

File No. 180384

Committee Item No. _____

Board Item No. 48

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: 4/24/18

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. 187490 April 5, 2018 |
| ☐ | ☒ | Planning Decision August 3, 2016 |
| ☐ | ☒ | Tax Certificate |
| ☐ | ☒ | Final Map |
| ☐ | ☐ | _____ |
| ☐ | ☐ | _____ |
| ☐ | ☐ | _____ |
| ☐ | ☐ | _____ |
| ☐ | ☐ | _____ |
| ☐ | ☐ | _____ |

Prepared by: Jocelyn Wong

Date: April 20, 2018

Prepared by: _____

Date: _____

1 [Final Map 9037 - 2800 Sloat Boulevard]

2
3 **Motion approving Final Map 9037, a 56 residential unit and four commercial unit,**
4 **mixed-use condominium project, located at 2800 Sloat Boulevard, being a subdivision**
5 **(also vertical) of Assessor's Parcel Block No. 2515, Lot No. 001; and adopting findings**
6 **pursuant to the General Plan, and the priority policies of Planning Code, Section 101.1.**
7

8 MOVED, That the certain map entitled "FINAL MAP 9037", a 56 residential unit and
9 four commercial unit, mixed-use condominium project, located at 2800 Sloat Boulevard, being
10 a subdivision of Assessor's Parcel Block No. 2515, Lot No. 001, comprising eight sheets,
11 approved April 5, 2018, by Department of Public Works Order No. 187490 is hereby approved
12 and said map is adopted as an Official Final Map 9037; 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 3, 2016, that the proposed subdivision is
16 consistent with the objectives and policies of the General Plan, and the priority policies of
17 Planning Code, Section 101.1; 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.
25

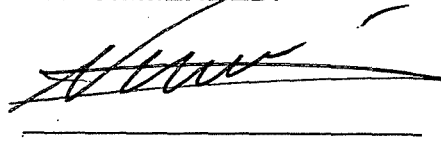
1 DESCRIPTION APPROVED:

2 
3

4 Bruce R. Storrs, PLS

5 City and County Surveyor
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RECOMMENDED:



Mohammed Nuru

Director of Public Works



Office of the City and County Surveyor
1155 Market Street, 3rd Floor
San Francisco, Ca 94103

(415) 554-5827 www.SFPublicWorks.org



Mark Farrell, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

Public Works Order No: 187490

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

APPROVING FINAL MAP 9037, 2800 SLOAT BOULEVARD, A 60 UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION (ALSO VERTICAL) OF ASSESSORS PARCEL NUMBER 2515-001

A 60 UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated August, 3, 2016 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 9037", comprising 8 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, 3, 2016, 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:

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2016 APR 12 PM 4:05
BY _____



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

4/5/2018

X Bruce R. Storrs

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

4/5/2018

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: May 6, 2016

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

Attention: Mr. Scott F. Sanchez

Project ID: 9037			
Project Type:		2 Lot Vertical Subdivision, 56 Residential and 4 Commercial Units Mixed use New Construction Condominium Project	
Address#	StreetName	Block	Lot
2800 - 2898	SLOAT BLVD	2515	001
Tentative Map Referral			

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

Sincerely,

 James Ryan
2016.05.06 09:52:17 -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 , CEQA Determination Date , based on the attached checklist.

On 10/27/07, the Planning Dept. determined the project would not have a significant effect on the environment after preparing a Mitigated Negative Declaration.

☐ 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: Veronica Flores
Digitally signed by Veronica Flores
DN: c=us, o=City of San Francisco, ou=City Planning, email=Veronica.Flores@sf.gov, cn=Veronica Flores, email=Veronica.Flores@sf.gov
Date: 2016.06.03 06:12:53 -07'00'

Date: 08/03/16

Planner's Name Veronica Flores
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. 2515 Lot No. 001

Address: 2800 - 2898 Sloat Blvd

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 8th day of March. 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. 2515 Lot No. 001

Address: 2800 - 2898 Sloat Blvd

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

Map: \$56,898,536

Established or estimated tax rate: 1.2000%

Estimated taxes lienied but not yet due: \$682,783.00

Amount of Assessments not yet due: \$1,628.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 8th day of March. 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

THE UNDERSIGNED OWNER IS THE ONLY PARTY HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP, TITLED FINAL MAP NO. 9037 COMPRISING EIGHT (8) SHEETS. BY OUR SIGNATURES HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNERS: OCEAN PARK DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY

BY: [Signature]

NAME: HANG CHEN

TITLE: 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 Alameda

ON MARCH 22, 2018, BEFORE ME, Michael William Klegow, A NOTARY PUBLIC,

PERSONALLY APPEARED: HANG CHEN, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SHE THEY EXECUTED THE SAME IN THEIR THEIR THEIR AUTHORIZED CAPACITY(IES), AND THAT BY THEIR THEIR 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.

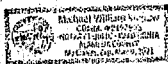
WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY'S SIGNATURE: [Signature]

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2192803

MY COMMISSION EXPIRES: MAY 9, 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Alameda

**APPROVALS**

THIS MAP IS APPROVED THIS 5TH DAY OF April, 2018.
BY ORDER NO. 187490

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 SUPERVISOR'S IN FILE NO. _____

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. 9037, COMPRISING EIGHT (8) SHEETS.

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

BY: _____ DATE: _____

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

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.

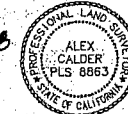
BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY: [Signature] DATE: 4/10/2018
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 OCEAN PARK DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY, 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 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: Alex Calder DATE: 3-22-18
ALEX CALDER, P.L.S. 8863

**RECORDER'S STATEMENT**

FILED THIS _____ DAY OF _____, 20____, AT _____, IN BOOK _____ OF CONDOMINIUM MAPS, AT PAGE _____, AT THE REQUEST OF BKF ENGINEERS.

BY: _____ DATE: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP NO. 9037

A TWO VERTICAL LOT SUBDIVISION LOT 1 TO CONTAIN UP TO 56 RESIDENTIAL UNITS, LOT 2 TO CONTAIN UP TO 4 COMMERCIAL UNITS A MIXED USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN GRANT DEED RECORDED SEPT. 3, 2013, DOC. NO. 2013-1750600-00 AND BEING ALL OF OUTSIDE LANDS BLOCK NO. 1286

CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

MARCH 2018
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
650-482-6500

Redwood | Berkeley | Pleasanton

SHEET ONE (1) OF EIGHT (8) SHEETS

20150162-50 DCJ

APN 2515-001

2800 SLOAT BOULEVARD

CONDOMINIUM NOTES

LOT 1 WILL BE SUBDIVIDED INTO 56 DWELLING UNITS AND LOT 2 WILL BE SUBDIVIDED INTO 4 COMMERCIAL UNITS.

- 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 56 DWELLING UNITS AND 4 COMMERCIAL 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 WITHIN PRIVATE PROPERTY; AND
 - (ii) ALL FRONTING SIDEWALKS AND STREETSCAPE IMPROVEMENTS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS, INCLUDING MEDIANS, IF ANY, 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 SLOAT BOULEVARD, 46TH AND 47TH AVENUES, AND WAWONA 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.

NOTES

THIS REAL PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING:

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE:
DOCUMENT NUMBER 2008-1693204, RECORDED 12/15/2008.
DOCUMENT NUMBER 2012-358448-00, RECORDED 02/22/2012.
DOCUMENT NUMBER 2014-3996978-00, RECORDED 12/22/2014.

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

ASSESSOR'S NOTE

PROPOSED ASSESSOR'S PARCEL NUMBERS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE.

ASSESSOR'S PARCEL NUMBER TABLE

COMMERCIAL UNITS	ASSESSOR PARCEL NUMBER
1 - 4	2515-004 THRU 2515-007
RESIDENTIAL UNITS	
211	2515-008
213	2515-009
215 - 218	2515-010 THRU 2515-013
222	2515-014
224	2515-015
233 - 236	2515-016 THRU 2515-019
311 - 318	2515-020 THRU 2515-027
321 - 324	2515-028 THRU 2515-031
331 - 336	2515-032 THRU 2515-037
412 - 417	2515-038 THRU 2515-043
421 - 424	2515-044 THRU 2515-047
431 - 435	2515-048 THRU 2515-052
502	2515-053
512 - 515	2515-054 THRU 2515-057
521 - 523	2515-058 THRU 2515-060
531 - 532	2515-061 THRU 2515-062
533	2515-063

LOT 1
APN 2515-002

LOT 2
APN 2515-003

FINAL MAP NO. 9037

A TWO VERTICAL LOT SUBDIVISION LOT 1 TO CONTAIN UP TO 56 RESIDENTIAL UNITS, LOT 2 TO CONTAIN UP TO 4 COMMERCIAL UNITS
A MIXED USE CONDOMINIUM PROJECT,
BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN GRANT DEED RECORDED SEPT. 3, 2013, DOC. No. 2013-J750600-00 AND BEING ALL OF OUTSIDE LANDS BLOCK NO. 1286

CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

MARCH 2018

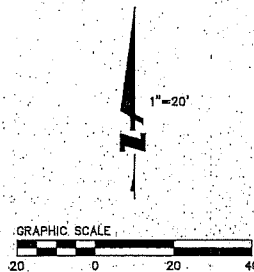
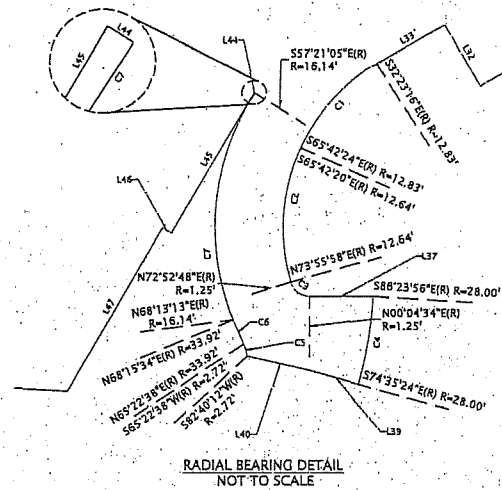
BKf B.K.F. ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
650-482-0300

ENGINEERING | SURVEYING | PLANNING

SHEET TWO (2) OF EIGHT (8) SHEETS

APN 2515-001

2800 SLOAT BOULEVARD



LEGEND

AB	ASSESSOR'S BLOCK
APN	ASSESSOR'S PARCEL NUMBER
C.O.E.	CENTER OF THE EARTH
CCSF	CITY AND COUNTY OF SAN FRANCISCO
DN	DOCUMENT NUMBER
DN	FOUND
INF.	INFINITY ABOVE
LS	LICENSED LAND SURVEYOR
M'	MEASURED
MN	MONUMENT
(X)	REFERENCE NUMBER
SNF	SEARCHED FOR, NOT FOUND
(28.50)	RECORD DISTANCE
COE	CENTER OF EARTH
UE	UPPER ELEVATION
LE	LOWER ELEVATION
(R)	RADIAL BEARING
LI	BEARINGS AND DISTANCES, SEE LINE TABLE SHEET 7
CI	CURVES, SEE CURVE TABLE SHEET 7
---	MONUMENT LINE
---	BOUNDARY LINE
---	ADJACENT LOT LINE
---	TIE LINE

ASSESSOR'S PARCEL No. NOTE:

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

AREA: SQUARE FOOTAGE

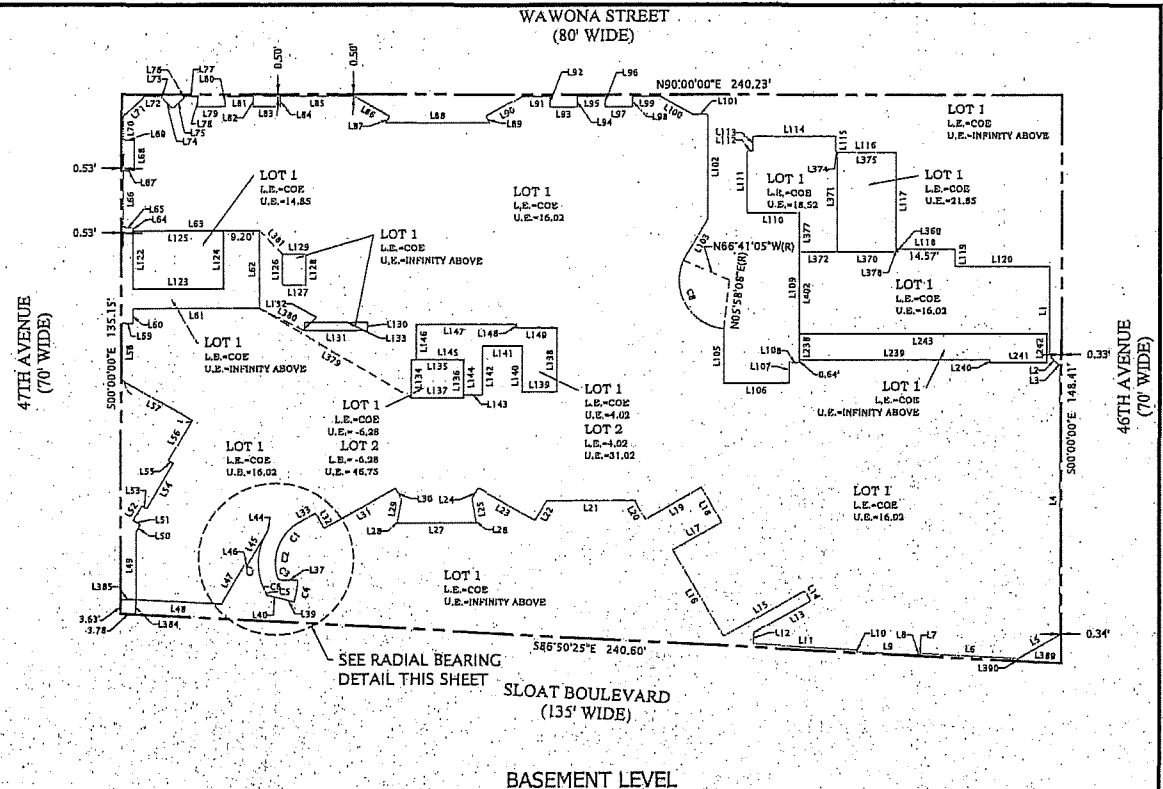
LEVELS	LOT 1 (2515-002)	LOT 2 (2515-003)
BASEMENT	33,522	510
LEVEL 1	6,999	24,053
LEVEL 2	27,396	6,656
LEVEL 3	34,052	0
LEVEL 4	34,052	0
LEVEL 5	34,052	0
LEVEL 6	34,052	0

NOTES

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

BASIS OF BEARINGS:

THE BEARING OF NORTH 86°50'25" WEST BETWEEN THE TWO FOUND MONUMENTS ON THE MONUMENT LINE OF SLOAT BOULEVARD AT THE 46TH AND 47TH AVENUE INTERSECTIONS, PER BOOK 68 OF CONDOMINIUM MAPS, AT PAGES 22-24.



FINAL MAP NO. 9037

A TWO VERTICAL LOT SUBDIVISION-LOT 1 TO CONTAIN UP TO 56 RESIDENTIAL UNITS, LOT 2 TO CONTAIN UP TO 4 COMMERCIAL UNITS
A MIXED USE CONDOMINIUM PROJECT,
BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN GRANT DEED RECORDED SEPT. 3, 2013, DOC. No. 2013-3750600-00 AND BEING ALL OF OUTSIDE LANDS BLOCK NO. 1286.

CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

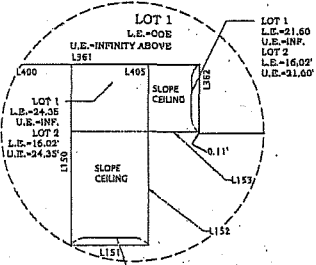
MARCH 2018

BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94063
650-492-6300

SHEET FOUR (4) OF EIGHT (8) SHEETS

APN 2515-001

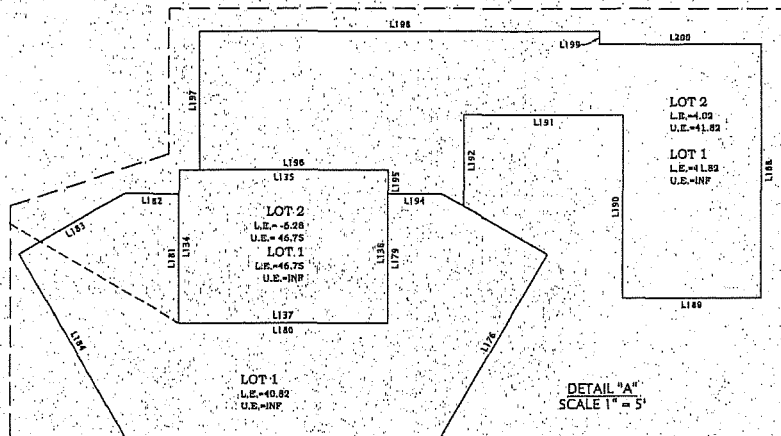
2800 SLOAT BOULEVARD



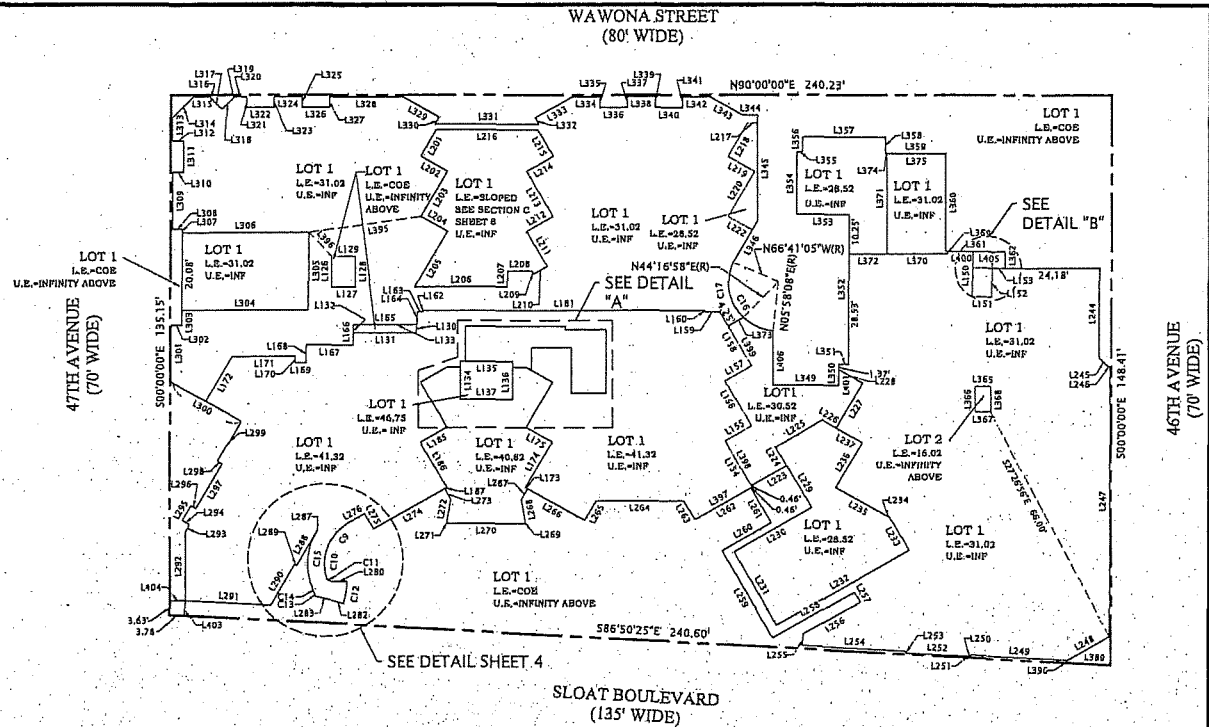
DETAIL "B"
SCALE 1"=5'

LEGEND

AB	ASSESSOR'S BLOCK
APN	ASSESSOR'S PARCEL NUMBER
C.O.E.	CENTER OF THE EARTH
CCSF	CITY AND COUNTY OF SAN FRANCISCO
DN	DOCUMENT NUMBER
FND	FOUND
INF.	INFINITY ABOVE
LS	LICENSED LAND SURVEYOR
M	MEASURED
MN	MONUMENT
(RX)	REFERENCE NUMBER
SRF	SEARCHED FOR, NOT FOUND
(28,50')	RECORD DISTANCE
CDE	CENTER OF EARTH
UE	UPPER ELEVATION
LE	LOWER ELEVATION
(R)	RADIAL BEARING
LY	BEARINGS AND DISTANCES, SEE LINE TABLE SHEET 7
C	CURVES, SEE CURVE TABLE SHEET 7
---	MONUMENT LINE
---	BOUNDARY LINE
---	ADJACENT LOT LINE
---	TIE LINE



DETAIL "A"
SCALE 1"=5'



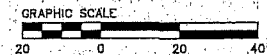
LEVEL 2 TO INFINITY

NOTES

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

BASIS OF BEARINGS:

THE BEARING OF NORTH 86°50'25" WEST BETWEEN THE TWO FOUND MONUMENTS ON THE MONUMENT LINE OF SLOAT BOULEVARD AT THE 46TH AND 47TH AVENUE INTERSECTIONS, PER BOOK 68 OF CONDOMINIUM MAPS, AT PAGES 22-24.



FINAL MAP NO. 9037

A TWO VERTICAL LOT SUBDIVISION-LOT 1 TO CONTAIN UP TO 56 RESIDENTIAL UNITS, LOT 2 TO CONTAIN UP TO 4 COMMERCIAL UNITS A MIXED USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN GRANT DEED RECORDED SEPT. 3, 2013, DOC. NO. 2013-J750600-00 AND BEING ALL OF OUTSIDE LANDS BLOCK NO. 1286

CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

MARCH 2018

BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
650-482-6300

SHEET SIX (6) OF EIGHT (8) SHEETS

APN 2515-001 2800 SLOAT BOULEVARD

CURVE TABLE			
#	LENGTH	RADIUS	DELTA
C1	7.80'	12.83'	33°19'08"
C2	8.46'	12.64'	40°21'42"
C3	1.59'	1.25'	72°48'14"
C4	5.77'	28.00'	11°48'32"
C5	0.82'	2.72'	171°75'34"
C6	1.71'	33.92'	2°52'57"
C7	15.33'	16.14'	54°25'42"
C8	23.89'	12.75'	107°20'46"
C9	7.46'	12.83'	33°19'08"
C10	8.90'	12.64'	40°21'42"
C11	1.59'	1.25'	72°48'14"
C12	5.77'	28.00'	11°48'32"
C13	0.82'	2.72'	171°75'34"
C14	1.71'	33.92'	2°52'57"
C15	15.33'	16.14'	54°25'42"
C16	23.89'	12.75'	107°20'46"
C17	15.36'	12.75'	69°15'56"

A TWO VERTICAL LOT SUBDIVISION LOT 1 TO CONTAIN UP TO 56 RESIDENTIAL UNITS, LOT 2 TO CONTAIN UP TO 4 COMMERCIAL UNITS
A MIXED USE CONDOMINIUM PROJECT,
BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN GRANT DEED RECORDED SEPT. 3, 2013, DOC. No. 2013-1750600-00
AND BEING ALL OF OUTSIDE LANDS BLOCK NO. 1286

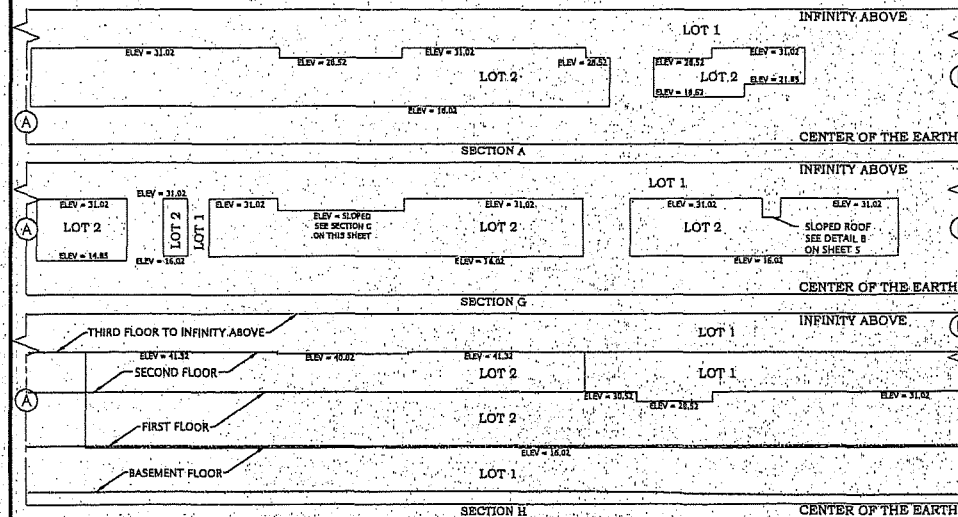
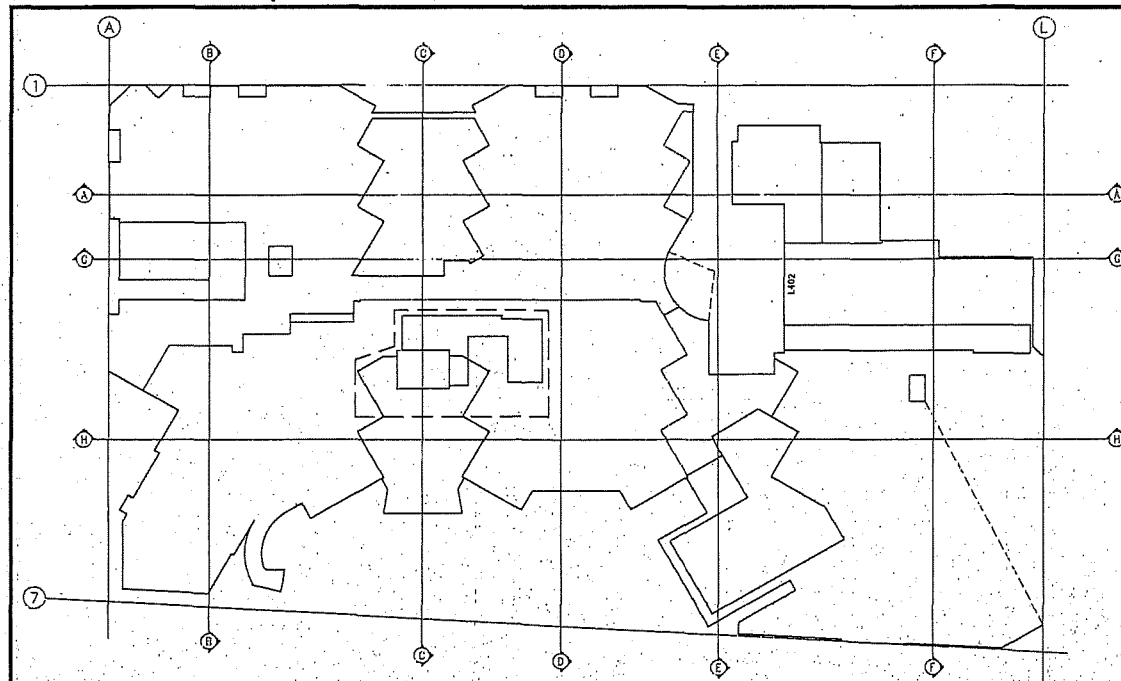
MARCH 2015

BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
FACILITIES | ROADSIDE | PLANNING

SHEET SEVEN (7) OF EIGHT (8) SHEETS

APN 2515-001

2800 SLOAT BOULEVARD



THE TITLE BOUNDARY BETWEEN VERTICAL LOTS SHALL BE THE FINISHED FLOOR SLABS.

FINAL MAP NO. 9037

A TWO VERTICAL LOT SUBDIVISION-LOT 1 TO CONTAIN UP TO 56 RESIDENTIAL UNITS, LOT 2 TO CONTAIN UP TO 4 COMMERCIAL UNITS
A MIXED USE CONDOMINIUM PROJECT,
BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN GRANT DEED RECORDED SEPT. 3, 2013, DOC. NO. 2013J750600-00 AND BEING ALL OF OUTSIDE LANDS BLOCK NO. 1286

CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

MARCH 2018

BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94063
650-487-6300

SHEET EIGHT (8) OF EIGHT (8) SHEETS

APN 2515-001 2800 SLOAT BOULEVARD