

File No. 151026

Committee Item No. _____

Board Item No. 26

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____
Board of Supervisors Meeting

Date: _____
Date: October 20, 2015

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 (Use back side if additional space is needed)

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|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Public Works Letter - October 8, 2015</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Public Works Order No. 184067</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning General Plan Referral - October 28, 2013</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>OCII Letter - October 1, 2013</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Treasurer/Tax Collector Memo - April 24, 2015</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u> |

Completed by: John Carroll
Completed by: _____

Date: October 15, 2015
Date: _____

1 [Final Map 8786 - 100 Channel Street - Mission Bay Block 1 Phase 3]
2

3 **Motion approving Phase 3 Final Map No. 8786, for a hotel development project located**
4 **at 100 Channel Street, Assessor's Block No. 8715, Lot No. 8; and adopting findings**
5 **pursuant to the General Plan, the eight priority policies of Planning Code, Section**
6 **101.1, and the Mission Bay South Redevelopment Plan, Plan Amendments, and Plan**
7 **Documents.**
8

9 **MOVED, That the certain map entitled "Phase 3 Final Map 8786", a hotel development**
10 **project, located at 100 Channel Street, being a subdivision of Assessor's Block No. 8715, Lot**
11 **No. 8, comprising 3 sheets, approved September 23, 2015, by Public Works Order No.**
12 **184,067 is hereby approved and said map is adopted as an official Final Map 8786; and, be it**

13 **FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own**
14 **and incorporates by reference herein as though fully set forth the findings made by the City**
15 **Planning Department, by its letter dated October 28, 2013, that the proposed subdivision is**
16 **consistent with the objectives and policies of the General Plan, and the eight priority policies**
17 **of Planning Code, Section 101.1; and, be it**

18 **FURTHER MOVED, That a copy of said letter is on file with the Clerk of the Board of**
19 **Supervisors in File No. 151026, which is hereby declared to be a part of this Motion as set**
20 **forth fully herein; and, be it**

21 **FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own**
22 **and incorporates by reference herein as though fully set forth the findings made by the**
23 **Successor Agency to the Redevelopment Agency of the City and County of San Francisco**
24 **commonly known as the Office of Community Investment and Infrastructure, by its letter dated**
25 **November 1, 2013, that the proposed subdivision is consistent with the Mission Bay South**

1 Redevelopment Plan, Plan Amendments and Plan Documents (as such term is defined
2 therein); and, be it

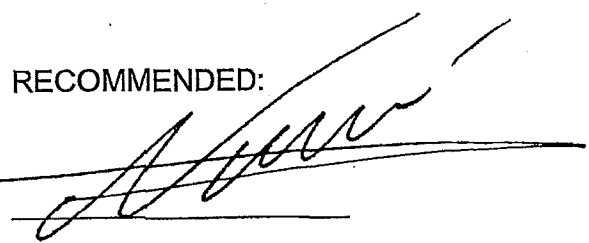
3 FURTHER MOVED, That a copy of said letter is on file with the Clerk of the Board of
4 Supervisors in File No. 151026, which is hereby declared to be a part of this Motion as if set
5 forth fully herein; and, be it

6 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
7 the Director of the Public Works to enter all necessary recording information on the Final Map
8 and authorizes the Clerk of the Board of Supervisors to execute the Clerk's statement as set
9 forth herein; and, be it

10 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
11 subdivider with all applicable provisions of the California Subdivision Map Act and the San
12 Francisco Mission Bay Subdivision Code and any amendments thereto.

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RECOMMENDED:



Mohammed Nuru
Director of Public Works

RECOMMENDED:



Bruce R. Storrs
City and County Surveyor

Mission Bay Task Force



Edwin M. Lee
Mayor

Mohammed Nuru
Director

Jerry Sanguinetti
Manager

Street Use and Mapping
1155 Market St., 3rd floor
San Francisco, CA 94103
tel 415-554-5810

sfpublicworks.org
facebook.com/sfpublicworks
twitter.com/sfpublicworks

October 8, 2015

Angela Calvillo, Clerk of the Board
Board of Supervisors
1 Dr. Carlton B. Goodlet Place, Room 244
San Francisco, Ca 94102-4689

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2015 OCT -8 AM 10:45

245

Subject: Approval of Final Map 8786 Phase 3-Mission Bay Block 1

Dear Ms. Calvillo:

Attached please find an original and two (2) copies of the Motion for Board of Supervisors approval which will approve Final Map No. 8786 pursuant to the California Subdivision Map Act and the Mission Bay Subdivision Code.

Please find attached one (1) Mylar set of the above referenced Final Map. Also find attached the following accompanying documents (three sets):

1. Motion (1 original/2 copies)
2. Final Map No. 8786 mylar and (two (2) 11x17 paper copies)
3. Department of Public Works Order No. 184,067
4. Letter dated October 28, 2013 from City Planning Department verifying conformity with the General Plan and Priority Policies set forth in City Planning Code Section 101.1
5. Letter dated November 1, 2013 from the Office of Community Investment and Infrastructure verifying conformity with the Mission Bay South Redevelopment Plan and Plan Documents
6. Statement of Subdivision Security
7. Subdivision Tax Bond

Please feel free to contact me for any assistance needed.

Sincerely,

A handwritten signature in cursive that reads "Barbara L. Moy".

Barbara L. Moy
Task Force Manager
Phone: (415) 588-4050
Email: barbara.moy@sfdpw.org



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor



DPW Order No: 184067

APPROVING PHASE 3 FINAL MAP NO. 8786 FOR DEVELOPMENT PURPOSES WITHIN ASSESSOR'S BLOCK 8715 LOT 8.

The City Planning Department, in its letters dated October 28, 2013, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

The Office of Community Investment and Infrastructure, in its letter dated November 1, 2013 stated that the subdivision is in conformity with the Mission Bay South Redevelopment Plan and Plan Documents, including the Infrastructure Plan, the Scope of Development and the Design for Development per Section 1434 of the Mission Bay Subdivision Code as well as the Block 1 Major Phase Application.

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 Mission Bay Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Map.

Transmitted herewith are the following:

1. One (1) copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) signed Mylar set of the "Phase 3 Final Map 8786" comprising 3 sheets.
3. One (1) copy of the Statement of Subdivision Security from the Tax Collector Office of the City and County of San Francisco pursuant to California Government Code Sections 66492 and 66493.
4. One (1) copy of the Subdivision Tax Bond pursuant to the requirements of California Government Code Section 66493.
5. One (1) copy of the letter dated October 28, 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.
6. One (1) copy of the letter dated November 1, 2013, the Office of Community Investment and Infrastructure verifying conformity of the subdivision with the Mission Bay South Redevelopment Plan and Plan Documents including the Infrastructure Plan, the Scope of Development and the Design for Development as well as the Block 1 Major Phase Application.

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



9/23/2015

9/23/2015

X Buce 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.



**SAN FRANCISCO
PLANNING DEPARTMENT**

General Plan Referral

Date: October 28, 2013
Case No. Case No. 2013.1304R
 100 Channel Street: Tentative and Final Map, public improvements acceptance, and street vacation
Block/Lot No.: 8715/004
Project Sponsor: Office of Community Investment and Infrastructure, Successor Agency to the Redevelopment Agency
Applicant: Block 1 Associations, LLC
Staff Contact: Susan Exline - (415) 558-6332
 susan.exline@sfgov.org
Recommendation: Finding the project, on balance, is in conformity with the General Plan
Recommended By: 
 John Rahaim, Director of Planning

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

Reception:
 415.558.6378

Fax:
 415.558.6409

Planning
 Information:
 415.558.6377

PROJECT DESCRIPTION

We are in receipt of your request that the Planning Department consider a General Plan Referral application concerning Block 1 of the Mission Bay Redevelopment Plan. The General Plan Referral application was submitted to the Department on September 13, 2013, pursuant to Section 4.105 of the Charter, and Section 2A.53 of the Administrative Code.

In the subject case, the Mission Bay Force (MBTF) proposes a number of actions to implement the Mission Bay Redevelopment Area South of Channel Street, Exhibit A. The Mission Bay South Redevelopment Plan was approved as part of Planning Case 1996.771EMTZR and recently amended under case 2013.0625R. The Planning Commission found the Mission Bay South Redevelopment Plan amendments, on balance, in conformity with the General Plan by Motion No. 18905 on June 13, 2013. The specific actions considered as part of the current Project require a General Plan Referral consistency determination and consideration and approval by the Board of Supervisors for City approval of the actions referenced below, including a Tentative and Final Map, vacation of street, and acceptance of horizontal infrastructure improvements. The proposed project is described in further detail below.

www.sfplanning.org

PROPOSED ACTIONS BY THE BOARD OF SUPERVISORS

1. Tentative Map

The Department of Public Works (DPW) will conditionally approve the Tentative Map, as shown in Exhibit B of your submittal, and provide conditional approval of the project. This action will provide conditional approval of the lot pattern, and confirm that access and utilities can be provided to each lot.

2. Final Subdivision Map

After DPW recommends the approval of the Final Subdivision Map, the Board of Supervisors may act to approve the Final Subdivision Map. Board approval of the Final Subdivision Map will allow the sale, finance or lease of the property or properties.

3. Street Vacation

After DPW recommends the approval of City vacation, the Board of Supervisors may act to approve the documents necessary in order to execute the Vacation of a portion of Fourth Street between Channel Street and the Channel as described in the Mission Bay South Owner Participation Agreement, provided as Exhibit H.

4. Acceptance of Dedication of Horizontal Public Infrastructure:

After DPW determines that the facilities have been constructed in accordance with the Plans and Specifications and are ready for their intended use, the Developer is obligated to dedicate the Horizontal Infrastructure facilities to the City. The dedication will be for improvements located on Third Street, Fourth Street and Channel Street adjacent to the subdivision, including the Park P3 and Storm Water Treatment Facilities and the Storm Water Pump Station No 3 Public Improvements. The Board of Supervisors must act to accept the dedication of the Public Infrastructure Facilities. The Horizontal Infrastructure will be constructed per the approved Improvement Plans together with curb, gutter, sidewalks, landscaping, street lights, sewer, low pressure water, reclaimed water, joint utility trench, storm drain, pump station and stormwater treatment facilities traffic striping and signs as shown on excerpts of the Improvement Plans included as follows:

1. Exhibit C: Excerpts of Block 1 Improvement Plans
2. Exhibit D: Excerpts of Storm Water Pump Station No. 3 Improvement Plans
3. Exhibit E: Park P3 Conceptual Plans

The Public Horizontal Infrastructure facilities to be dedicated will be for Block 1, Park P3 and Storm Water Pump Station No. 3 as follows:

1. Fourth Street: approximately 50 feet of sidewalk along the east side of Fourth Street to intersection of Channel Street.

2. Channel Street: approximately 500 feet of sidewalk on the north side of Channel Street.
3. Third Street near Channel Street: approximately 100 feet of sidewalk along the west side of Third Street
4. Third Street: approximately 300 feet in length of repaving along the west side of Third Street, two (2) southbound lanes with sidewalk and no parking
5. Park P3: approximately 1.68 acres of landscaping and storm water treatment improvements
6. Storm Water Pump Station No. 3 improvements

PREVIOUS ACTIONS RELATED TO THIS PROJECT

In previous undertakings related to the project, the Planning Commission found the Mission Bay South Redevelopment Project, dated September 4, 1998, in conformity with the San Francisco General Plan, in Planning Commission Resolution No. 14699, adopted September 17, 1998. The Planning Commission also found the Mission Bay South Redevelopment Project Amendments consistent with the General Plan in Planning Commission Motion 18905, adopted June 13, 2013.

In addition to the actions above, an Owner Participation Agreement (OPA) South Infrastructure Plan-Fifth Amendment was executed between the Redevelopment Agency of the City and County of San Francisco and the project sponsor, on February 21, 2013. The OPA required the owner to implement the Infrastructure Plan and construct the horizontal infrastructure and improvements that are incorporated into the subject project.

ENVIRONMENTAL REVIEW

The Environmental Planning Division of the Planning Department determined that the project is Categorically Exempt from Environmental Review. The project is cleared under the 1998 Mission Bay Subsequent Environmental Impact Report (SEIR), SF Redevelopment Agency Case No. 919-97 & SF Planning Case No. 96.771E; and SEIR Addendum No.8, dated 05/15/13 that was issued by the Office of Community Investment and Infrastructure, Successor Agency to the SF Redevelopment Agency Case No. 919-97.

GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION

The Project is to approve a tentative and final map, street vacation, and accept the dedication of horizontal public infrastructure. The Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 as described in the body of this letter. The Project is, on balance, in-conformity with the following Objectives and Policies of the General Plan:

2004 HOUSING ELEMENT

OBJECTIVE 1

TO PROVIDE NEW HOUSING, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING, IN APPROPRIATE LOCATIONS WHICH MEETS IDENTIFIED HOUSING NEEDS AND TAKES INTO ACCOUNT THE DEMAND FOR AFFORDABLE HOUSING CREATED BY EMPLOYMENT DEMAND.

POLICY 1.1

Encourage higher residential density in areas adjacent to downtown, in underutilized commercial and industrial areas proposed for conversion to housing, and in neighborhood commercial districts where higher density will not have harmful effects, especially if the higher density provides a significant number of units that are affordable to lower income households. Set allowable densities in established residential areas at levels which will promote compatibility with prevailing neighborhood scale and character where there is neighborhoods support.

OBJECTIVE 4

SUPPORT AFFORDABLE HOUSING PRODUCTION BY INCREASING SITE AVAILABILITY AND CAPACITY

OBJECTIVE 11

IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO MAINTAIN SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.

POLICY 11.2

Ensure housing is provided with adequate public improvements, services, and amenities.

The Mission Bay project will provide a significant amount of new housing, including affordable housing units, consistent with these policies. The subject project is limited to review of a Tentative Subdivision Map, approval of a Final Map, and City-acceptance of property and public improvements, including a storm water treatment facilities and the storm water pump station No. 3, streets, sidewalks and related infrastructure, and improvements to publicly accessible open space in Assessor's Blocks 8715 004. The proposed project is consistent with the plans considered in earlier official actions by the Planning Commission, including Res. No. 18905, finding the Mission South Redevelopment Plan Amendments in conformity with the General Plan. The proposed project as described above, would be required in order to implement the Mission Bay project, including construction of public infrastructure that will support

GENERAL PLAN REFERRAL

100 Channel street

CASE NO. 2013.1304R

development of a significant number of new housing units, including market rate and affordable units.

COMMERCE & INDUSTRY ELEMENT

Policy 6.7

Promote high quality urban design on commercial streets.

Streets and other public infrastructure improvements will be constructed consistent with the Mission Bay South Redevelopment Plan, which calls for high quality design features in public rights-of-way and adjacent development. Implementation of the Project would permit development of neighborhood commercial uses and new residential development

URBAN DESIGN ELEMENT

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Conservation, Street Space

POLICY 2.8

Maintain a strong presumption against the giving up of street areas for private ownership or use, or for construction of public buildings.

Street areas have a variety of public values in addition to the carrying of traffic. They are important, among other things, in the perception of the city pattern, in regulating the scale and organization of building development, in creating views, in affording neighborhood open space and landscaping, and in providing light and air and access to properties.

Policy 2.9 Review proposals for the giving up of street areas in terms of all the public values that streets afford.

Every proposal for the giving up of public rights in street areas, through vacation, sale or lease of air rights, revocable permit or other means, shall be judged with the following criteria as the minimum basis for review:

a. No release of a street area shall be recommended which would result in:

(2) Interference with the rights of access to any private property;

(3) Inhibiting of access for fire protection or any other emergency purpose, or interference with utility lines or service without adequate reimbursement;

(12) Release of a street area in any situation in which the future development or use of such street area and any property of which it would become a part is unknown.

b. Release of a street area may be considered favorably when it would not violate any of the above criteria and when it would be:

(5) In furtherance of the public values and purposes of streets as expressed in The Urban Design Element and elsewhere in the General Plan.

Policy 2.10

Permit release of street areas, where such release is warranted, only in the least extensive and least permanent manner appropriate to each case.

The right-of-way proposed to be vacated meet the guidelines contained in Urban Design Element Policies. 2.8, 2.9, and 2.10. The proposed vacation of 4th Street is necessary for the proposed park, and would not: be detrimental to vehicular or pedestrian circulation; interfere with the access to private property; inhibit access for fire protection or other emergency service, interfere with utility lines; obstruct a significant view, or eliminate open space which might be used for public recreation and are necessary for implementation of the Redevelopment Plan.

RECREATION AND OPEN SPACE ELEMENT

POLICY 2.1

Provide an adequate total quantity and equitable distribution of public open spaces throughout the City.

POLICY 2.7

Acquire additional open space for public use.

POLICY 3.5

Provide new public open spaces along the shoreline.

Mission Bay

The area known as Mission Bay is governed primarily by the Mission Bay North and Mission Bay South Redevelopment Plans. The two Redevelopment Plans and their companion Design for Development Documents provide for a balanced program of

GENERAL PLAN REFERRAL

100 Channel street

CASE NO. 2013.1304R

active and passive recreational opportunities within strategically located open space sites throughout Mission Bay. They also provide that the open spaces within Mission Bay will seek to utilize and enhance the existing natural amenities of Mission Bay, such as the shoreline, China Basin Channel and public vistas.

The concept for the open space system for Mission Bay is to provide opportunities for local, citywide and regional recreational usage. The intent is to develop: (1) flexible/multiple use spaces that can accommodate heavy, active recreational uses as well as a balance of active and passive uses; and (2) spaces that will accommodate the immediate as well as the long-term/changing needs of the local community and the City

The Recreation and Open Space Element calls for the City to provide adequate open space to serve the needs of all San Francisco residents. Development of Block 1 will result in provision for a significant amount of new housing as well as retail development that will create a demand for publicly accessible open space to supplement existing open space. As part of the Mission Bay redevelopment project, the project sponsor is responsible for establishing and maintaining new publicly accessible parks and open spaces for the area's residents, workers and visitors. By approving this action, the City will accept Park P3, which will add to the city's supply of open space.

PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project, demolition and replacement of the Chinese Recreation Center, is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

Eight Priority Policies Findings

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

The proposed project is found to be consistent with the eight priority policies of Planning Code Section 101.1 in that:

- (1) That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

The Project would have no adverse effect on neighborhood serving retail uses or opportunities for employment in or ownership of such businesses. The Project actions considered in this case would implement policies and plans contained in the Mission Bay South Redevelopment Plan, which was found consistent with the General Plan. The project would not negatively affect the level of neighborhood serving retail.

- (2) That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The Project considered would have no adverse effect on existing housing and neighborhood character. City acceptance of real property, acceptance of dedication of horizontal public infrastructure improvements (streets and related improvements), and vacation of a portion of a public Rights-of-Way is necessary for Block 1 to be developed. The Project is necessary in order to establish new residential and mixed-use development on the site.

- (3) That the City's supply of affordable housing be preserved and enhanced.

The Project in itself would have no adverse effect on the City's supply of affordable housing. However, overall, the implementation of the Mission Bay South Redevelopment Plan, as adopted, would add to the City's supply of affordable housing.

- (4) That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project would not adversely impede MUNI transit service or overburden city streets and neighborhood parking.

- (5) That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project would not adversely affect a diverse economic base

- (6) That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project, limited to vacation of portions of public rights-of-way and easements, acquisition of real property and acceptance of public infrastructure improvements (once constructed consistent with approved plans) would not adversely affect City preparedness against injury or loss of life in an earthquake.

- (7) That landmarks and historic buildings be preserved.

The Project would not adversely affect landmarks or historic buildings.

- (8) That our parks and open space and their access to sunlight and vistas be protected from development.

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100 Channel street

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The Project would not adversely affect parks and open space and their access to sunlight and vistas. The project sponsor would install publicly accessible open spaces consistent with the approved Mission Bay South Redevelopment Plan.

RECOMMENDATION: Finding the Project, on balance, in-conformity with the General Plan

Attachments:

Note: The following Exhibits are contained in Planning Department File No. 2013.1304R and are available for review at the Planning Department offices.

- Exhibit A Location Map
- Exhibit B Tentative Map
- Exhibit C Excerpts of Block 1 Improvement Plans
- Exhibit D Excerpts of Storm Water Pump Station No. 3 Improvement Plans
- Exhibit E Concept Plan for Park P3 and Storm Water Treatment Improvements
- Exhibit F DCP General Consistency for Land Transfers
- Exhibit G Mission Bay South Owner Participation Agreement, Attachment D (Infrastructure Plan), Text description and cross section improvements
- Exhibit H Certificate of Compliance adjusting lot lines between Assessor's Blocks/Lots 8714/001 and 8715/001
- Exhibit I Certificate of Compliance adjusting Lot lines between Assessor's Blocks/Lots 8715/002, 003 and 8713/003
- Exhibit J Planning Commission Motion No. 18905

cc: Grace Kwak, Project Manager, ITF
Catherine Reilly, CCSF/OCII
Mohammad Nuru, Director DPW

**Office of Community
Investment and Infrastructure**
(Successor to the San Francisco
Redevelopment Agency)

One South Van Ness Avenue
San Francisco, CA 94103
415.749.2400



EDWIN M. LEE, Mayor

Christine Johnson, Chair
Mara Rosales, Vice-Chair
Theodore Ellington
Marilyn Mondejar
Darshan Singh
Tiffany Bohee, Executive Director

November 1, 2013

126.072.13.151

Ms. Barbara L. Moy
Task Force Manager
Infrastructure Task Force
Department of Public Works
30 Van Ness, Room 4200
San Francisco, CA 94102

RE: Conditional Mission Bay South-Block 1 Tentative Map Consistency
Determination

Dear Ms. Moy:

The Office of Community Investment and Infrastructure ("OCII") has received your request regarding the Mission Bay Block 1 Tentative Map and Final Map ("Maps") and its consistency with the Mission Bay South Redevelopment Plan ("Plan"), Mission Bay South Owner Participation Agreement ("OPA") and Plan Documents.

OCII has reviewed the documents and related materials concerning the approval of the Block 1 Tentative Map and Final Map and other related actions thereto, finds these consistent with the amendment to the Mission Bay South Redevelopment Plan approved by Board of Supervisors Ordinance No. 143-13, OPA and Plan Documents, and recommends that the Board of Supervisors approve said Maps.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Reilly".

Catherine Reilly
Project Manager

Cc: Tiffany Bohee, OCII
Grace Kwak, DPW-ITF

Statement of Subdivision Security
California Government Code Sections 66492 and 66493

The official records for secured real property tax maintained by the Tax Collector of the City and County of San Francisco show that the estimated amount of secured real property tax due for the fiscal year 2015-2016 for each of the following properties, which are subject to liens for taxes not yet payable, is:

Block 8715 Lot 006	
Estimate property tax due for FY 2015-2016	\$838,191
Block 8715 Lot 007	
Estimate property tax due for FY 2015-2016	\$851,245
Block 8715 Lot 008	
Estimate property tax due for FY 2015-2016	\$558,558

Pursuant to the requirements of California Government Code Section 66493, the security bond required to be posted with the Clerk of the Board of Supervisors prior to the recordation of this subdivision map is the amount of \$4,495,987.

The amount of security for the taxes specified above will remain in effect through April 10, 2016. If the parcel or the map designated above is not recorded in the Assessor-Recorder's Office on or prior to this date, a new statement of subdivision security must be obtained.

This statement does not include any assessments for taxes or other assessments that do not appear on the secured real property tax roll maintained by the San Francisco Tax Collector.

April 24, 2015

Date



DAVID P. AUGUSTINE
Tax Collector
City & County San Francisco

BOND No.: CMS284354
PREMIUM: \$ 89,920.00
Effective Date: May 1, 2015

SUBDIVISION TAX BOND

KNOW ALL MEN BY THESE PRESENTS:

1000 Channel Street Owner, LLC,

That we, a Delaware limited liability company, as Principal and RLI Insurance Company, a Illinois corporation, as Surety, are held and firmly bound unto the CITY AND COUNTY OF SAN FRANCISCO, in the penal sum of Four Million Four Hundred Ninety Five Thousand Nine Hundred Eighty Seven and NO/100 Dollars (\$ 4,495,987.00) lawful money of the United States of America, to be paid to the COUNTY OF SAN FRANCISCO, State of California, for which payment, well and truly be made, we bind ourselves, our heirs, executors, administrators, successors and assigns jointly and severally, firmly by these presents, to assure payment of fiscal year 2015-2016 real estate taxes.

WHEREAS, the above names Principal is about to file a map entitled:

Block 8715, Lot 006; Block 8715, Lot 007; Block 8715, Lot 008

and

WHEREAS, there are no liens against the subdivision or any part thereof for unpaid state, county, municipal or local taxes or special assessments collected by taxes, except taxes or special assessments not yet payable.

NOW, THEREFORE, if the said Principal shall pay on or before April 10, 2016 all taxes and assessments, which are now a lien against said tract, or any part thereof, but not yet payable at the time of filing of the map of said tract, then this obligation is to be void and of no effect; otherwise to remain in full force and effect.

PROVIDED, however, that the Surety may terminate this bond as to future liability by giving thirty (30) days written notice to the Obligee at the above address, such termination not to affect any liability incurred or accrued prior to the expiration of said thirty (30) day period.

SIGNED, SEALED AND DATED this 1st day of May, 2015.

-----PRINCIPAL-----

1000 Channel Street Owner, LLC,
a Delaware limited liability company

-----SURETY-----

RLI Insurance Company

By: Eric Rubinfeld

Name: ERIC RUBENFELD

Title: VICE PRESIDENT & SECRETARY

By: Tracy Aston

Tracy Aston Attorney-in-Fact

ACKNOWLEDGEMENT

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 Los Angeles)

On May 4, 2015 before me, Denise del Rey-Toussaint, Notary Public, personally appeared Eric Rubinfeld (insert name(s) of signer(s)) 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 Denise del Rey-Toussaint (Seal)

CALIFORNIA ALL-PURPOSE 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.

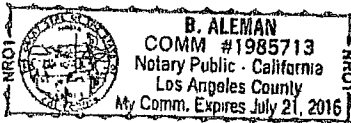
State of California

County of Los Angeles

On MAY 1 2015 before me, B. Aleman, Notary Public, personally appeared Tracy Aston 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]

Signature of Notary Public



RLI Surety
 9025 N. Lindbergh Dr. | Peoria, IL 61615
 Phone: (800)645-2402 | Fax: (309)689-2036
 www.rlicorp.com

POWER OF ATTORNEY
RLI Insurance Company

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That **RLI Insurance Company**, an Illinois corporation, does hereby make, constitute and appoint:

Tracy Aston, Ashraf Elmasy, Simone Gerhard, KD Conrad, Edward C. Spector, Daravv Mady, James Ross, B. Aleman, Lisa Crail, Kristine Mendez, Misty Wright, jointly or severally

in the City of Los Angeles, State of California its true and lawful Agent and Attorney in Fact, with full power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf as Surety, the following described bond.

Any and all bonds provided the bond penalty does not exceed Twenty Five Million Dollars (\$25,000,000.00).

The acknowledgment and execution of such bond by the said Attorney in Fact shall be as binding upon this Company as if such bond had been executed and acknowledged by the regularly elected officers of this Company.

The **RLI Insurance Company** further certifies that the following is a true and exact copy of the Resolution adopted by the Board of Directors of **RLI Insurance Company**, and now in force to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the **RLI Insurance Company** has caused these presents to be executed by its Vice President with its corporate seal affixed this 3rd day of September, 2014.



RLI Insurance Company

By: [Signature]
 Roy C. Die Vice President

State of Illinois }
 County of Peoria } SS

CERTIFICATE

On this 3rd day of September, 2014, before me, a Notary Public, personally appeared Roy C. Die, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the **RLI Insurance Company** and acknowledged said instrument to be the voluntary act and deed of said corporation.

I, the undersigned officer of **RLI Insurance Company**, a stock corporation of the State of Illinois, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the **RLI Insurance Company** this day of MAY 1 2015

By: [Signature]
 Jacqueline M. Bockler Notary Public

RLI Insurance Company

By: [Signature]
 Roy C. Die Vice President



043347702012

A0058514

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS AND BENEFICIARY, UNDER THAT CERTAIN DEED OF TRUST RECORDED ON DECEMBER 20, 2013 AS INSTRUMENT NO. 2013-1807650 AND HOLDERS OF RECORD TITLE INTEREST IN THE REAL PROPERTY SUBDIVIDED AND SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDECTION OF SAID MAP.

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

OWNER: SOMA HOTEL LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: JAMES E.M. EVANS
ITS: CHIEF FINANCIAL OFFICER

BENEFICIARY: SHANGHAI COMMERCIAL BANK, LTD., ACTING THROUGH ITS SAN FRANCISCO BRANCH

BY: [Signature]
NAME: PHILIP LEE
ITS: SVP AND MANAGER

BY: [Signature]
NAME: JIMMY WU
ITS: VP

OWNER'S ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF San Francisco

ON September 17, 2015 BEFORE ME, P. CHRISTIAN, Notary Public

PERSONALLY APPEARED JAMES E.M. EVANS
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: [Signature]

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2014442

MY COMMISSION EXPIRES: MAR. 25, 2017

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

BENEFICIARY'S ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF San Francisco

ON September 17, 2015 BEFORE ME, Kelly Mei Yi Lei, Notary Public

PERSONALLY APPEARED Philip Lee and Jimmy Wu
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: [Signature]

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 1957640

MY COMMISSION EXPIRES: Oct 22, 2015

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

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, EXCEPT AS TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$58,558. I ALSO HEREBY STATE THAT A BOND IN THE AMOUNT FIRED BY SAID BOARD AND BY ITS TERMS MADE TO INURE TO THE BENEFIT OF THE CITY AND COUNTY OF SAN FRANCISCO, CONDITIONED FOR PAYMENT OF THE ABOVE TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, HAS BEEN FILED WITH AND APPROVED BY SAID BOARD.

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 "PHASE 3 FINAL MAP 8786".

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

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

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. _____

RECORDER'S CERTIFICATE OR STATEMENT:

FILED THIS _____ DAY OF _____, 20__, AT _____, IN BOOK _____ OF MAPS, AT PAGES _____, AT THE REQUEST OF MARTIN M. RON ASSOCIATES.

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

**PHASE 3
FINAL MAP 8786**

FOR DEVELOPMENT PURPOSES
BEING LOT 3 AS SHOWN ON
"PHASE 1 FINAL MAP 7472" RECORDED DECEMBER 2, 2013
IN BOOK EE OF MAPS, AT PAGES 125-127

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

SEPTEMBER 2015 SHEET 1 OF 3
AB 8715, LOT 008 - MISSION BAY BLOCK 1 100 CHANNEL

APPROVALS:
THIS MAP IS APPROVED THIS 29th DAY OF SEPTEMBER 2015
BY ORDER NO. 184,667

BY: [Signature] DATE: 10/7/15

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

APPROVAL:
THIS MAP IS APPROVED THIS 30 DAY OF SEPTEMBER 2015

BY: [Signature] DATE: 9-30-15

TIFFANY BISHOP
EXECUTIVE DIRECTOR
SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF THE
CITY AND COUNTY OF SAN FRANCISCO

APPROVED AS TO FORM:
DENNIS J. HERRERA, CITY ATTORNEY
BY: [Signature]
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

APPROVAL OF MULTIPLE FINAL MAPS:
THE DIRECTOR HEREBY APPROVES THE SUBMITTAL OF MULTIPLE FINAL MAPS FOR THE
APPROVED TENTATIVE MAP NO. 7472 IN ACCORDANCE WITH MISSION BAY SUBDIVISION
CODE SECTION 1455.2.

BY: [Signature] DATE: 10/7/15

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

CERTIFICATE OF PUBLIC IMPROVEMENT AGREEMENT:
THIS CERTIFICATE EVIDENCES THAT A PUBLIC IMPROVEMENT AGREEMENT HAS BEEN EXECUTED
ON THE 9TH DAY OF JUNE 2015, BETWEEN 1000 CHANNEL STREET (SF) OWNER, LLC, A
DELAWARE LIMITED LIABILITY COMPANY AND THE CITY AND COUNTY OF SAN FRANCISCO.

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

CITY AND COUNTY SURVEYOR'S STATEMENT:
I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBMISSION AS SHOWN IS SUBSTANTIALLY
THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL
PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE
TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THIS
MAP IS TECHNICALLY CORRECT.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO
BY: [Signature] DATE: SEPTEMBER 23 2015
BRUCE R. STORRS L.S. 6914



SURVEYOR'S STATEMENT:
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN
CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE
REQUEST OF SOMA HOTEL LLC ON MAY 8, 2015. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE
CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE
THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY
APPROVED TENTATIVE MAP.

BY: [Signature] DATE: 9-18-15
BENJAMIN B. RON
P.L.S. No. 5015



**PHASE 3
FINAL MAP 8786**
FOR DEVELOPMENT PURPOSES
BEING LOT 3 AS SHOWN ON
"PHASE 1 FINAL MAP 7472" RECORDED DECEMBER 2, 2013
IN BOOK EE OF MAPS, AT PAGES 125-127
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

SEPTEMBER 2015 SHEET 2 OF 3
AB 8715, LOT 00B - MISSION BAY BLOCK 1 100 CHANNEL

1623

MAP REFERENCES

- [1] FINAL MAP TRACT NO. 3936 RECORDED FEBRUARY 22, 2006 IN BOOK 88 OF MAPS, AT PAGES 64-68, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [2] "MAP OF MISSION BAY", BOOK Z OF MAPS, PAGES 97-115.
- [3] "RECORD OF SURVEY MAP OF MISSION BAY", BOOK 88 OF MAPS, PAGES 4-5.
- [4] CERTIFICATE OF COMPLIANCE, REEL K058, IMAGE 308, OFFICIAL RECORDS.
- [5] CERTIFICATE OF COMPLIANCE, REEL H716, IMAGE 294, OFFICIAL RECORDS.
- [6] PHASE 1 FINAL MAP 7472 RECORDED DECEMBER 2, 2013 IN REEL EE, IMAGE 125-127, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [7] PHASE 2 FINAL MAP 8303 RECORDED JUNE 9, 2015 IN BOOK 127 OF CONDOMINIUM MAPS, AT PAGES 82-83, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

BASIS OF BEARINGS

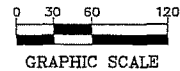
THE BEARING $S86^{\circ}49'04''W$ BETWEEN THE FOUND MONUMENTS ON CHANNEL BETWEEN THIRD AND FOURTH STREETS AS SHOWN ON TRACT MAP NO. 3936 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

THIS MAP IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING:

1. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA AS DISCLOSED BY THE DOCUMENT RECORDED NOVEMBER 16, 1998, INSTRUMENT NO. 98-0470337, OFFICIAL RECORDS AND ALL SUBSEQUENT AMENDMENTS.
2. "MISSION BAY SOUTH REDEVELOPMENT PLAN AREA DECLARATION OF RESTRICTIONS" RECORDED DECEMBER 3, 1998, IN REEL H273, IMAGE 267, INSTRUMENT NO. 98-047255, OFFICIAL RECORDS AND A CERTIFICATE OF CORRECTION AS TO THE LEGAL DESCRIPTION SET FORTH THEREIN RECORDED JANUARY 20, 1999, IN REEL H304, IMAGE 513, INSTRUMENT NO. 99-0501704, OFFICIAL RECORDS.
3. "MISSION BAY SOUTH OWNER PARTICIPATION AGREEMENT" RECORDED DECEMBER 3, 1998, IN REEL H273, IMAGE 275, INSTRUMENT NO. 98-047258, OFFICIAL RECORDS AND ALL SUBSEQUENT AMENDMENTS.
4. "COVENANT AND ENVIRONMENTAL RESTRICTION ON PROPERTY" RECORDED MARCH 21, 2000, IN REEL H598, IMAGE 171, INSTRUMENT NO. 2000-0748551, OFFICIAL RECORDS.
5. "COVENANT AND ENVIRONMENTAL RESTRICTION ON PROPERTY" RECORDED MARCH 21, 2000, IN REEL H598, IMAGE 172, INSTRUMENT NO. 2000-0748552, OFFICIAL RECORDS.
6. "MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR MISSION BAY COMMERCIAL" RECORDED JANUARY 16, 2001, INSTRUMENT NO. 2001-088923, OFFICIAL RECORDS AND ALL SUBSEQUENT AMENDMENTS.
7. "AMENDMENT NO. 2 TO BCDC PERMIT 5-00" RECORDED DECEMBER 10, 2001, IN REEL I030, IMAGE 300, INSTRUMENT NO. 2001-H066919, OFFICIAL RECORDS.
8. THAT CERTAIN "GRANT DEED" RECORDED MAY 17, 2012, INSTRUMENT NO. 2012-J414850, OFFICIAL RECORDS. NOTE: SAID DOCUMENT AMONG OTHER THINGS RESERVES ALL MINERAL RIGHTS WITHIN THE SUBJECT PROPERTY BY FOCL-MB, LLC.
9. "DECLARATION OF COVENANTS AND GRANT OF EASEMENT" RECORDED MAY 17, 2012, INSTRUMENT NO. 2012-J414853, OFFICIAL RECORDS, AND ALL SUBSEQUENT AMENDMENTS.
10. "MEMORANDUM OF RIGHT TO REPURCHASE" RECORDED MAY 17, 2012, INSTRUMENT NO. 2012-J414851, OFFICIAL RECORDS AND ALL SUBSEQUENT AMENDMENTS.
11. AN UNRECORDED DOCUMENT ENTITLED "BRAND COVENANT AND RESTRICTION AGREEMENT", AS DISCLOSED BY THAT CERTAIN DOCUMENT ENTITLED "MEMORANDUM OF BRAND COVENANT AND RESTRICTION AGREEMENT" RECORDED DECEMBER 20, 2013, INSTRUMENT NO. 2013-J807645, OFFICIAL RECORDS AND ALL SUBSEQUENT AMENDMENTS.
12. "COMMUNITY ENHANCEMENT FEE AGREEMENT" RECORDED DECEMBER 20, 2013, INSTRUMENT NO. 2013-J807669, OFFICIAL RECORDS.
13. "MEMORANDUM OF RIGHT OF FIRST REFUSAL" RECORDED JANUARY 13, 2015, INSTRUMENT NO. 2015-N003845, OFFICIAL RECORDS.

LEGEND

- AB ASSESSOR'S BLOCK
- O.R. OFFICIAL RECORDS
- C.M. CONDOMINIUM MAPS
- MEAS. MEASURED
- (T) TOTAL
- [] MAP REFERENCE
- BRASS CAP MONUMENT TO BE SET PER [8]
- FOUND CITY MONUMENT
- STREET MONUMENT LINE
- BLOCK MONUMENT LINE



**PHASE 3
FINAL MAP 8786**

FOR DEVELOPMENT PURPOSES
BEING LOT 3 AS SHOWN ON
"PHASE 1 FINAL MAP 7472" RECORDED DECEMBER 2, 2013
IN BOOK EE OF MAPS, AT PAGES 125-127
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

SEPTEMBER 2015 SCALE: 1"=60' SHEET 3 OF 3
AB 8715, LOT 008 - MISSION BAY BLOCK 1 100 CHANNEL

