
- (1) MONUMENT MAP NO. 287 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
  - (2) BOOK 23 OF PARCEL MAPS, PAGE 34 RECORDED MARCH 30TH, 1982.
  - (3) BOOK 41 OF PARCEL MAPS, PAGES 82 & 83 RECORDED SEPTEMBER 30TH, 1992.
  - (4) HISTORICAL BLOCK MAP AB 3911 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
  - (5) HISTORICAL BLOCK MAP AB 3910 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- ALL RECORDED MAPS ARE ON FILE AT THE OFFICE OF THE COUNTY RECORDER.

- NOTES**
1. ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
  2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
  3. BUILDING DETAILS ON ADJACENT BLOCKS ARE PROVIDED FOR INFORMATIONAL PURPOSES.

- LINETYPES**
- SUBJECT PROPERTY BOUNDARY
  - LOT LINE
  - MONUMENT LINE
  - SURVEY LINE



**FINAL MAP NO. 8363**

A THREE VERTICAL LOT SUBDIVISION AND A MIXED-USE CONDOMINIUM PROJECT: LOT 1 CONTAINING UP TO 156 RESIDENTIAL UNITS; LOT 2 CONTAINING UP TO 85 RESIDENTIAL UNITS; AND LOT 3 CONTAINING UP TO 2 COMMERCIAL UNITS BEING

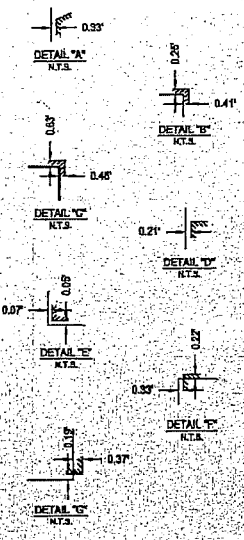
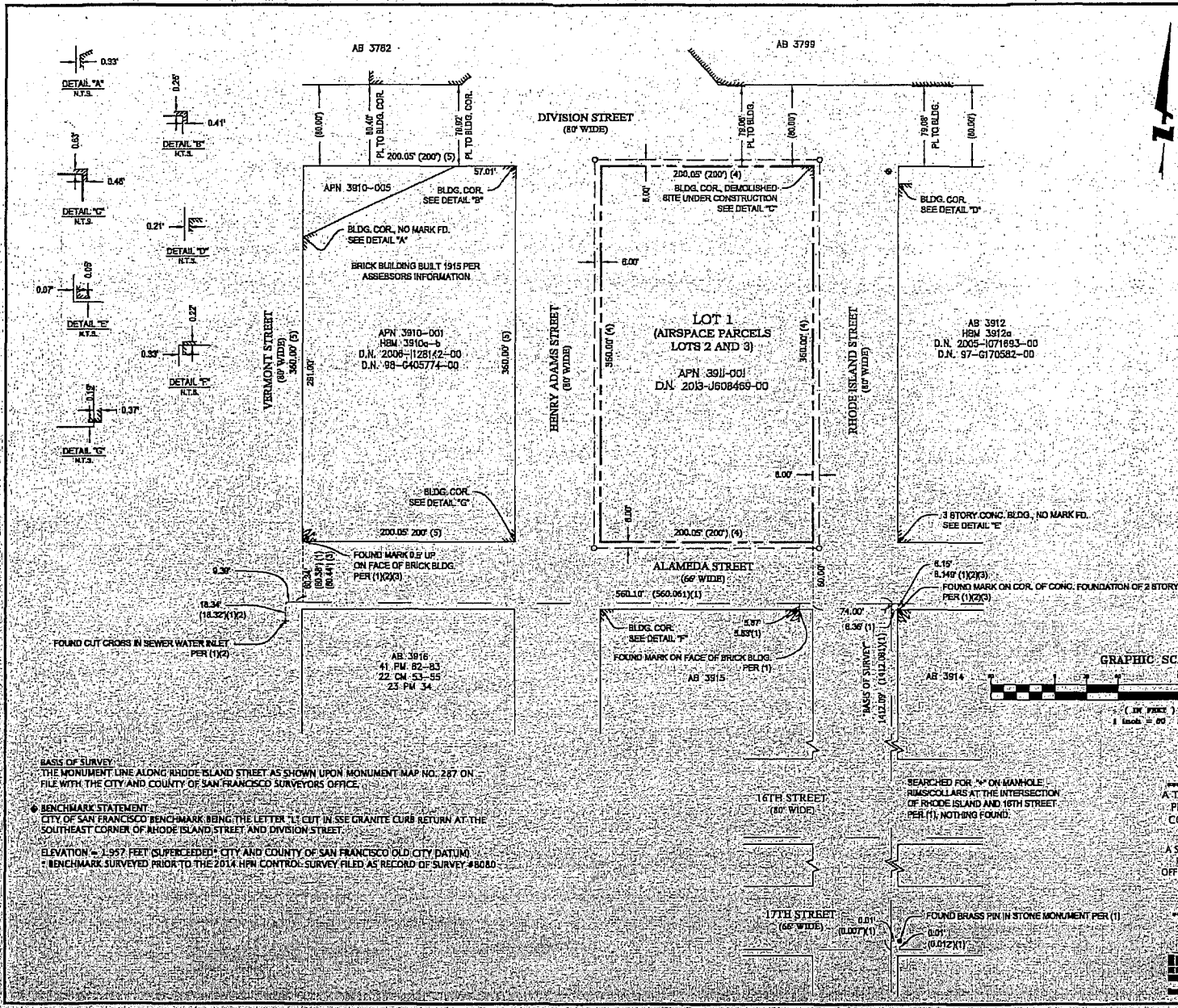
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON FEBRUARY 26, 2013 AS DOCUMENT NUMBER 2013-0608469-00 OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA BEING ALL OF POTRELO NUEVO BLOCK NUMBER 134.

CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

SCALE: 1"=60'  
SEPTEMBER, 2016  
BKF ENGINEERS AND SURVEYORS  
255 FISHBONE DRIVE, #200  
SAN FRANCISCO, CA 94133  
PHONE: (415) 482-4300  
SHEET THREE OF FIVE SHEETS



APN 13911-001; 177 HENRY ADAMS STREET



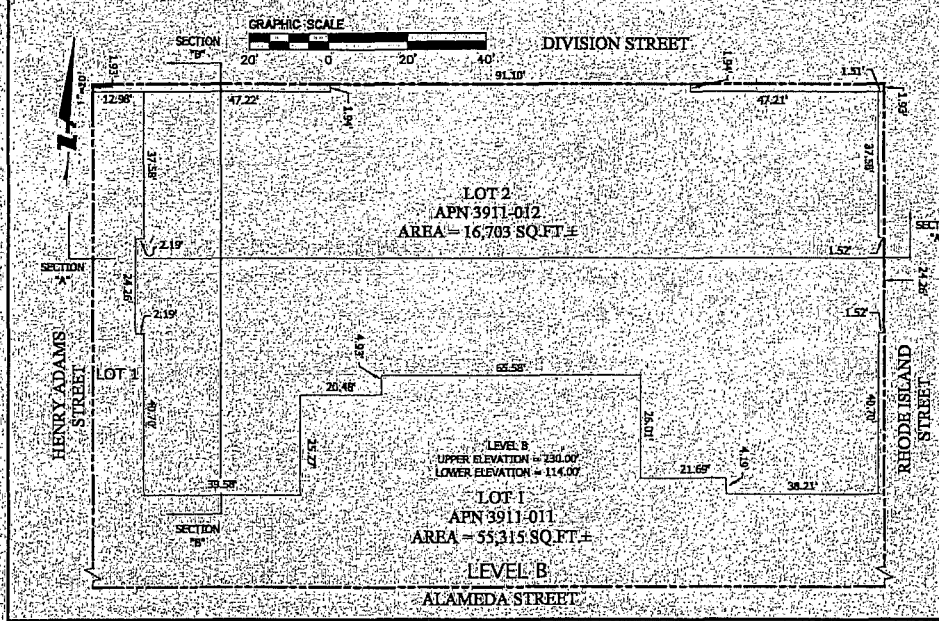
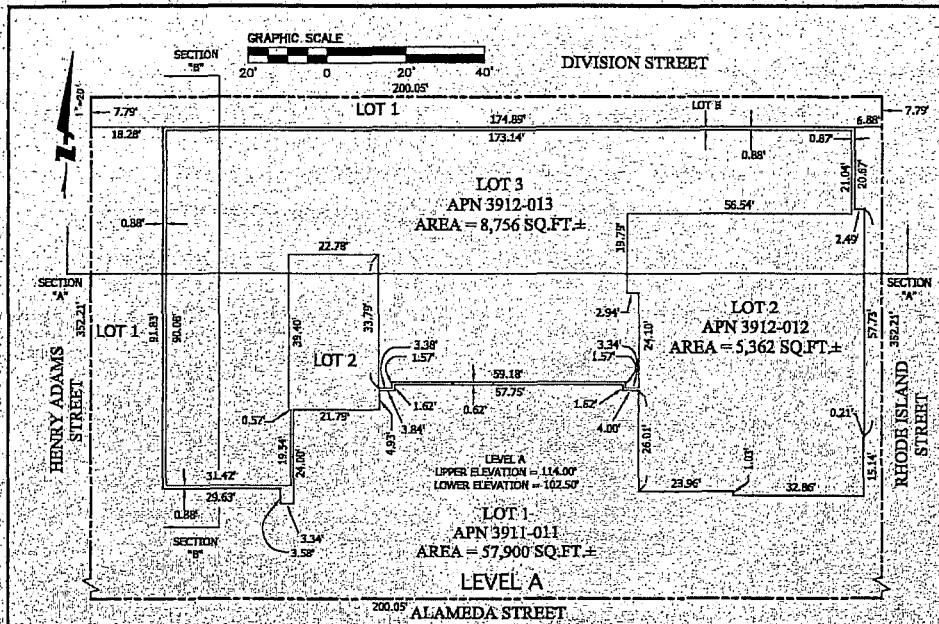
**BASIS OF SURVEY**  
THE MONUMENT LINE ALONG RHODE ISLAND STREET AS SHOWN UPON MONUMENT MAP NO. 287 ON FILE WITH THE CITY AND COUNTY OF SAN FRANCISCO SURVEYORS OFFICE.

**BENCHMARK STATEMENT**  
CITY OF SAN FRANCISCO BENCHMARK BEING THE LETTER "L" CUT IN SEE GRANITE CURB RETURN AT THE SOUTHEAST CORNER OF RHODE ISLAND STREET AND DIVISION STREET.

ELEVATION = 1.957 FEET (SUPERCEDED) CITY AND COUNTY OF SAN FRANCISCO OLD CITY DATUM.  
BENCHMARK SURVEYED PRIOR TO THE 2014 HPN CONTROL SURVEY FILED AS RECORD OF SURVEY #8080.

SEARCHED FOR "X" ON MANHOLE RINGS COLLARS AT THE INTERSECTION OF RHODE ISLAND AND 16TH STREET PER (1); NOTHING FOUND.

FOUND BRASS PIN IN STONE MONUMENT PER (1)



**ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS**

LOT NO.	CONDO UNIT NO.	PROPOSED APN	LOT NO.	CONDO UNIT NO.	PROPOSED APN	LOT NO.	CONDO UNIT NO.	PROPOSED APN	LOT NO.	CONDO UNIT NO.	PROPOSED APN
1	1	3911-014	1	65	3911-076	1	129	3911-442	2	193	3911-206
1	2	3911-015	1	66	3911-079	1	130	3911-443	2	194	3911-207
1	3	3911-016	1	67	3911-080	1	131	3911-444	2	195	3911-208
1	4	3911-017	1	68	3911-081	1	132	3911-445	2	196	3911-209
1	5	3911-018	1	69	3911-082	1	133	3911-446	2	197	3911-210
1	6	3911-019	1	70	3911-083	1	134	3911-447	2	198	3911-211
1	7	3911-020	1	71	3911-084	1	135	3911-448	2	199	3911-212
1	8	3911-021	1	72	3911-085	1	136	3911-449	2	200	3911-213
1	9	3911-022	1	73	3911-086	1	137	3911-450	2	201	3911-214
1	10	3911-023	1	74	3911-087	1	138	3911-451	2	202	3911-215
1	11	3911-024	1	75	3911-088	1	139	3911-452	2	203	3911-216
1	12	3911-025	1	76	3911-089	1	140	3911-453	2	204	3911-217
1	13	3911-026	1	77	3911-090	1	141	3911-454	2	205	3911-218
1	14	3911-027	1	78	3911-091	1	142	3911-455	2	206	3911-219
1	15	3911-028	1	79	3911-092	1	143	3911-456	2	207	3911-220
1	16	3911-029	1	80	3911-093	1	144	3911-457	2	208	3911-221
1	17	3911-030	1	81	3911-094	1	145	3911-458	2	209	3911-222
1	18	3911-031	1	82	3911-095	1	146	3911-459	2	210	3911-223
1	19	3911-032	1	83	3911-096	1	147	3911-460	2	211	3911-224
1	20	3911-033	1	84	3911-097	1	148	3911-461	2	212	3911-225
1	21	3911-034	1	85	3911-098	1	149	3911-462	2	213	3911-226
1	22	3911-035	1	86	3911-099	1	150	3911-463	2	214	3911-227
1	23	3911-036	1	87	3911-100	1	151	3911-464	2	215	3911-228
1	24	3911-037	1	88	3911-101	1	152	3911-465	2	216	3911-229
1	25	3911-038	1	89	3911-102	1	153	3911-466	2	217	3911-230
1	26	3911-039	1	90	3911-103	1	154	3911-467	2	218	3911-231
1	27	3911-040	1	91	3911-104	1	155	3911-468	2	219	3911-232
1	28	3911-041	1	92	3911-105	1	156	3911-469	2	220	3911-233
1	29	3911-042	1	93	3911-106	1	157	3911-470	2	221	3911-234
1	30	3911-043	1	94	3911-107	1	158	3911-471	2	222	3911-235
1	31	3911-044	1	95	3911-108	1	159	3911-472	2	223	3911-236
1	32	3911-045	1	96	3911-109	1	160	3911-473	2	224	3911-237
1	33	3911-046	1	97	3911-410	1	161	3911-474	2	225	3911-238
1	34	3911-047	1	98	3911-411	1	162	3911-475	2	226	3911-239
1	35	3911-048	1	99	3911-412	1	163	3911-476	2	227	3911-240
1	36	3911-049	1	100	3911-413	1	164	3911-477	2	228	3911-241
1	37	3911-050	1	101	3911-414	1	165	3911-478	2	229	3911-242
1	38	3911-051	1	102	3911-415	1	166	3911-479	2	230	3911-243
1	39	3911-052	1	103	3911-416	1	167	3911-480	2	231	3911-244
1	40	3911-053	1	104	3911-417	1	168	3911-481	2	232	3911-245
1	41	3911-054	1	105	3911-418	1	169	3911-482	2	233	3911-246
1	42	3911-055	1	106	3911-419	1	170	3911-483	2	234	3911-247
1	43	3911-056	1	107	3911-420	1	171	3911-484	2	235	3911-248
1	44	3911-057	1	108	3911-421	1	172	3911-485	2	236	3911-249
1	45	3911-058	1	109	3911-422	1	173	3911-486	2	237	3911-250
1	46	3911-059	1	110	3911-423	1	174	3911-487	2	238	3911-251
1	47	3911-060	1	111	3911-424	1	175	3911-488	2	239	3911-252
1	48	3911-061	1	112	3911-425	1	176	3911-489	2	240	3911-253
1	49	3911-062	1	113	3911-426	1	177	3911-490	2	241	3911-254
1	50	3911-063	1	114	3911-427	1	178	3911-491	2	242	3911-255
1	51	3911-064	1	115	3911-428	1	179	3911-492	2	243	3911-256
1	52	3911-065	1	116	3911-429	1	180	3911-493	2	244	3911-257
1	53	3911-066	1	117	3911-430	1	181	3911-494	2	245	3911-258
1	54	3911-067	1	118	3911-431	1	182	3911-495	2	246	3911-259
1	55	3911-068	1	119	3911-432	1	183	3911-496	2	247	3911-260
1	56	3911-069	1	120	3911-433	1	184	3911-497	2	248	3911-261
1	57	3911-070	1	121	3911-434	1	185	3911-498	2	249	3911-262
1	58	3911-071	1	122	3911-435	1	186	3911-499	2	250	3911-263
1	59	3911-072	1	123	3911-436	1	187	3911-500	2	251	3911-264
1	60	3911-073	1	124	3911-437	1	188	3911-501	2	252	3911-265
1	61	3911-074	1	125	3911-438	1	189	3911-502	2	253	3911-266
1	62	3911-075	1	126	3911-439	1	190	3911-503	2	254	3911-267
1	63	3911-076	1	127	3911-440	1	191	3911-504	2	255	3911-268
1	64	3911-077	1	128	3911-441	1	192	3911-505	2	256	3911-269

**AREA SQUARE FOOTAGE**

LEVEL	LOT 1	LOT 2	LOT 3
1	57,900 SQ.FT.	5,362 SQ.FT.	8,756 SQ.FT.
2	55,315 SQ.FT.	16,703 SQ.FT.	
3	72,018 SQ.FT.		
<b>TOTAL</b>	<b>185,233 SQ.FT.</b>	<b>22,065 SQ.FT.</b>	<b>8,756 SQ.FT.</b>

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

**FINAL MAP NO. 8363**

A THREE VERTICAL LOT SUBDIVISION AND A MIXED-USE CONDOMINIUM PROJECT: LOT 1 CONTAINING UP TO 156 RESIDENTIAL UNITS, LOT 2 CONTAINING UP TO 85 RESIDENTIAL UNITS, AND LOT 3 CONTAINING UP TO 2 COMMERCIAL UNITS BEING

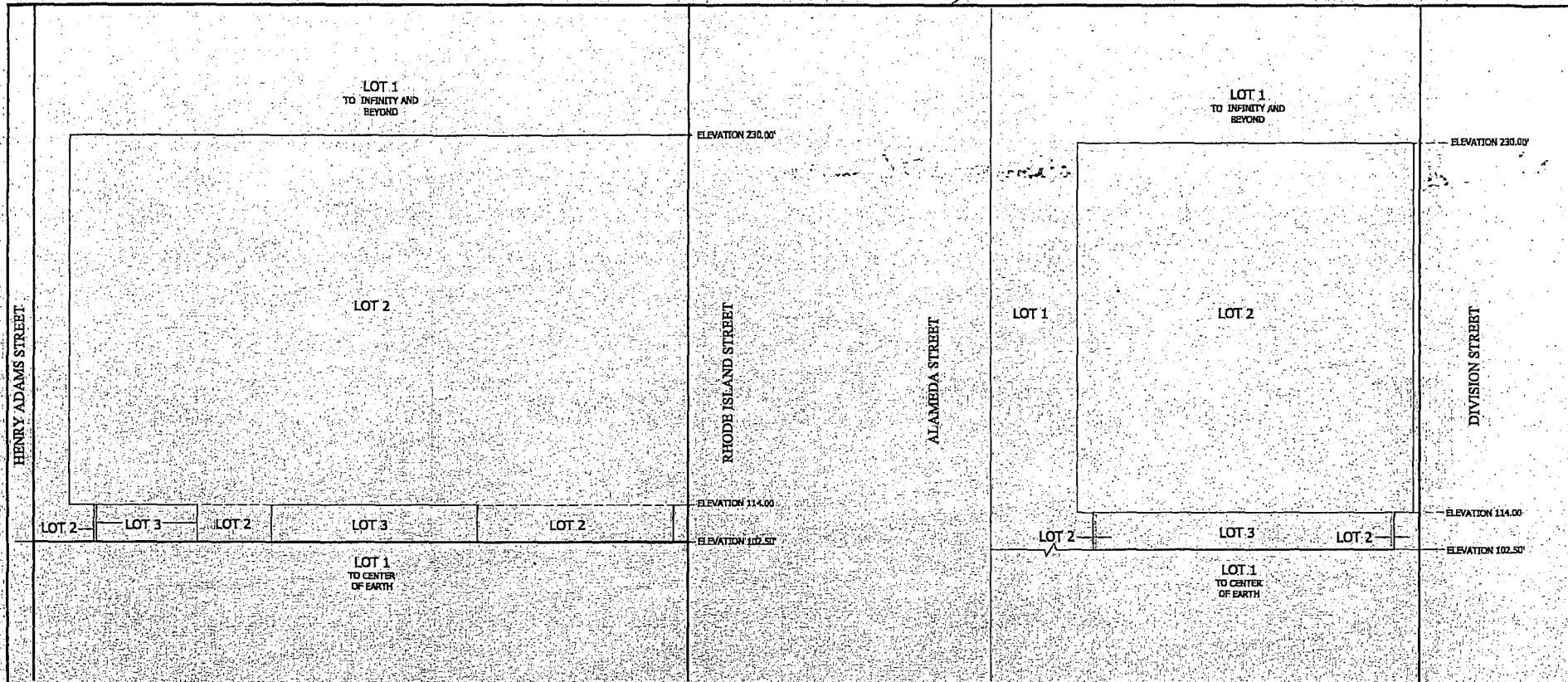
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON FEBRUARY 26, 2013 AS DOCUMENT NUMBER 2013-1608469-00 OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA BEING ALL OF POTRERO NUEVO BLOCK NUMBER 134

CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA  
SCALE: 1" = 20' SEPTEMBER, 2018



**THE ENGINEERS AND SURVEYORS**  
 255 CALIFORNIA BLVD., 200  
 REDWOOD CITY, CA 94063  
 PHONE: (650) 400-4300  
 SHEET FOUR OF FIVE SHEETS

APN 3911-0011 HENRY ADAMS STREET



SECTION "A"

SECTION "B"

**FINAL MAP NO. 8363**  
 A THREE-VERTICAL-LOT-SUBDIVISION AND A MIXED-USE CONDOMINIUM PROJECT: LOT 1 CONTAINING UP TO 156 RESIDENTIAL UNITS; LOT 2 CONTAINING UP TO 85 RESIDENTIAL UNITS; AND LOT 3 CONTAINING UP TO 2 COMMERCIAL UNITS BEING.  
 A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON FEBRUARY 26, 2013 AS DOCUMENT NUMBER 2013-J608469-00 OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA BEING ALL OF POTrero NUEVO BLOCK NUMBER 134.  
 CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA  
 SCALE - 1" = 20' SEPTEMBER, 2016  
 INC. ENGINEERS AND SURVEYORS  
 224 SAKRAINE DRIVE, #200  
 SHERMANTON CITY, CA 94504  
 PHONE: (925) 462-4300  
 SHEET FIVE OF FIVE SHEETS  
 APN: 3511-00111 HENRY ADAMS STREET



4684

