

File No. 131114

Committee Item No. _____

Board Item No. 37

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date November 26, 2013

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 Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <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"/> | Budget and Budget Justification |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Agreement/Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

<input type="checkbox"/>	<input type="checkbox"/>	_____
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Completed by: Joy Lamug

Date November 21, 2013

Completed by: _____

Date _____

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

1 [Final Map 7444 - 1998 Market Street]

2
3 **Motion approving Final Map 7444, a merger and resubdivision for a 115 residential unit**
4 **and four commercial unit, mixed-use condominium project, located at 1998 Market**
5 **Street being a subdivision of Assessor's Block No. 0872, Lot Nos. 005, 006, and 007,**
6 **and 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 7444", comprising 3 sheets,
10 approved November 13, 2013, by Department of Public Works Order No. 181846 is hereby
11 approved and said map is adopted as an Official Final Map 7444; and, be it

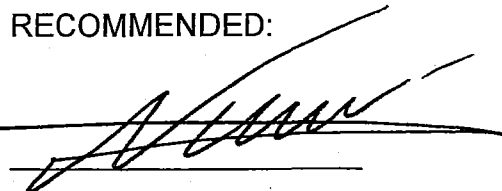
12 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
13 and incorporates by reference herein as though fully set forth the findings made by the City
14 Planning Department, by its letter dated April 9, 2013, that the proposed subdivision is
15 consistent with the objectives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

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

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

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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: 181846

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

APPROVING FINAL MAP 7444, 1998 MARKET STREET, A MERGER AND RESUBDIVISION FOR A 115 RESIDENTIAL UNIT AND FOUR COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS BLOCK NO. 0872, LOT NOS. 005, 006, and 007.

A MERGER AND RESUBDIVISION FOR A 115 RESIDENTIAL UNIT AND FOUR COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated April 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 7444", each comprising 3 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated April 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.

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: November 13, 2013

MOHAMMED NURU, DIRECTOR

11/14/2013

11/14/2013

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X Mohammed Nuru

Nuru, Mohammed
Director, DPW



OWNER'S STATEMENT:

"WE HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND HOLDERS OF SECURITY INTEREST OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO MAKING AND RECORDING OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BOUNDARIES THAT SAID MAP CONSTITUTES AND CONSISTS OF A SURVEY MAP SHOWING MONUMENTATION ON THE GROUND WITHIN THE MEANING OF PARAGRAPH 136(a)(1) OF THE CIVIL CODE OF THE STATE OF CALIFORNIA; AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP PURSUANT TO CHAPTER 1, TITLE 8, PART 4, SECOND DIVISION OF THE CIVIL CODE OF THE STATE OF CALIFORNIA."

IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS:

CJUF III 1998 PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: CJUF III 1998 LLC, A DELAWARE LIMITED LIABILITY COMPANY
SOLE MEMBER & MANAGER

BY: 1998 MARKET LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
MANAGER & ADMINISTRATIVE MANAGER

Brian Spiers
BY: BRIAN SPIERS, MANAGER

OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF San Francisco) SS
ON Sept. 14, 2013 BEFORE ME, Nicholas J. Shanta, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: Brian Spiers
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/IT/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACIT(Y)IES, AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL

Nicholas J. Shanta
SIGNATURE: Nicholas J. Shanta
PRINTED NAME:
8-6-2011
COMMISSION EXPIRES: 10/25/10
COMMISSION # OF NOTARY:

San Francisco
PRINCIPAL COUNTY OF BUSINESS:


RECORDER'S STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____, 201____, AT _____ MINUTES
PAST _____ m., IN BOOK _____ OF CONDOMINIUM MAPS, AT PAGES _____
INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF FREDERICK T. SEHER.

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

BENEFICIARY ACKNOWLEDGMENT:

WELLS FARGO BANK, NATIONAL ASSOCIATION
BENEFICIARY
Harold Pohl
BY: Harold Pohl
TITLE: Vice President
PRINT NAME:

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS
ON Sept. 14, 2013 BEFORE ME, Elsa N. Arce, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: Harold Pohl
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/IT/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACIT(Y)IES, AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL

Elsa N. Arce
SIGNATURE: Elsa N. Arce
PRINTED NAME:
April 23, 2017
COMMISSION EXPIRES: # 2031479
COMMISSION # OF NOTARY:

Los Angeles
PRINCIPAL COUNTY OF BUSINESS:

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 BRIAN SPIERS ON SEPTEMBER 10, 2012. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I FURTHER STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO MAKE THE SURVEY TO BE RETRACED.



Frederick T. Seher
FREDERICK T. SEHER, PLS
LICENSE NO. 8216
LICENSE EXPIRES MARCH 31, 2014
DATE: 09-24-13

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 REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL THE PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.



BRUCE R. STOVNS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO
Bruce R. Stovns
BY: Bruce R. Stovns
L.S. 8914
DATE: SEPTEMBER 14, 2013
MY LICENSE EXPIRES SEPTEMBER 30, 2016

**FINAL MAP NO. 7444
BEING A MERGER AND RESUBDIVISION
FOR A 115 UNIT RESIDENTIAL &
4 UNIT COMMERCIAL
MIXED-USE CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON MARCH 15, 2012, ON REEL K804 AT IMAGE 0632 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF WESTERN ADDITION BLOCK NO. 215
CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
SEPTEMBER, 2013



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7900 FAX (415) 921-7555

SHEET ONE OF THREE SHEETS

AB: 0672 LOTS: 005, 006 & 007 1998 MARKET STREET

TAX STATEMENT:

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

DATED DAY OF 201.....

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 201..... APPROVED THIS MAP ENTITLED: "FINAL MAP 7444".

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

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

APPROVALS:

THIS MAP IS APPROVED THIS 15TH DAY OF NOVEMBER 2012.

BY ORDER NO. 181846

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 201....., 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.

GENERAL NOTES:

A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN SECTION 138(4), CALIFORNIA CIVIL CODE. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF ONE HUNDRED-FIFTEEN (115) DWELLING UNITS AND FOUR (4) COMMERCIAL UNITS.

B) ALL INGRESSIVES, EGRESSIVES, 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) 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 LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNERS' 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 CITY/TOWN/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 HEREDIN, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER BUCHANAN STREET, DUROCE STREET AND MARKET 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 OWNERS(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 THEREFROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

NOTES:

THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE TERMS AND PROVISIONS AS DESCRIBED IN THE FOLLOWING RECORDED DOCUMENTS:

"GRANT OF EASEMENT AND RIGHT OF FIRST OFFER"
RECORDED OCTOBER 6, 2009
DOC. 2004-261878-00, ON REEL J241 AT IMAGE 8038

"FIRST AMENDMENT TO GRANT OF EASEMENT AND RIGHT OF FIRST OFFER"
RECORDED MARCH 8, 2012
DOC. 2012-0371003-00, ON REEL K800 AT IMAGE 8231

"NOTICE OF SPECIAL RESTRICTION UNDER THE PLANNING CODE"
RECORDED FEBRUARY 28, 2012
DOC. 2012-0303181-00, ON REEL K802 AT IMAGE 6495

"GRANT OF EASEMENT"
RECORDED OCTOBER 28, 2013
DOC. 2013-077081-00, ON REEL L013 AT IMAGE 6364
(NOT PLOTTABLE)

**FINAL MAP NO. 7444
BEING A MERGER AND RESUBDIVISION
FOR A 116 UNIT RESIDENTIAL &
4 UNIT COMMERCIAL
MIXED-USE CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON MARCH 16, 2012, ON REEL K804 AT IMAGE 0852 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF WESTERN ADDITION BLOCK NO. 215

CITY AND COUNTY OF SAN FRANCISCO

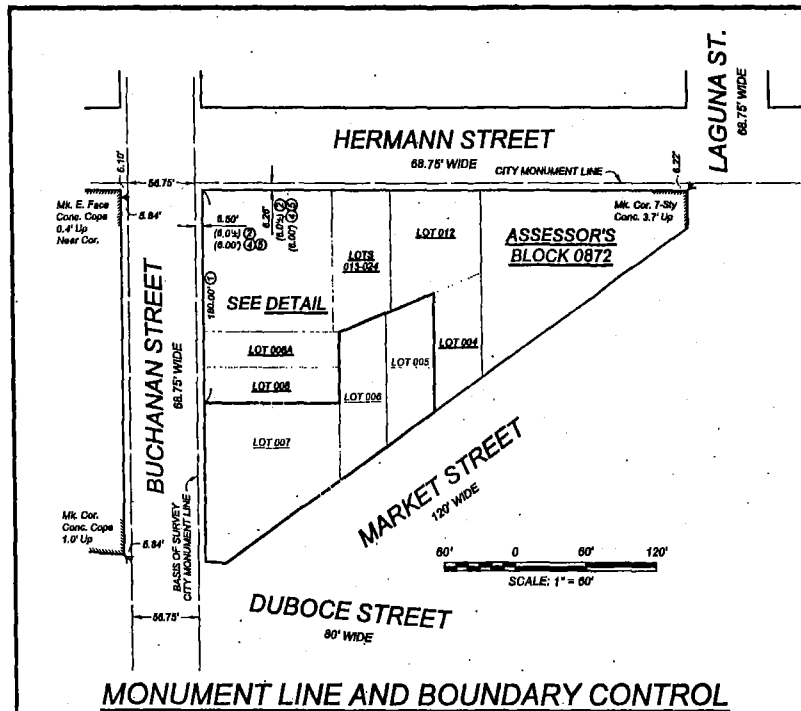
CALIFORNIA
SEPTEMBER, 2013



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
411 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 821-7000 FAX (415) 821-7855

SHEET TWO OF THREE SHEETS

AB: 0872 LOTS: 005, 006 & 007 1998 MARKET STREET



MONUMENT LINE AND BOUNDARY CONTROL

LEGEND:

- SET NAIL & TAG L.S. 0216 (OR AS NOTED)
- (1) INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
- NF NOW OR FORMERLY

MAP AND DEED REFERENCES:

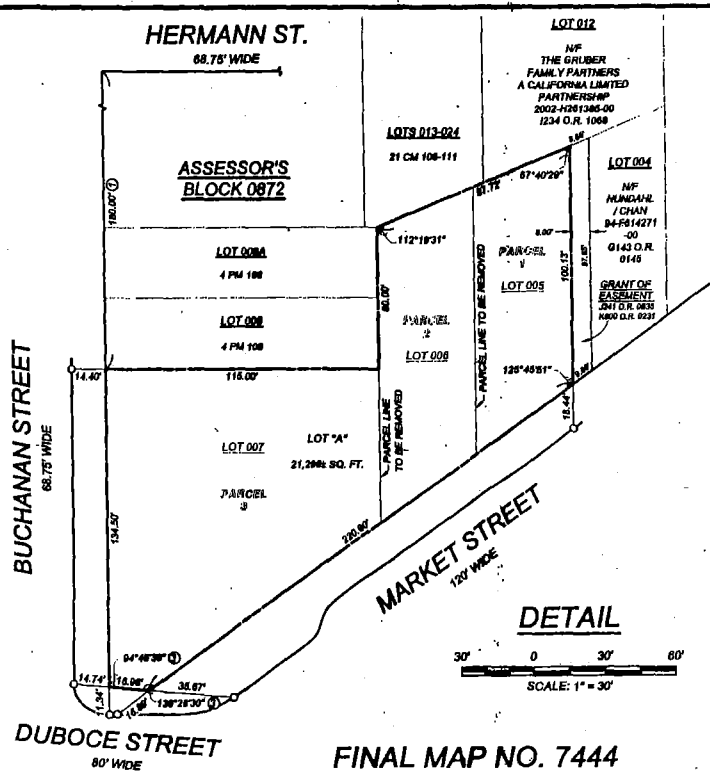
- ① GRANT DEED RECORDED MARCH 18, 2012, ON REEL K604 AT IMAGE 0452, DOCUMENT NUMBER 2012-374016-00, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
- ② MONUMENT MAP NO. 28, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- ③ *SURVEYED FOR GLAD TROWNS TABERNACLE BY J.E. WAITE*, AUGUST 28, 1947, UNRECORDED.
- ④ BOOK 4 PARCEL MAPS, AT PAGE 108, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
- ⑤ BOOK 21 OF CONDOMINIUM MAPS, AT PAGES 108 THROUGH 111, INCLUSIVE, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.

ASSESSOR'S PARCEL NUMBER (APN) NOTE:

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

UNIT NO.:	PROPOSED APN:
100 - 109*	028 - 028
200 - 214	029 - 043
300 - 318	044 - 058
400 - 418	060 - 078
500 - 618	077 - 083
600 - 614	094 - 108
700 - 714	109 - 123
800 - 814	124 - 138
900 - 904	139 - 143

* DENOTES COMMERCIAL UNITS



**FINAL MAP NO. 7444
BEING A MERGER AND RESUBDIVISION
FOR A 115 UNIT RESIDENTIAL &
4 UNIT COMMERCIAL
MIXED-USE CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON MARCH 15, 2012, ON REEL K604 AT IMAGE 0452 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF WESTERN ADDITION BLOCK NO. 215

CITY AND COUNTY OF SAN FRANCISCO
SCALE AS NOTED

CALIFORNIA
SEPTEMBER, 2013

BOUNDARY NOTES:

- 1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED; MONUMENT LINES ARE AS SHOWN.
- 2. ALL DISTANCES SHOWN HEREON ARE MEASURED UNLESS SHOWN OTHERWISE.
- 3. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

BASIS OF SURVEY:

BLOCK LINES OF BLOCK 0872 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE IDENTIFIED AS BASIS OF SURVEY LINE. RELATIONSHIPS BETWEEN MONUMENT LINES AND THE BLOCK LINES WERE ESTABLISHED IN CONFORMANCE WITH COMPELLING EVIDENCE OF OCCUPATION AND FIELD SURVEY DATA SUCH AS: "1" CUTS, BUILDING STRUCTURES, FENCES, RETAINING WALLS AND OFFICIAL CONCRETE SIDEWALKS AND CURBS, ALONG WITH THE MAP AND DEED REFERENCES AS LISTED HEREON.



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7880 FAX (415) 921-7855

SHEET THREE OF THREE SHEETS



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. 0872 Lot No. 005

Address: 1960 Market St.

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

José Cisneros

Tax Collector

Dated this 24th day of October 2013



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. 0872 Lot No. 006

Address: 1998 Market St.

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


José Cisneros

Tax Collector

Dated this 24th day of October 2013



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. 0872 Lot No. 007

Address: 1898 Market 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 24th day of October 2013



RECEIVED
13 APR 11 PM 3:08

Department of Public Works
Office of the City and County Surveyor

875 Stevenson Street, Room 410
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

Date: January 22, 2013

2010.101805

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

Attention: Mr. Scott F. Sanchez

Project ID: 7444			
Project Type: 3 Lot Merger and 115 Residential and 4 Commercial Unit Condominium New Construction			
Address#	StreetName	Block	Lot
1960	MARKET ST	0872	005
1970	MARKET ST	0872	006
1898 - 1998	MARKET ST	0872	007
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
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. ~~_____~~

- See Attached -

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 4/9/13

Caron Bellister, Ann Hollister



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Per Final Mitigated Negative Declaration issued on 16 April 2009 for Case No. 2006.1431ECV, per NSR #2012J363181 for Case No. 2010.1018C authorized by the Planning Commission of the City and County of San Francisco on 16 December 2010 as set forth in Planning Commission Motion No. 18239, per Case No. 2006.1431ECY granted by the Zoning Administrator of the City and County of San Francisco on 23 June 2009, per Building Permit Application No. 2011.0520.6490 to demo a service/filling station, and per Building Permit Application No. 2010.1221.7106 for construction of a new mixed-use building containing 115 dwelling units and commercial space.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

NW
F

RECORDING REQUESTED BY:)
)
And When Recorded Mail To:)
)
Name: Brian F. Spiers)
)
Address: 123 Knockash Hill)
)
City: San Francisco)
)
State: California 94127)

CONFORMED COPY of document recorded
02/28/2012 20:21363181
on _____ with document no _____
This document has not been compared with the original
SAN FRANCISCO ASSESSOR-RECORDER

) Space Above this Line For Recorder's Use

I (We) 270 VALENCIA STREET, LLC & 950 HOWARD LLC, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows:

(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)

Being Assessor's Block: 0872 Lots 005, 006, & 007

Commonly known as: 1960-1998 Market Street

hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code).

Said Restrictions consist of conditions attached to Conditional Use Application No. 2010.1018C authorized by the Planning Commission of the City and County of San Francisco on December 16, 2010 as set forth in Planning Commission Motion No. 18239 TO ALLOW THE DEMOLITION OF A SERVICE STATION AND THE DEVELOPMENT OF A MIXED USE BUILDING (WITH UP TO 115 RESIDENTIAL UNITS OVER GROUND-FLOOR COMMERCIAL SPACE AND PARTIALLY SUBTERRANEAN GARAGE FOR 69 INDEPENDENTLY ACCESSIBLE OFF-STREET PARKING SPACES: 58 - RESIDENTIAL; 5 - COMMERCIAL; AND 6 - CAR-SHARE) ON A DEVELOPMENT LOT OVER 9,999 SQUARE FEET; AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, INCLUDING A MITIGATION MONITORING AND REPORTING PROGRAM. AMENDMENTS WOULD AUTHORIZE THE PROJECT TO COMPLY WITH SECTION 415 OF THE PLANNING CODE BY PROVIDING AFFORDABLE HOUSING OFF-SITE RATHER THAN ON-SITE AND REDUCE THE NUMBER OF CARSHARE SPACES FROM SIX TO TWO, WHERE ONE IS REQUIRED. THE SUBJECT PROPERTY IS WITHIN THE MARKET & OCTAVIA PLAN AREA, AN NCT-3 (NEIGHBORHOOD COMMERCIAL, MODERATE SCALE, TRANSIT) DISTRICT AND AN 85-X HEIGHT AND BULK DISTRICT.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

The restrictions and conditions of which notice is hereby given are:

General Conditions

1. This authorization is for a Conditional Use Authorization under Planning Code Sections 121.1, 228, 303 and 731.11 to allow a service station conversion and development of mixed-use building (115 residential units over ground-floor commercial and parking garage for 56 parking spaces; 52 stackers; two car-share in tandem; and two disabled spaces) on a development lot over 9,999 square feet within the Market & Octavia Plan Area, an NCT-3 (Neighborhood Commercial, Moderate Scale, Transit) District and an 85-X Height and Bulk District; and adopting findings under the California Environmental Quality Act, including a mitigation monitoring and reporting program, in general conformance with plans filed with the Application as received on November 29, 2010, and stamped "EXHIBIT B" included in the docket for Case No. 2010.1018C, reviewed and approved by the Commission on December 16, 2010.
2. Ground level storefronts in general conformity with Exhibit B shall be maintained in an attractive manner, providing transparency into the tenant spaces behind. Visibility of the commercial interiors and activity through all storefront windows shall be maintained in order to ensure that the ground level of the building remains visually active, provides visual interest to pedestrians, and enhances sidewalk security. Commercial interior layouts should be designed with these requirements in mind. Generally, storefront windows should not be visually obscured with the following: blinds, shades or curtains; shelving; equipment; darkly tinted, translucent or opaque film; painted, stenciled or adhesive signage applied to individual window surfaces that has an overall transparency of less than 50%, or any signage that covers more than 1/3 of the area of any individual window; full or partial height interior partition walls placed directly against or within 10 feet from the window glazing; or any other items that significantly block the vision of pedestrians through the storefront windows into the occupiable commercial space. Solid roll-down security gates shall not be installed in storefront openings. The property owner shall ensure that this condition of approval is incorporated into all commercial leases.
3. The Project Sponsor shall continue to work on developing a Planning Code-complying landscape plan subject to Planning Department review and approval. The Planning Department must deem the landscape plan Code-complying and acceptable prior to the approval of the architectural addendum.
4. In fulfillment of the requirements of Code Section 143, one street tree shall be provided for each 20 feet of street frontage along public or private streets bounding the Project except where proposed driveways or other street obstructions do not permit.
5. The Project Sponsor shall locate all utility transformer vaults underground.
6. Signs and exterior lighting for the business shall be reviewed and approved by the Planning Department before they are installed.
7. There shall be no general advertising signs on the property. The two existing general advertising signs on the site shall be removed, one may be relocated.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

8. The Project Sponsor shall work with the San Francisco Municipal Transportation Agency ("SFMTA") to implement a sidewalk widening plan (attached as Exhibit D) to be executed during the period of construction and completed prior to issuance of the Certificate of Final Completion for the development by the Department of Building Inspection ("DBI").
9. Covenants, conditions and restrictions approved by the Planning Department shall be imposed upon the project units to restrict use to occupancy for permanent residents and to preclude time-share ownership or occupancy. No residential units shall be used as hotel units, as defined in Section 203.8 of the San Francisco Housing Code.
10. The Project Sponsor shall ensure that initial sales of more than two dwelling units to any one entity if not for owner occupancy, will be for residential rental purposes for rental periods of not less than one month.

Affordable Housing

11. Below Market Rate Units (BMR Units).
 1. Number of Required Units. Pursuant to Planning Code Section 415.6 (formerly Code Section 315.5), the Project is required to provide 20% of the proposed dwelling units as affordable to qualifying households ("BMR Units"). The Project contains 115 units; therefore, 23 BMR units are required. The Project sponsor will fulfill this requirement by providing 23 BMR units off-site. If the number of market-rate units changes, the number of BMR units required shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing.
 2. Unit Mix. The Project contains 7 studios, 62 one-bedroom, and 46 two-bedroom; therefore, the required BMR unit mix is 1 studio, 13 one-bedroom, and 9 two-bedroom. If the market-rate unit mix changes, the BMR unit mix will be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing.
 3. Phasing. If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than twenty percent (20%) of each phase's total number of dwelling units as off-site BMR units.
 4. Duration. Under Planning Code Section 415.8 (formerly Code Section 315.7), all units constructed pursuant to Sections 415.6 (formerly Code Section 315.5) must remain affordable to qualifying households for the life of the project.
 5. Other Conditions. The Project is subject to the requirements of the Affordable Housing Program under Section 415 et seq. of the Planning Code (formerly Code Section 315) including the Interim Controls contained in Board of Supervisors' Resolution No. 36-10 (BOS File No. 100047) entitled "Planning Code - Interim Controls Related to Affordable Housing Requirements" adopted on February 2, 2010 and the terms of the Residential Affordable Housing Monitoring and Procedures Manual (hereinafter "Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415 (formerly Code Section 315) (collectively the "Affordable Housing Ordinance"). Terms used in these Conditions of Approval and not otherwise defined shall have the

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the Mayor's Office of Housing at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at: <http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>.

As provided in the Affordable Housing Ordinance, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.

- a. The BMR unit(s) shall be designated on the building plans prior to the issuance of the first site or building permit by the Department of Building Inspection (DBI). The BMR unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) shall be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) shall be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. Other specific standards for off-site units are outlined in the Procedures Manual.
- b. If the off-site units are offered for sale, the BMR unit(s) shall be sold to first time home buyer households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average of eighty (80) percent of the median income for the City and County of San Francisco as defined in the Housing Ordinance, Section 401 (formerly Code Section 315.1), an amount that translates to seventy (70) percent of Area Median Income under the income table called Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco. The initial sales price of such units shall be calculated according to the Procedures Manual. Limitations on (i) marketing; (ii) renting; (iii) recouping capital improvements and (iv) procedures for inheritance apply and are set forth in the Affordable Housing Ordinance and the Procedures Manual.
- c. If the Project Sponsor has entered into an agreement with the City permitting the off-site units to be rental units, the BMR unit(s) shall be rented to a household of low income, as defined in the Affordable Housing Ordinance and as further defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed sixty (60) percent of the median income for the City and County of San Francisco as defined in the Affordable Housing Ordinance, Section 401 (formerly Code Section 315.1), an amount that translates to fifty-five (55) percent of Area Median Income under the income table called Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco. The qualifying household income limits and maximum monthly rent for BMR units shall be calculated by Mayor's Office of Housing.
- d. The Applicant is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. The Mayor's Office of Housing shall be responsible for overseeing and monitoring the marketing of affordable units.
- e. Required parking spaces shall be made available to initial buyers or renters of BMR units according to the Procedures Manual.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

- f. Prior to the issuance of the first site or building permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to the Mayor's Office of Housing or its successor.
- g. The Project Sponsor has demonstrated that it is eligible for the off-site alternative under Planning Code Section 415.6 (formerly Code Section 315.5) instead of payment of the Affordable Housing Fee, and has submitted an *Affidavit to Establish Eligibility for Alternative to Affordable Housing Fee* to the Planning Department stating that any affordable units designated as off-site units shall be sold as ownership units and will remain as ownership units for the life of the Project.
- h. If project applicant fails to comply with the Affordable Housing requirement, the Director of Building Inspection shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A project applicant's failure to comply with the requirements of Planning Code Sections 415 et seq. (formerly Code Section 315) shall constitute cause for the City to record a lien against the development project.
- i. If the Project becomes ineligible at any time for the off-site alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first site or building permit or may seek a fee deferral as permitted under Ordinances 0107-10 and 0108-10. If the Project becomes ineligible after issuance of its first site or building permit, the Project Sponsor shall pay interest on the Affordable Housing Fee at a rate equal to the Development Fee Deferral Surcharge Rate in Section 107A.13.3.2 of the San Francisco Building Code (as amended by Ordinance No. 0107-10.)
- j. Future Applicable Controls: If the Interim Controls contained in Board of Supervisors Resolution No. 36-10 (BOS File No. 100047) entitled "Planning Code – Interim Controls Related to Affordable Housing Requirements" or permanent controls in substantially similar form to those contained in BOS File No. 100046 entitled "Planning Code – Amending Inclusionary Housing Ordinance" proposing amendments to Planning Code Section 415 et seq. (formerly Code Section 315) (collectively "applicable future controls") are approved by the Board of Supervisors prior to issuance of the first certificate of occupancy for the Project, the Project shall be subject to the applicable future controls and not the current provisions of Planning Code Section 415 et seq. (formerly Code Section 315).

Parking

- 12. A maximum of 58 off-street residential and 5 off-street commercial parking spaces may be provided. A minimum of 2 car-share spaces shall be provided in a manner consistent with Section 166 of the Planning Code.
- 13. All residential off-street parking spaces shall be made available to Project residents only as a separate "add-on" option for purchase or rent and shall not be bundled with any Project dwelling unit. All affordable dwelling units shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space, until the residential spaces are no longer available.

14. The Project shall provide a minimum of 41 Class 1 bicycle parking spaces. Class 1 spaces are defined as a facility which protects the entire bicycle, its components and accessories against theft and against inclement weather, including wind-driven rain. Examples include: lockers; check-in facilities; monitored parking; restricted access parking; and personal storage.

Performance

15. Prior to the issuance of any building permit for the construction of the Project, the Zoning Administrator shall approve and order the recordation of a notice in the Official Records of the Recorder of the City and County of San Francisco, which notice shall state that construction of the Project has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied, and record said writing if requested.
16. Prior to the issuance of any building permit for the construction of the Project, the Project will meet the requirements of Planning Code Section 421. The Project Sponsor is required to participate for the proposed 115 residential units (containing approximately 46 two-bedroom units; 62 one-bedroom units; and 7 studio units) and approximately 7,300 square feet of ground floor commercial space. Compliance with Section 421 shall be based on the final residential and commercial square footage of the project.
17. The property owner shall maintain the entrances to the building and all sidewalks abutting the subject property in a clean condition. Such maintenance shall include, at a minimum, daily litter pickup and disposal, and washing or steam cleaning of the entrances and abutting sidewalks at least once each month.
18. The Project shall appoint a Community Liaison Officer to address issues of concern to neighbors related to the operation of this Project. The Project Sponsor shall report the name and telephone number of this Officer to the Zoning Administrator and the neighborhood for reference. The Project Sponsor shall keep the above parties apprised should a different staff liaison be designated.
19. An enclosed garbage area shall be provided within the establishment. All garbage containers shall be kept within the building until pick-up by the disposal company.

Monitoring and Violation

20. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines up to \$500 a day in accordance with Planning Code Section 176.
21. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Planning Code Section 351(e)(1).

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

22. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor. This authorization may be extended at the discretion of the Zoning Administrator only if the failure to issue a permit by the Department of Building Inspection is delayed by a city, state, or federal agency or by appeal of the issuance of such permit.

First Source Hiring

23. The Project shall adhere to the requirements of the First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator as they apply to permits for residential development (Section 83.4(m) of the Administrative Code). The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

EXHIBIT C

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS OF THE SAN FRANCISCO PLANNING COMMISSION FOR THE 1960-1998 MARKET STREET PROJECT

PREAMBLE

A Preliminary Mitigated Negative Declaration ("PMND") for the 1960-1998 Market Street Project ("Project") was prepared and published for public review on November 19, 2008. The PMND was available for public review until December 9, 2008.

An appeal of the PMND was filed on December 9, 2008 by the San Francisco Building and Construction Trades Council.

On April 16, 2009, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the appeal of Case No. 2006.1431E.

On April 16, 2009, the Planning Commission reviewed and considered the PMND and found that its contents, and the procedures through which it was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Section 21000 et seq.) ("CEQA"), 14 California Code of Regulations Section 15000 et seq. ("the CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code.

On April 16, 2009, the Planning Commission found that the PMND was adequate, accurate and objective, reflected independent analysis and judgment of the Department of City Planning and the Commission, and that the summary of comments and responses contained no significant responses to the PMND. Therefore, the Planning Commission upheld the PMND and approved the issuance of the Final Mitigated Negative Declaration (FMND), as prepared by the Planning Department in compliance with CEQA, the State CEQA Guidelines and Chapter 31.

The Planning Department is the custodian of records of all the documents pertaining to the FMND on the Project, located in Case No. 2006.1431E, at 1650 Mission Street, Fourth Floor, San Francisco, California.

The Planning Department prepared a Mitigation Monitoring and Reporting program ("MMRP"), which material was made available to the public and this Commission for this Commission's review, consideration and action.

FINDINGS

The Planning Commission has reviewed and considered the PMND and the record as a whole, finds that the PMND is adequate for its use as the decision-making body for the Project, that there is no substantial evidence that the Project will have a significant effect on the environment with the adoption of the mitigation measures contained in the MMRP to avoid potentially significant environmental effects associated with the Project, and hereby adopts the FMND.

The Planning Commission hereby adopts the MMRP attached hereto as Exhibit 1 and incorporated herein as part of this Resolution by this reference thereto, and commits to all required mitigation measures identified in the FMND and contained in the MMRP.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

EXHIBIT 1

**MITIGATION AND MONITORING REPORTING PROGRAM
FOR THE 1960-1998 MARKET STREET PROJECT**

SEE ATTACHED

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses herein restricted are thereby permitted and in conformity with the provisions of the Planning Code, this document would no longer be in effect and would be null and void.

Dated: 2/27/2012 at San Francisco, California

270 Valencia Street LLC Brian Greis
Owner's Signature

G50 Home LLC

[Signature]
Owner's Signature

This signature(s) must be acknowledged by a notary public before recordation; add Notary Public Certification and Official Notaries Seal below.

G: /JPI/jms/1960-1998 Market St. NSR

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

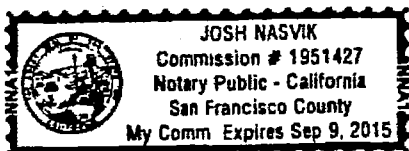
State of California

County of San Francisco

On Feb. 27, 2012 before me, Josh Nasvik, Notary Public

personally appeared Brian Spiers & Christopher P. Foley

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Handwritten Signature]

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Document Date: Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Signer's Name:

Corporate Officer - Title(s): Corporate Officer - Title(s):

Individual Individual

Partner - Limited General Partner - Limited General

Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: Other:

Signer Is Representing: Signer Is Representing:

LEGAL DESCRIPTION

Real property in the City of San Francisco, County of San Francisco, State of California, described as follows:

PARCEL ONE:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF MARKET STREET, DISTANT EASTERLY 155 FEET AND 6-7/8 INCHES FROM THE EASTERLY LINE OF BUCHANAN STREET, MEASURED AT RIGHT ANGLES THERETO; RUNNING THENCE NORTHEASTERLY ALONG SAID LINE OF MARKET STREET 50 FEET TO A POINT DISTANT EASTERLY 196 FEET AND 1-3/4 INCHES FROM SAID LINE OF BUCHANAN STREET, MEASURED AT RIGHT ANGLE THERETO; THENCE NORTHERLY AND PARALLEL WITH THE EASTERLY LINE OF BUCHANAN STREET 100 FEET AND 1-1/2 INCHES TO THE INTERSECTION OF A LINE DRAWN FROM A POINT DISTANT SOUTHERLY 70 FEET AND 1/4 OF AN INCH FROM THE SOUTHERLY LINE OF HERMANN STREET, MEASURED AT RIGHT ANGLES THERETO AND DISTANT EASTERLY 236 FEET AND 8-1/2 INCHES FROM THE EASTERLY LINE OF BUCHANAN STREET, MEASURED AT RIGHT ANGLES THERETO TO A POINT DISTANT SOUTHERLY 120 FEET FROM THE SOUTHERLY LINE OF HERMANN STREET, MEASURED AT RIGHT ANGLES THERETO AND DISTANT EASTERLY 115 FEET FROM THE EASTERLY LINE OF BUCHANAN STREET, MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTHWESTERLY ALONG SAID LINE SO DRAWN 43 FEET AND 10-5/16 INCHES TO A POINT DISTANT EASTERLY 155 FEET AND 6-7/8 INCHES FROM THE EASTERLY LINE OF BUCHANAN STREET, MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF BUCHANAN STREET 112 FEET AND 8-1/4 INCHES TO THE POINT OF BEGINNING. BEING PORTION OF WESTERN ADDITION BLOCK NO. 215.

PARCEL TWO:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF MARKET STREET, DISTANT EASTERLY 115 FEET FROM THE EASTERLY LINE OF BUCHANAN STREET, MEASURED AT RIGHT ANGLES THERETO; RUNNING THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF MARKET STREET 50 FEET TO A POINT DISTANT EASTERLY 155 FEET AND 6-7/8 INCHES FROM THE EASTERLY LINE OF BUCHANAN STREET, MEASURED AT RIGHT ANGLES THERETO; THENCE NORTHERLY AND PARALLEL WITH THE EASTERLY LINE OF BUCHANAN STREET 112 FEET AND 8-1/4 INCHES TO THE INTERSECTION OF A LINE DRAWN FROM A POINT DISTANT SOUTHERLY 70 FEET AND 1/4 OF AN INCH FROM THE SOUTHERLY LINE OF HERMANN STREET, MEASURED AT RIGHT ANGLES THERETO AND DISTANT EASTERLY 236 FEET AND 8-1/2 INCHES FROM THE EASTERLY LINE OF BUCHANAN STREET, MEASURED AT RIGHT ANGLES THERETO TO A POINT DISTANT SOUTHERLY 120 FEET FROM THE SOUTHERLY LINE OF HERMANN STREET, MEASURED AT RIGHT ANGLES THERETO AND DISTANT EASTERLY 115 FEET FROM THE EASTERLY LINE OF BUCHANAN STREET, MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTHWESTERLY ALONG SAID LINE SO DRAWN 43 FEET AND 10-5/16 INCHES TO A POINT DISTANT EASTERLY 115 FEET FROM THE EASTERLY LINE OF BUCHANAN STREET, MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTHERLY AND PARALLEL WITH THE SAID LINE OF BUCHANAN STREET 125 FEET AND 3 INCHES TO THE POINT OF BEGINNING. BEING PORTION OF WESTERN ADDITION BLOCK NO. 215.

PARCEL THREE:

BEGINNING AT A POINT ON THE EASTERLY LINE OF BUCHANAN STREET, DISTANT SOUTHERLY THEREON 180 FEET FROM THE SOUTHERLY LINE OF SHERMANN STREET; RUNNING THENCE

SOUTHERLY ALONG SAID LINE OF BUCHANAN STREET 134 FEET AND 6 INCHES TO THE NORTHERLY LINE OF DUBOCE AVENUE; THENCE EASTERLY ALONG SAID LINE OF DUBOCE AVENUE 16 FEET AND 11- $\frac{1}{2}$ INCHES TO THE NORTHWESTERLY LINE OF MARKET STREET; THENCE NORTHEASTERLY ALONG SAID LINE OF MARKET STREET 120 FEET AND 10- $\frac{3}{4}$ INCHES TO A POINT DISTANT AT RIGHT ANGLES THERETO; THENCE NORTHERLY AND PARALLEL WITH SAID LINE OF BUCHANAN STREET 65 FEET AND 3 INCHES TO A POINT DISTANT SOUTHERLY 180 FEET FROM THE SOUTHERLY LINE OF HERMANN STREET, MEASURED AT RIGHT ANGLES THERETO; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF HERMAN STREET 115 FEET TO THE POINT OF BEGINNING. BEING A PORTION OF WESTERN ADDITION BLOCK NO. 215.

Assessor's Lot 005; Block 0872 (Affects Parcel One)

Lot 006; Block 0872 (Affects Parcel Two)

Lot 007; Block 0872 (Affects Parcel Three)



RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2013 NOV 18 AM 8:40

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.

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

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. 7444	Date Sent: Friday, November 15, 2013	Date Due at BOS Friday, November 22, 2013
Block/Lot 0872 / 005, 006, 007	Map Address 1998 Market 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
11/15/13	Frank W. Lee Executive Assist. To Director City Hall, Room 348	
11/15/13	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: John.Malamut@sfdpw.org Tel: (415) 554-4622	11/15/13
11/15/13	Mohammed Nuru Director of Public Works City Hall, Room 348	11/15/13
11/18/13	Clerk of Board of Supervisors (BOS) City Hall, Room 244 (Submit a copy of this sheet with map.)	<i>[Signature]</i>
	When map is submitted to BOS, please return this original routing sheet to sender.	



