

File No. 180990

Committee Item No. _____

Board Item No. 39

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: October 23, 2018

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"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Public Works Order No. 188400 - September 11, 2018</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Department Decision - August 24, 2017</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificates - October 17, 2018</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: Brent Jalipa

Date: October 18, 2018

Prepared by: _____

Date: _____

1 [Final Map 9165 - 901 Tennessee Street]

2
3 **Motion approving Final Map 9165, a 40 residential unit condominium project, located**
4 **at 901 Tennessee Street, being a subdivision of Assessor's Parcel Block No. 4108, Lot**
5 **No. 017; and adopting findings pursuant to the General Plan, and the priority policies of**
6 **Planning Code, Section 101.1.**

7
8 MOVED, That the certain map entitled "FINAL MAP 9165", a 40 residential unit
9 condominium project, located at 901 Tennessee Street, being a subdivision of Assessor's
10 Parcel Block No. 4108, Lot No. 017, comprising three sheets, approved September 11, 2018,
11 by Department of Public Works Order No. 188400 is hereby approved and said map is
12 adopted as an Official Final Map 9165; 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
15 Planning Department, by its letter dated August 24, 2017, that the proposed subdivision is
16 consistent with the General Plan, and the priority policies of Planning Code, Section 101.1;
17 and, be it

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

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

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DESCRIPTION APPROVED:



Bruce R. Storrs, PLS

City and County Surveyor

RECOMMENDED:



Mohammed Nuru

Director of Public Works



RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2018 OCT -5 PM 2:45

BY *[Signature]*

Office of the City and County Surveyor
1155 Market Street, 3rd Floor
San Francisco, Ca 94103
(415) 554-5827 ■ www.SFPublicWorks.org



London N. Breed, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

Public Works Order No: 188400

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

APPROVING FINAL MAP 9165, 901 TENNESSEE STREET, A 40 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 017 IN ASSESSORS BLOCK NO. 4108 (OR ASSESSORS PARCEL NUMBER 4108-017).

A 40 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated August, 24, 2017 stated that the subdivision is consistent with the General Plan and the Priority Policies of City Planning Code Section 101.1.

The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that said Final Map complies with all subdivision requirements related thereto. Pursuant to the California Subdivision Map Act and the San Francisco Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Map.

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 9165", 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 August, 24, 2017, from the City Planning Department stating the subdivision is consistent with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

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

RECOMMENDED:

APPROVED:



San Francisco Public Works
Making San Francisco a beautiful, livable, vibrant, and sustainable city.

9/11/2018

9/11/2018

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor
Signed by: Storrs, Bruce

X Mohammed Nuru

Nuru, Mohammed
Director, DPW
Signed by: Nuru, Mohammed



San Francisco Public Works
Making San Francisco a beautiful, livable, vibrant, and sustainable city.



City and County of San Francisco
 San Francisco Public Works · Bureau of Street-Use and Mapping
 1155 Market Street, 3rd Floor · San Francisco, CA 94103
 sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



TENTATIVE MAP DECISION

Date: October 25, 2016

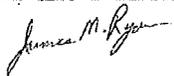
Department of City Planning
 1650 Mission Street, Suite 400
 San Francisco, CA 94103

Project ID: 9165			
Project Type: 40 Residential Units New Construction Condominium Project			
Address#	StreetName	Block	Lot
901	TENNESSEE ST	4108	017
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

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

Sincerely,

 James Ryan
 2016.10.25 12:27:31 -08'00'

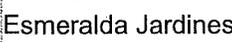
for, Bruce R. Storrs, P.L.S.
 City and County Surveyor

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class 15183, CEQA Determination Date: March 26, 2015, based on the attached checklist.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code due to the following reason(s):

PLANNING DEPARTMENT

Signed:  Esmeralda Jardines
Digitally signed by Esmeralda Jardines
 DN: cn=Esmeralda Jardines, o=City and County of San Francisco, ou=City Planning, email=Esmeralda.Jardines@sf.gov, c=US
 Date: 2017.08.24.16:06:28 -07'00'

Date: August 24, 2017

Planner's Name: Esmeralda Jardines
 for, Scott F. Sanchez, Zoning Administrator



**CERTIFICATE OF REDEMPTIONS OFFICER
SHOWING TAXES AND ASSESSMENTS PAID.**

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 4108 Lot No. 017

Address: 901 Tennessee St

for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

David Augustine, Tax Collector

The above certificate pertains to taxes and special assessments collected as taxes for the period prior to this current tax year.

Dated this 17th day of October. This certificate is valid for the earlier of 60 days from this date or December 31, 2018. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



CERTIFICATE SHOWING TAXES A LIEN, BUT NOT YET DUE

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that the subdivision designated on the map entitled is subject to the following City & County property taxes and Special Assessments which are a lien on the property but which taxes are not yet due:

Block No. 4108 Lot No. 017

Address: 901 Tennessee St

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

Map: \$11,543,400

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$138,521.00

Amount of Assessments not yet due: \$1,749.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 17th day of October. This certificate is valid for the earlier of 60 days from this date or December 31, 2018. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.

OWNER'S STATEMENT

WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN ENCLOSED WITHIN THE BOUNDARY LINES UPON THIS MAP AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP ENTITLED "FINAL MAP 9165".

901 TENNESSEE LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: LOCAL PARTNERS III LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY,
MANAGER OF 901 TENNESSEE LLC

BY: LOCAL CAPITAL GROUP LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
MANAGER OF LOCAL PARTNERS III LLC

BY: [Signature]
NAME: JOSH COZZINE

TITLE: MANAGER

OWNER'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
COUNTY OF San Francisco

ON MAY 1 2018 BEFORE ME,
JESSICA J. STRAUDEL PERSONALLY
APPEARED JOSH COZZINE

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 CA COMMISSION NO.: 2174976

MY COMMISSION EXPIRES: DEC 9, 2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO



BENEFICIARY'S STATEMENT

THE UNDERSIGNED, AS BENEFICIARY UNDER THE DEED OF TRUST RECORDED SEPTEMBER 1, 2017, INSTRUMENT NO. 2017-K509862 OF OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA, DOES HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP.

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION

BY: [Signature]

NAME: Matt Brayfield

TITLE: Vice President

BENEFICIARY'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
COUNTY OF San Diego

ON May 7 2018 BEFORE ME
Annette M. Wilkman PERSONALLY
APPEARED Matt Brayfield

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: Annette M. Wilkman

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2157324

MY COMMISSION EXPIRES: July 17, 2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Diego

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. 20 ADOPTED THIS MAP ENTITLED, "FINAL MAP 9165".

IN TESTIMONY WHEREOF, I HAVE HEREUNTO 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

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, 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 17 2018
BRUCE STORRS L.S. NO. 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 901 TENNESSEE, LLC IN MAY 2016. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JUNE 2019, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: [Signature] DATE: 5/11/2018
JACQUELINE LUK, P.L.S. 8934



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 THIS: _____ DAY OF _____, 20__

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

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20__ AT _____, IN BOOK _____ OF CONDOMINIUM MAPS, AT PAGE _____ AT THE REQUEST OF 901 TENNESSEE, LLC.

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

APPROVALS

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

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

APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY

BY: _____
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL

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

FINAL MAP 9165

A 40 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MARCH 22, 2016, DOCUMENT NO. 2016-K220439, BEING A PORTION OF POTRERO NUEVO BLOCK NO. 391

CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA
LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
MAY 2018

FINAL MAP CONDOMINIUM NOTES

1. THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO 40 DWELLING UNITS.
2. ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
3. 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
4. IN THE EVENT THE AREAS IDENTIFIED IN (3)(i) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.
5. APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.
6. BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER 20TH STREET OR TENNESSEE STREET ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).
7. SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM/ONTO ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DEPICTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

FINAL MAP GENERAL NOTES

1. NOTICE OF SPECIAL RESTRICTIONS RECORDED JULY 3, 2015, INSTRUMENT NO. 2015-K090561 OF OFFICIAL RECORDS, UNDER THE CITY PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO UPON THE TERMS AND CONDITIONS CONTAINED THEREIN, AFFECT THE SUBJECT PROPERTY. THE RESTRICTIONS CONSIST OF CONDITIONS ATTACHED TO THE LARGE PROJECT AUTHORIZATION APPLICATION NO. 2013 0321X APPROVED BY THE PLANNING COMMISSION ON MAY 21, 2015, AS SET FORTH IN PLANNING COMMISSION MOTION NO. 19377. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
2. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF USE LIMITATIONS, REQUIRING OPENINGS IN THE BUILDING AT 901 TENNESSEE STREET TO BE CLOSED OFF OR PROTECTED IN THE EVENT THAT THE PROPERTY LOCATED AT 909 TENNESSEE STREET IS IMPROVED SUCH THAT THE OPENINGS NO LONGER COMPLY WITH BUILDING CODE, RECORDED AUGUST 29, 2016, AS INSTRUMENT NO. 2016-K315338 OF OFFICIAL RECORDS.
3. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF USE LIMITATION, REQUIRING OPENINGS IN THE BUILDING AT 901 TENNESSEE STREET TO BE CLOSED OFF OR PROTECTED IN THE EVENT THAT THE PROPERTY LOCATED AT 2300 3RD STREET IS IMPROVED SUCH THAT THE OPENINGS NO LONGER COMPLY WITH BUILDING CODE, RECORDED AUGUST 30, 2016, AS INSTRUMENT NO. 2016-K322196 OF OFFICIAL RECORDS.
4. NOTICE OF SPECIAL RESTRICTIONS RECORDED JULY 14, 2017, INSTRUMENT NO. 2017-K476048 OF OFFICIAL RECORDS, UNDER THE CITY PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO UPON THE TERMS AND CONDITIONS CONTAINED THEREIN, AFFECT THE SUBJECT PROPERTY. THE RESTRICTIONS CONSIST OF CONDITIONS ATTACHED TO THE CONDITIONAL USE AUTHORIZATION APPLICATION NO. 2013 0321X AS SET FORTH IN PLANNING COMMISSION MOTION NO. 19377. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
5. NOTICE OF SPECIAL RESTRICTIONS RECORDED MARCH 9, 2018, INSTRUMENT NO. 2018-K586808 OF OFFICIAL RECORDS, UNDER THE CITY PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO UPON THE TERMS AND CONDITIONS CONTAINED THEREIN, AFFECT THE SUBJECT PROPERTY. THE RESTRICTIONS CONSIST OF CONDITIONS ATTACHED TO THE CONDITIONAL USE AUTHORIZATION APPLICATION NO. 2013 0321X AS SET FORTH IN PLANNING COMMISSION MOTION NO. 19377 AND SPECIFY THE UNITS IN THE PROJECT THAT HAVE BEEN DESIGNATED AS AFFORDABLE TO SATISFY THE REQUIREMENTS OF THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
6. THIS PROJECT WILL INCLUDE A TOTAL OF 6 BELOW MARKET RATE RESIDENTIAL UNITS.

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

RESIDENTIAL CONDOMINIUMS UNIT NO.	ASSESSOR PARCEL NUMBER
101 - 108	4108-041 THRU 048
201 - 211	4108-049 THRU 059
301 - 311	4108-060 THRU 070
401 - 410	4108-071 THRU 080

5460

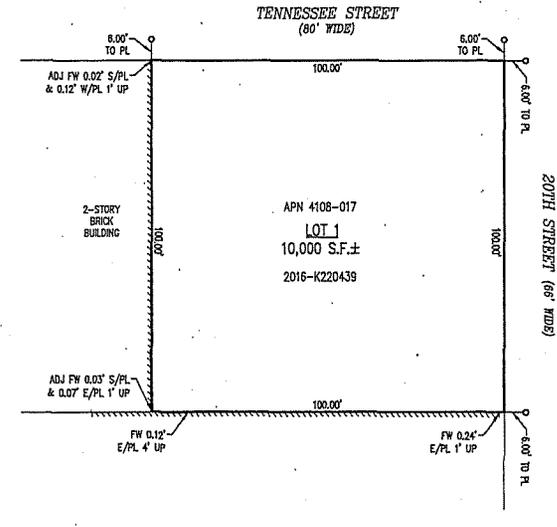
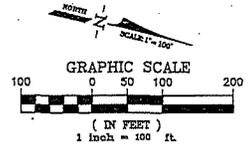
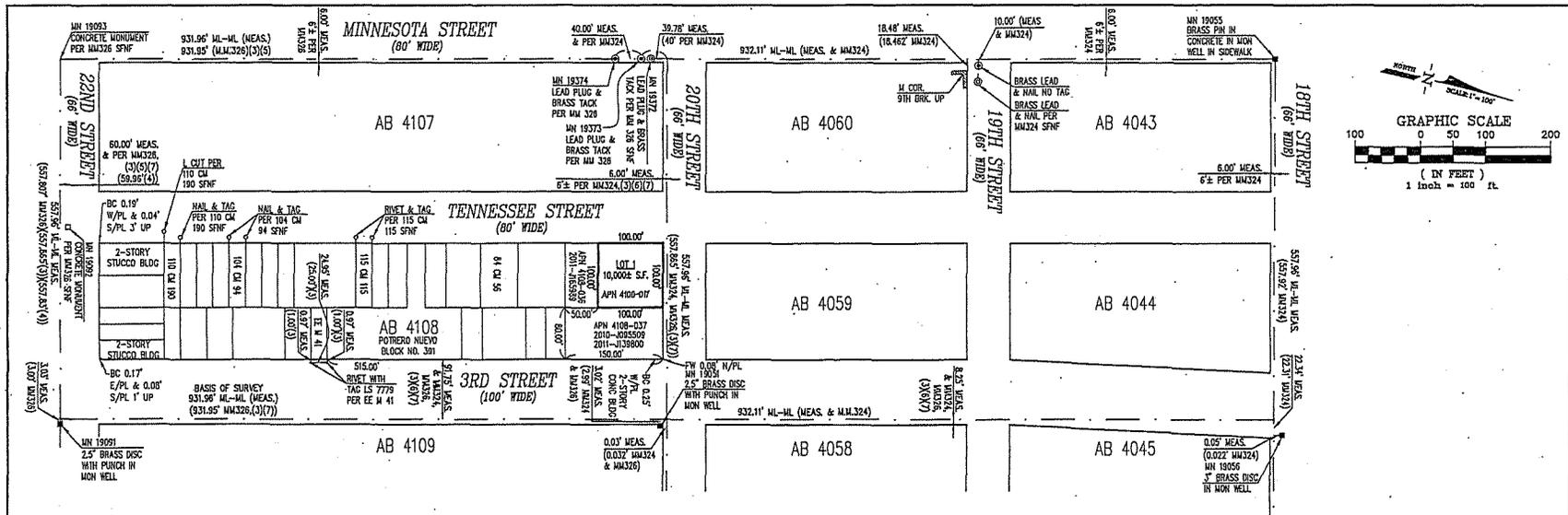
FINAL MAP 9165

A 40 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MARCH 22, 2016, DOCUMENT NO. 2016-K228439, BEING A PORTION OF POTRERO NUEVO BLOCK NO. 391

CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA

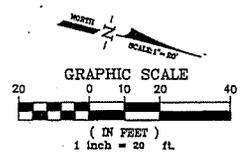
LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547

MAY 2018



MAP NOTES

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL PROPERTY LINE ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. BASIS OF SURVEY IS THE MONUMENT LINE ON 3RD STREET BETWEEN 18TH STREET AND 22ND STREET AS SHOWN ON THE CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAPS NO. 324 AND 326, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
4. MEASURED DISTANCES BETWEEN MONUMENT LINES AND RIGHT-OF-WAY LINES ARE BASED ON FIELD LOCATIONS OF SURVEY POINTS SET BY PREVIOUS SURVEYS AND BY BUILDING POSSESSION LINES.



RECORD REFERENCES

- (1) MONUMENT MAP NO. 324, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- (2) MONUMENT MAP NO. 326, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- (3) RECORD OF SURVEY #7258, RECORDED SEPTEMBER 6, 2012 IN BOOK EE OF SURVEY MAPS AT PAGE 41, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (4) PARCEL MAP NO. 5064, RECORDED JULY 31, 2009 IN BOOK 110 OF CONDOMINIUM MAPS, PAGES 190-191, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (5) PARCEL MAP 4422, RECORDED FEBRUARY 22, 2008 IN BOOK 104 OF CONDOMINIUM MAPS, PAGES 94-95, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (6) PARCEL MAP #204, RECORDED JANUARY 7, 2011 IN BOOK 115 OF CONDOMINIUM MAPS, PAGES 115-116, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (7) MAP OF 993 TENNESSEE STREET, RECORDED DECEMBER 16, 2003 IN BOOK 84 OF CONDOMINIUM MAPS, PAGES 56-60, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.

LEGEND

=====	BOUNDARY
-----	RIGHT OF WAY LINE
-----	MONUMENT LINE
30.04'	MEASURED DISTANCE
○	3/4" BRASS NAIL TAG PLS 8934 SET AT 6" PROPERTY LINE EXTENSION
(30.00' (1))	RECORD DISTANCE PER RECORD REFERENCE
-----	MEASURED
PL	PROPERTY LINE
AB	ASSESSORS BLOCK
FW	FACE OF WALL
ADJ	ADJACENT
MN	MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
SFNF	SEARCHED FOR, NOT FOUND

FINAL MAP 9165

A 40 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MARCH 22, 2016, DOCUMENT NO. 2016-K220439, BEING A PORTION OF POTRERO NUEVO BLOCK NO. 381
CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA
LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
MAY 2018