

File No. 240695

Committee Item No. _____

Board Item No. 34

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: June 25, 2024

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER

- Public Works Order No. 210610
- Planning Department Letter - 5/21/24
- Office of Community Investment & Infrastructure Letter - 5/14/24
- Tax Certificate - 5/22/24
- Final Map
- _____
- _____

Prepared by: Lisa Lew

Date: June 21, 2024

Prepared by: _____

Date: _____

1 [Final Map No. 11099 - 400 China Basin Street]

2

3 **Motion approving Final Map No. 11099, a 148-unit residential condominium project,**
4 **located at 400 China Basin Street, being a subdivision of Assessor’s Parcel Block No.**
5 **8719, Lot No. 005; and adopting findings pursuant to the General Plan, and the eight**
6 **priority policies of Planning Code, Section 101.1, the Mission Bay South**
7 **Redevelopment Plan, and the Plan Documents.**

8

9 WHEREAS, The Board of Supervisors acknowledges the findings made by the
10 Planning Department, by its letter dated May 21, 2024, that the proposed subdivision, on
11 balance, is consistent with the objectives and policies of the General Plan, and the eight
12 priority policies of Planning Code, Section 101.1; and

13 WHEREAS, The Board of Supervisors acknowledges the findings made by the Office
14 of Community Investment and Infrastructure, by its letter dated May 14, 2024, that the
15 proposed subdivision is in compliance with the Mission Bay South Redevelopment Plan and
16 the Plan Documents; and

17 WHEREAS, Public Works, in accordance with Public Works Order No. 210610,
18 approved June 12, 2024, recommends that the Board of Supervisors approve Final Map No.
19 11099, as described herein and subject to the conditions specified in this Motion, and adopt
20 said map as "Official Final Map No. 11099;" and

21 WHEREAS, A copy of the Planning Department letter, a copy of the Office of
22 Community Investment and Infrastructure letter, and a copy of Public Works Order No.
23 210610 are on file with the Clerk of the Board of Supervisors and are incorporated herein by
24 reference; and

25

1 WHEREAS, Public Works recommends that the approval of the Final Map also be
2 conditioned upon compliance by Subdivider with all applicable provisions of the California
3 Subdivision Map Act, California Government Code, Sections 66410 et seq., and the San
4 Francisco Subdivision Code and amendments thereto; now, therefore, be it

5 MOVED, That the certain map entitled "FINAL MAP No. 11099", a 148 unit residential
6 condominium project, located at 400 China Basin Street, being a subdivision of Assessor's
7 Parcel Block No. 8719, Lot No. 005, comprising four sheets, approved May 12, 2024, by
8 Department of Public Works Order No. 210610 is hereby approved and said map is adopted
9 as an Official Final Map No. 11099; and, be it

10 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
11 and incorporates by reference herein as though fully set forth the findings made by the
12 Planning Department, by its letter dated May 21, 2024, that the proposed subdivision is
13 consistent with the General Plan, and the eight priority policies of Planning Code, Section
14 101.1; and, be it

15 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
16 and incorporates by reference herein as though fully set forth the findings made by the Office
17 of Community Investment and Infrastructure, in its letter dated May 14, 2024, stating that the
18 proposed subdivision is in conformity with the Mission Bay South Redevelopment Plan and
19 Plan Documents, including the Mission Bay South Design for Development; and, be it

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

24
25

1 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
2 the subdivider with all applicable provisions of the California Subdivision Map Act and the San
3 Francisco Subdivision Code and amendments thereto.

4

5 DESCRIPTION APPROVED:

RECOMMENDED:

6

7 /s/_____

/s/_____

8 William Blackwell, PLS 8251

Carla Short

9 Acting City and County Surveyor

Director of Public Works

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San Francisco Public Works
General – Director’s Office
49 South Van Ness Ave., Suite 1600
San Francisco, CA 94103
(628) 271-3160 www.SFPublicWorks.org

Public Works Order No: 210610

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

THIS SUPERSEDES ORDER#:210540

APPROVING FINAL MAP NO. 11099, 400 CHINA BASIN STREET, A 148 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 005 IN ASSESSORS BLOCK NO. 8719 (OR ASSESSORS PARCEL NUMBER 8719-005). [SEE MAP]

A 148 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated May 21, 2024, stated that the subdivision is consistent 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 May 14, 2024, stated that the subdivision is in compliance with the applicable provisions of the Mission Bay South Redevelopment Plan and related Plan Documents, including the Mission Bay South Design for Development.

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 No. 11099”, comprising four 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 May 21, 2024, from the City Planning Department stating the subdivision is consistent with the General Plan and the Priority Policies set forth in Planning Code Section 101.1.
 5. One (1) copy of the letter dated May 14, 2024, from the Office of Community Investment and Infrastructure stating that the subdivision is in compliance with the Mission Bay South Redevelopment Plan and related Plan Document.

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

RECOMMENDED:

APPROVED:

X

DocuSigned by:

William Blackwell

Blackwell, William

Acting City and County Surveyor

X

DocuSigned by:

Carla Short

Short, Carla

Director of Public Works



May 21, 2024

Via E-mail

Jessica Dehghani
Subdivision and Mapping
Bureau of Street Use and Mapping
San Francisco Public Works
1155 Market Street
San Francisco, CA 94103

RE: 400 China Basin Street, Block 8719, Lot 005, Mission Bay Redevelopment Block 9A (DPW Project ID 11099)

The subject Tentative Map has been reviewed by the Planning Department. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1. See below.

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

Existing neighborhood retail uses will not be adversely affected by the Tentative Map.

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

The Tentative Map will be in keeping with the existing housing and neighborhood character.

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

The Tentative Map will have no effect on the City's supply of affordable housing.

- 4) That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

The Tentative Map will not adversely affect neighborhood parking or public transit.

- 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 Tentative Map will have no effect on the City's industrial and service sectors.

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



San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

earthquake;

The Tentative Map will have no effect on the City's preparedness to protect against injury and loss of life in an earthquake.

- 7) That landmarks and historic buildings be preserved; and

There are no landmarks or historic buildings at the subject property.

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

The Tentative Map will not affect any existing or planned public parks or open spaces.

Sincerely,

Gabriela Pantoja

Gabriela Pantoja
Senior Planner, Districts 9 and 10 Team
Current Planning Division, SF Planning Department



office of
COMMUNITY INVESTMENT
and INFRASTRUCTURE

110-0022024-197

Via Electronic Mail Only
May 14, 2024

Jessica Dehghani
Subdivision and Mapping, Bureau of Street Use and Mapping
San Francisco Public Works
49 South Van Ness Ave, 9th Floor
San Francisco, CA 94103

Subject: Consistency Determination for Mission Bay Block 9A (400 China Basin Street) Final Map

Dear Ms. Dehghani,

The subject line final map has been reviewed by the Office of Community Investment and Infrastructure ("OCII"), the Successor Agency to the Redevelopment Agency of the City and County of San Francisco ("Agency") and determined to be in compliance with the applicable provisions of the Mission Bay South Redevelopment Plan ("Plan") and related Plan documents, including the Mission Bay South Design for Development ("MBS D4D"). This Plan was prepared by the Agency pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code Section 33000 et seq.), the California Constitution and all applicable local laws and ordinances.

The subject referral is an undertaking pursuant to and in furtherance of the Plan in conformance with CEQA Section 15180 ("Implementing Action") and is within the scope of the Mission Bay Project analyzed in the Final Subsequent Environmental Impact Report ("FSEIR"), which was certified and adopted by the Agency Commission through Resolution No. 182-98. OCII staff has reviewed the subdivision application for purposes of compliance with CEQA and the State CEQA Guidelines and has determined that the subdivision is an Implementing Action that requires no further environmental review beyond the FSEIR pursuant to the State CEQA Guidelines Section 15180, 15162 and 15163.

Sincerely,

Jose Campos
Manager of Planning and Design Review
Office of Community Investment and Infrastructure

London N. Breed
MAYOR

Thor Kaslofsky
EXECUTIVE DIRECTOR

Bivett Brackett
CHAIR

Dr. Carolyn Ransom-Scott
Vanessa Aquino
Tamsen Drew
Kent Lim
COMMISSIONERS

One S. Van Ness Ave.
5th Floor
San Francisco, CA
94103

415 749 2400

www.sfocii.org



TAX CERTIFICATE

I, David Augustine, Tax Collector of the City and County of 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 regarding the subdivision identified below:

There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: **8719**
Lot: **005**
Address: **400 CHINA BASIN ST**

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

David Augustine, Tax Collector

Dated **May 22, 2024** this certificate is valid for the earlier of 60 days from **May 22, 2024** or **December 31, 2024**. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at tax.certificate@sfgov.org to obtain another certificate.

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 THE MAKING AND RECORDING OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE, THAT SAID MAP CONSTITUTES AND CONSISTS OF A SURVEY MAP SHOWING MONUMENTATION ON THE GROUND WITHIN THE MEANING OF PARAGRAPHS 4120 AND 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA; AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP PURSUANT TO DIVISION 4, PART 5, CHAPTER 3, ARTICLE 4 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA".

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

OWNERS:

350 CHINA BASIN PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: MICHAEL SIMMONS PROPERTY DEVELOPMENT, INC., A CALIFORNIA CORPORATION, ITS CO-MANAGER

Michael Simmons
BY: MICHAEL SIMMONS, PRESIDENT

OWNER'S ACKNOWLEDGMENT:

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

STATE OF CALIFORNIA)
COUNTY OF San Francisco
ON November 20, 2023

BEFORE ME, Savio S D'Souza, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: Michael Simmons
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.

Savio S D'Souza

SIGNATURE:
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

Savio S D'Souza
PRINTED NAME:

2324429
COMMISSION # OF NOTARY:

03/15/2024
COMMISSION EXPIRES:

San Francisco
PRINCIPAL COUNTY OF BUSINESS:

RECORDER'S STATEMENT:

FILED THIS DAY OF, 20....., AT M.

IN BOOK OF FINAL MAPS, AT PAGE(S), AT THE REQUEST OF FREDERICK T. SEHER.

SIGNED
COUNTY RECORDER

BENEFICIARY / JUNIOR LENDER:

OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE, SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO, A PUBLIC BODY ORGANIZED AND EXISTING UNDER THE LAW OF THE STATE OF CALIFORNIA

Luor Kauf Executive Director
BY: TITLE:

Thurston Kaslofsky
PRINT NAME:

BENEFICIARY / JUNIOR LENDER 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 December 12, 2023

BEFORE ME, Jaimila Santiago Cruz, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: Thurston Kaslofsky
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.

Jaimila Santiago Cruz

SIGNATURE:
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

Jaimila Santiago Cruz
PRINTED NAME:

2353448
COMMISSION # OF NOTARY:

March 31, 2025
COMMISSION EXPIRES:

San Francisco
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 350 CHINA BASIN PARTNERS, LLC ON DECEMBER 23, 2020. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JULY 1, 2025, 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.



Frederick T. Seher
FREDERICK T. SEHER, PLS
LICENSE NO. 6216

DATE: 03-19-24

CITY AND COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BY: *William E. Blackwell Jr.*
KATHARINE S. ANDERSON, PLS 8499
CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO
WILLIAM E. BLACKWELL JR PLS 8251

DATE: 4/12/2024

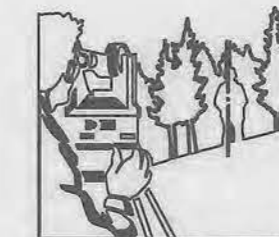


**FINAL MAP NO. 11099
A 148 UNIT RESIDENTIAL
CONDOMINIUM PROJECT**

A SUBDIVISION OF LOT 5 AS SHOWN ON FINAL MAP FILED MAY 31, 2005 IN BOOK "BB" OF MAPS, PAGES 6-10, AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED MARCH 25, 2019, DOCUMENT NUMBER 2019-K747236-00; ALSO BEING A PORTION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN GRANT DEED RECORDED ON DECEMBER 1, 2004, DOCUMENT NUMBER 2004-H859886-00; ALL OF OF SAN FRANCISCO COUNTY RECORDS

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
OCTOBER, 2023



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7690 FAX (415) 921-7655

SHEET ONE OF FOUR SHEETS

BENEFICIARY / SENIOR LENDER:

GOLDMAN SACHS BANK USA, A NEW YORK STATE CHARTERED BANK

BY: [Signature]

TITLE: Authorized Signatory

PRINT NAME: Sherry Wang

BENEFICIARY / SENIOR LENDER 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 NEW YORK)
COUNTY OF New York)
ON January 18, 2024

BEFORE ME, Allison Guerra, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: Sherry Wang
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.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
SIGNATURE
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

ALLISON GUERRA
Notary Public, State of New York
NO. 01GU6133148
Qualified in Kings County
Certificate filed in New York County
Commission Expires Sep. 12, 2025

PRINTED NAME: Allison Guerra

COMMISSION # OF NOTARY: No. 01GU6133148

COMMISSION EXPIRES: September 12, 2025

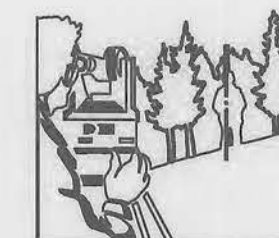
PRINCIPAL COUNTY OF BUSINESS: Kings County, Certificate filed in NY County

FINAL MAP NO. 11099
A 148 UNIT RESIDENTIAL
CONDOMINIUM PROJECT

A SUBDIVISION OF LOT 5 AS SHOWN ON FINAL MAP FILED MAY 31, 2005 IN BOOK "BB" OF MAPS, PAGES 6-10, AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED MARCH 25, 2019, DOCUMENT NUMBER 2019-K747236-00; ALSO BEING A PORTION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN GRANT DEED RECORDED ON DECEMBER 1, 2004, DOCUMENT NUMBER 2004-H859886-00; ALL OF OF SAN FRANCISCO COUNTY RECORDS

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
OCTOBER, 2023



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7690 FAX (415) 921-7655

SHEET TWO OF FOUR SHEETS

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, 20.....

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

CLERK'S STATEMENT:

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

ITS MOTION NO., ADOPTED, 20....., APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 11099".

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

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

APPROVALS:

THIS MAP IS APPROVED THIS 22nd DAY OF May, 2024
BY ORDER NO. 210540

BY: DATE: 05.24.2024

NAME: Carla Sport
DIRECTOR OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM:

DAVID CHIU, CITY ATTORNEY

BY:

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISORS' 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.

MINERAL RIGHTS NOTE:

MINERAL RIGHTS OVER SUBJECT PROPERTY ARE RESERVED TO STATE OF CALIFORNIA PER: PATENT, RECORDED ON JULY 19, 1999, DOC. NO. 1999-G622155-00

NOTES:

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

REDEVELOPMENT PLAN FOR THE MISSION BAY SOUTH REDEVELOPMENT PROJECT ***
RECORDED NOVEMBER 18, 1998, DOC. NO. 1998-G470337-00

MISSION BAY SOUTH REDEVELOPMENT PLAN AREA DECLARATION OF RESTRICTIONS ***
RECORDED DECEMBER 3, 1998, DOC. NO. 98-G477250-00

MISSION BAY SOUTH OWNER PARTICIPATION AGREEMENT ***
RECORDED DECEMBER 3, 1998, DOC. NO. 98-G477258-00

IN CONNECTION WITH THE ABOVE, THE FOLLOWING THREE DOCUMENTS:

ASSIGNMENT, ASSUMPTION AND RELEASE AGREEMENT (MISSION BAY SOUTH)
RECORDED SEPTEMBER 1, 2004, DOC. NO. 2004-H802112-00

ASSIGNMENT OF DEVELOPMENT DOCUMENTS
RECORDED DECEMBER 1, 2004, DOC. NO. 2004-H859890-00

QUITCLAIM DEED
RECORDED JULY 7, 2006, DOC. NO. 2006-I209321-00

***INDICATES DOCUMENTS SUBJECT TO:
CERTIFICATE OF CORRECTION TO LEGAL DESCRIPTION (MISSION BAY SOUTH)
RECORDED JANUARY 20, 1999, DOC. NO. 1999-G501704-00

QUITCLAIM DEED RECORDED JULY 19, 1999, DOC. NO. 1999-G622159-00

UPON THE TERMS AND CONDITIONS IN QUITCLAIM OF EASEMENT
RECORDED MARCH 22, 2005, DOC. NO. 2005-H925293-00

EASEMENT AGREEMENT RECORDED JULY 19, 1999, DOC. NO. 1999-G622172-00

AND IN CONNECTION THEREWITH QUITCLAIM DEED
RECORDED APRIL 26, 2005, DOC. NO. 2005-H943281-00

EASEMENT AGREEMENT RECORDED JULY 19, 1999, DOC. NO. 1999-G622173-00

AND IN CONNECTION THEREWITH QUITCLAIM DEED
RECORDED APRIL 26, 2005, DOC. NO. 2005-H943282-00

EASEMENT AGREEMENT RECORDED JULY 19, 1999, DOC. NO. 1999-G622174-00

AND IN CONNECTION THEREWITH QUITCLAIM DEED
RECORDED APRIL 26, 2005, DOC. NO. 2005-H943283-00

EASEMENT AGREEMENT RECORDED JULY 19, 1999, DOC. NO. 1999-G622176-00

AND IN CONNECTION THEREWITH QUITCLAIM DEED
RECORDED APRIL 26, 2005, DOC. NO. 2005-H943284-00

EASEMENT AGREEMENT RECORDED JULY 19, 1999, DOC. NO. 1999-G622178-00

AND IN CONNECTION THEREWITH QUITCLAIM DEED
RECORDED APRIL 26, 2005, DOC. NO. 2005-H943296-00

AGREEMENT FOR MUTUAL RELEASE AND COVENANT NOT TO SUE FOR PROPERTY
RECORDED SEPTEMBER 2, 1999, DOC. NO. 1999-G647957-00

COVENANT AND ENVIRONMENTAL RESTRICTION ON PROPERTY
RECORDED MARCH 21, 2000, DOC. NO. 2000-G748552-00

GRANT DEED RECORDED DECEMBER 31, 2003, DOC. NO. 2003-H628284-00

ASSIGNMENT AND ASSUMPTION OF AGREEMENT FOR CONTRIBUTION OF REAL PROPERTY
RECORDED DECEMBER 31, 2003, DOC. NO. 2003-H628288-00

DECLARATION OF COVENANTS RECORDED OCTOBER 29, 2004, DOC. NO. 2004-H841651-00

DECLARATION OF RESERVATION OF EASEMENTS FOR MISSION BAY
RECORDED MAY 31, 2005, DOC. NO. 2005-H963262-00

EASEMENT AGREEMENT RECORDED NOVEMBER 22, 2005, DOC. NO. 2005-I077914-00

RELEASE AND INDEMNITY AGREEMENT RECORDED MAY 27, 2008, DOC. NO. 2008-I588509-00

DECLARATION OF SITE RESTRICTIONS RECORDED JULY 1, 2022, DOC. NO. 2022065341

TRANSFORMER ROOM AGREEMENT RECORDED MAY 8, 2023, DOC. NO. 2023032575

GENERAL NOTES:

A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 148 DWELLING UNITS.

B) 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.

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)(ii) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.

E) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR 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.

F) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER MISSION ROCK STREET AND CHINA BASIN STREET ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).

G) SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM ONTO ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DEPICTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

FINAL MAP NO. 11099
A 148 UNIT RESIDENTIAL
CONDOMINIUM PROJECT

A SUBDIVISION OF LOT 5 AS SHOWN ON FINAL MAP FILED MAY 31, 2005 IN BOOK "BB" OF MAPS, PAGES 6-10, AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED MARCH 25, 2019, DOCUMENT NUMBER 2019-K747236-00; ALSO BEING A PORTION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN GRANT DEED RECORDED ON DECEMBER 1, 2004, DOCUMENT NUMBER 2004-H859886-00; ALL OF OF SAN FRANCISCO COUNTY RECORDS

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
SCALE 1" = 40' OCTOBER, 2023



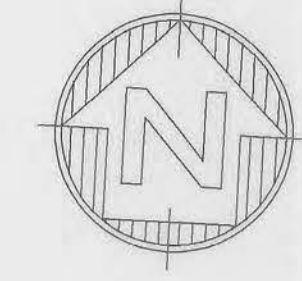
Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7690 FAX (415) 921-7655

SHEET THREE OF FOUR SHEETS

APN 8719-005 400 CHINA BASIN STREET

MISSION ROCK STREET

63.25' WIDE

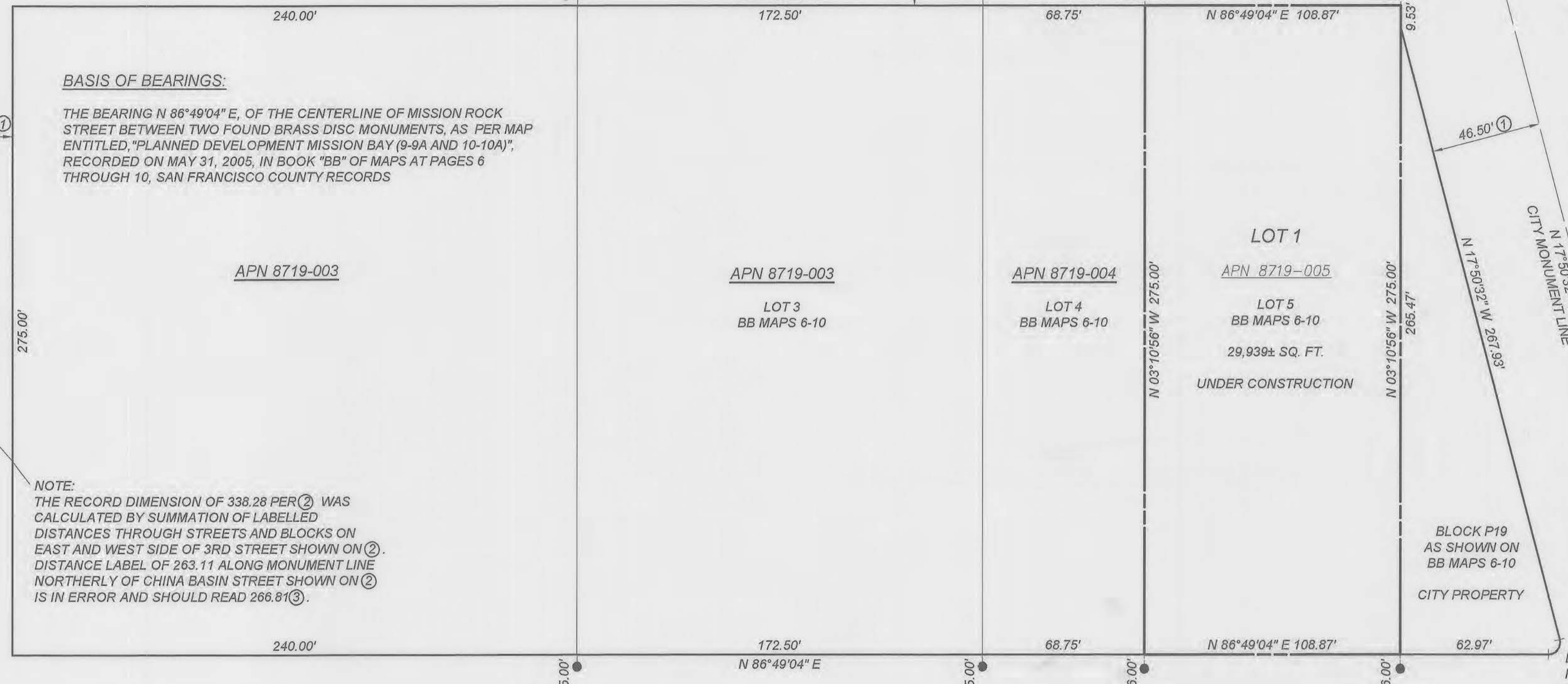


MID 22402
AT CHANNEL STREET
FOUND 2.5" BRASS DISK WITH PUNCH STAMPED "RCE 30060", AT LOCATION OF
MONUMENT MARKED "LS 6884" PER BB MAPS 4-5 & AS SHOWN ON ① & ②

MID 22404
FOUND, PER ① & ②

BASIS OF BEARINGS
CITY MONUMENT LINE
N 86°49'04" E 655.67' ①

MID #23790
NO PUNCH
FOUND PER ①



BASIS OF BEARINGS:

THE BEARING N 86°49'04" E, OF THE CENTERLINE OF MISSION ROCK STREET BETWEEN TWO FOUND BRASS DISC MONUMENTS, AS PER MAP ENTITLED, "PLANNED DEVELOPMENT MISSION BAY (9-9A AND 10-10A)", RECORDED ON MAY 31, 2005, IN BOOK "BB" OF MAPS AT PAGES 6 THROUGH 10, SAN FRANCISCO COUNTY RECORDS

NOTE:
THE RECORD DIMENSION OF 338.28 PER ② WAS CALCULATED BY SUMMATION OF LABELLED DISTANCES THROUGH STREETS AND BLOCKS ON EAST AND WEST SIDE OF 3RD STREET SHOWN ON ②. DISTANCE LABEL OF 263.11 ALONG MONUMENT LINE NORTHERLY OF CHINA BASIN STREET SHOWN ON ② IS IN ERROR AND SHOULD READ 266.61 ③.

FIELD SURVEY COMPLETION:
THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON DECEMBER 23, 2020. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

3RD STREET
100' WIDE
338.28' ② (SEE NOTE)
S 3°10'56" E
CITY MONUMENT LINE

TERRY A. FRANCOIS BOULEVARD
WIDTH VARIES
N 17°50'32" W
CITY MONUMENT LINE

CHINA BASIN STREET

63.25' WIDE

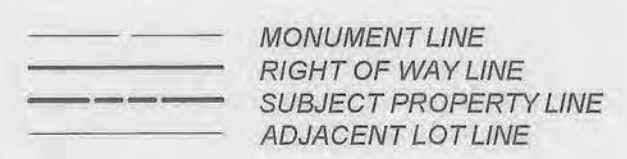
FINAL MAP NO. 11099
A 148 UNIT RESIDENTIAL CONDOMINIUM PROJECT

A SUBDIVISION OF LOT 5 AS SHOWN ON FINAL MAP FILED MAY 31, 2005 IN BOOK "BB" OF MAPS, PAGES 6-10, AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED MARCH 25, 2019, DOCUMENT NUMBER 2019-K747236-00; ALSO BEING A PORTION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN GRANT DEED RECORDED ON DECEMBER 1, 2004, DOCUMENT NUMBER 2004-H859886-00; ALL OF OF SAN FRANCISCO COUNTY RECORDS

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
SCALE 1" = 40' OCTOBER, 2023

- MAP AND DEED REFERENCES:**
- ① "FINAL MAP PLANNED DEVELOPMENT MISSION BAY (9-9A AND 10-10A)" FILED FOR RECORD MAY 31, 2005, IN BOOK BB OF MAPS, AT PAGES 6-10, AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED MARCH 25, 2019, DOCUMENT NUMBER 2019-K747236-00, BOTH OF SAN FRANCISCO COUNTY RECORDS
 - ② "FINAL MAP TRACT NO. 3936" FILED FOR RECORD FEBRUARY 22, 2006, IN BOOK BB OF MAPS, AT PAGES 54-58, SAN FRANCISCO COUNTY RECORDS
 - ③ "FINAL MAP NO. 9443" FILED FOR RECORD JUNE 12, 2020, IN BOOK 1 OF FINAL MAPS, AT PAGES 28-38, SAN FRANCISCO COUNTY RECORDS

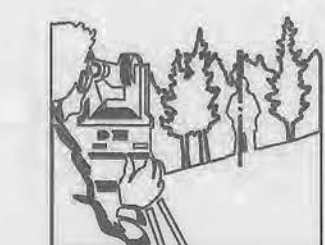
- LEGEND:**
- SET CUT CROSS, RIVET & 3/4" BRASS TAG "LS 6216"
 - FOUND 2.5" BRASS DISC, WITH PUNCH, STAMPED "RCE 30060", IN MONUMENT WELL, UNLESS OTHERWISE NOTED
 - FOUND BRASS DISC WITH PUNCH, STAMPED "RCE 30060" PER ①, IN RECORD LOCATION UNLESS OTHERWISE NOTED
 - () INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED
 - MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE



ASSESSOR'S PARCEL NUMBER NOTE:
THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.
148 CONDOMINIUM UNITS = APN 8719-008 THROUGH 8719-155

BOUNDARY NOTES:
ALL DISTANCES ARE MEASURED UNLESS SHOWN OTHERWISE.
ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
DETAILS MAY NOT BE TO SCALE AND MAY BE EXAGGERATED FOR CLARITY.

TAGS, CUTS, AND MONUMENTS PER SURVEYS OF REFERENCE NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND (APPLIES TO MONUMENT LINES AND SUBJECT BLOCK WITHIN EXTENTS SHOWN).



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SHEET FOUR OF FOUR SHEETS

From: [Mapping, Subdivision \(DPW\)](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [MARQUEZ, JENINE \(CAT\)](#); [SKELLEN, LAUREN \(CAT\)](#); [PETERSON, ERIN \(CAT\)](#); [Rems, Jacob \(DPW\)](#); [Dehghani, Jessica \(DPW\)](#); [Schneider, Ian \(DPW\)](#); [Blackwell, William \(DPW\)](#); [TOM, CHRISTOPHER \(CAT\)](#)
Subject: Final Map No. 11099 - 400 China Basin Street BOS Submittal
Date: Monday, June 17, 2024 10:58:22 AM
Attachments: [Order210610.docx.pdf](#)
[11099 Motion_20240614.doc](#)
[11099 SIGNED MOTION_20240617.pdf](#)
[11099 DCP LETTER_20240521.pdf](#)
[20240514 MBS 9A 400 China Basin Street Final Map Consistency Letter Signed.pdf](#)
[11099 TAX CERT_20240522.pdf](#)
[11099 SIGNED MYLAR_20240528_.pdf](#)

To: Board of Supervisors,

The following map is being forwarded to you for your information, as this map will be in front of you for approval at the June 25, 2024, meeting.

RE: Final Map Signature for 400 China Basin Street, PID:11099

Regarding: BOS Approval for Final Map
APN: 8719/005
Project Type: 148 Unit New Condominium

See attached documents:

- PDF of signed DPW Order
- Word document of Motion and signed Motion
- PDF of DCP Approval Letter
- OCII Approval Letter
- PDF of current Tax Certificate
- PDF of signed mylar map

If you have any questions regarding this submittal, please feel free to contact William Blackwell by email at William.Blackwell@sfdpw.org.

Thank you,

Jessica Dehghani | Subdivision and Mapping
Bureau of Street Use & Mapping | San Francisco Public Works
49 South Van Ness Avenue, 9th Floor | San Francisco, CA 94103
Jessica.Dehghani@sfdpw.org