

File No. 170928

Committee Item No. \_\_\_\_\_

Board Item No. 46

# COMMITTEE/BOARD OF SUPERVISORS

## AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_  
Board of Supervisors Meeting

Date: \_\_\_\_\_  
Date: September 5, 2017

### 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 checked="" 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

- |                          |                                     |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Tentative Map Decision - September 30, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Public Works Order No. 186121 - July 14, 2017</u>        |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificates - August 31, 2017</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: Lisa Lew

Date: August 31, 2017

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [Final Map 8883 - 1545 Pine Street]

2  
3 **Motion approving Final Map 8883, a 100 residential unit and three commercial unit,**  
4 **mixed-use condominium project, located at 1545 Pine Street, being a subdivision of**  
5 **Assessor's Parcel Block No. 0667, Lot Nos. 016, 017, 018, 018A, and 019; and adopting**  
6 **findings pursuant to the General Plan, and the eight priority policies of Planning Code,**  
7 **Section 101.1.**

8       MOVED, That the certain map entitled "FINAL MAP 8883", A five Lot Merger and 100  
9 Residential and three Commercial Units Mixed-Use Condominium Project, located at 1545  
10 Pine Street, being a subdivision of Assessor's Parcel Block No. 0667, Lot Nos. 016, 017, 018,  
11 018A, and 019, comprising three sheets, approved July 14, 2017, by Department of Public  
12 Works Order No. 186121 is hereby approved and said map is adopted as an Official Final  
13 Map 8883; and, be it

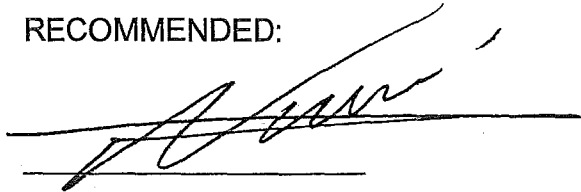
14       FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
15 and incorporates by reference herein as though fully set forth the findings made by the  
16 Planning Department, by its letter dated September 30, 2016, that the proposed subdivision is  
17 consistent with the objectives and policies of the General Plan, and the eight priority policies  
18 of Planning Code, Section 101.1; and, be it

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

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

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RECOMMENDED:



A handwritten signature in black ink, appearing to read 'Mohammed Nuru', is written over a horizontal line.

Mohammed Nuru  
Director of Public Works

DESCRIPTION APPROVED:



A handwritten signature in black ink, appearing to read 'Bruce R. Storrs', is written over a horizontal line. To the right of the signature, the letters 'PLS' are written in a smaller, less distinct hand.

Bruce R. Storrs, PLS  
City and County Surveyor



**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: June 10, 2016

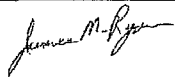
Department of City Planning  
 1650 Mission Street, Suite 400  
 San Francisco, CA 94103

Attention: Mr. Scott F. Sanchez

<b>Project ID:</b> 8883			
<b>Project Type:</b> A merger and 100 Residential and 3 Commercial mixed use New Construction Condominium Project			
<b>Address#</b>	<b>StreetName</b>	<b>Block</b>	<b>Lot</b>
1545	PINE ST	0667	016
1533 - 1535	PINE ST	0667	017
1529	PINE ST	0667	018
1529 - 1533	PINE ST	0667	018A
1527	PINE ST	0667	019
<b>Tentative Map Referral</b>			

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

Sincerely,

 James Ryan  
 2016.06.10 15:15:04 -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.

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.  
 Per the Conditions of Approval related to Planning Commission Motion No. 19249 for Case 2006.0383C and Variance Decision Letter for 2006.0383V

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 **Brittany Bendix** Digitally signed by Brittany Bendix  
 DN: c=us, o=City and County of San Francisco, ou=City Planning, email=Brittany.Bendix@sfplanning.org, cn=Brittany Bendix  
 Date: 2016.06.30 16:28:04 -0700

Date **9/30/16**

Planner's Name **Brittany Bendix**  
 for, Scott F. Sanchez, Zoning Administrator



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

(415) 554-5827 ■ www.SFPublicWorks.org



Edwin M. Lee, Mayor  
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

**Public Works Order No: 186121**

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

APPROVING FINAL MAP 8883, 1545 PINE STREET, A 100 RESIDENTIAL AND 3 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOTS 016, 017, 018, 018A AND 019 IN ASSESSORS BLOCK NO. 0667.

A 5 LOT MERGER AND 100 RESIDENTIAL AND 3 COMMERCIAL UNITS MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated September 30, 2016 stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

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

Transmitted herewith are the following:

1. 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 8883", each comprising 3 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated September 30, 2016, from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

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

RECOMMENDED:

APPROVED:

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2017 JUL 17 PM 1:03



**X** Bruce R. Storrs

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

**X** Mohammed Nuru

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





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**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.            0667            Lot No.    019**

**Address:            1527 Pine 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 31st day of August. This certificate is valid for the earlier of 60 days from this date or December 31, 2017. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



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**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.            0667            Lot No. 019

Address:            1527 Pine St

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

Map:                \$4,340,011

Established or estimated tax rate:                            1.2000%

Estimated taxes liened but not yet due:                    \$52,081.00

Amount of Assessments not yet due:                        \$3,318.00

These estimated taxes and special assessments have been paid.

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

David Augustine, Tax Collector

Dated this 31st day of August. This certificate is valid for the earlier of 60 days from this date or December 31, 2017. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.





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**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.            0667            Lot No.    018**

**Address:            1529 Pine 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 31st day of August. This certificate is valid for the earlier of 60 days from this date or December 31, 2017. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.**



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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.           0667           Lot No. 018

Address:           1529 Pine St

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

Map:               \$1,802,901

Established or estimated tax rate:                               1.2000%

Estimated taxes liened but not yet due:                       \$21,635.00

Amount of Assessments not yet due:                             \$1,726.00

These estimated taxes and special assessments have been paid.

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

David Augustine, Tax Collector

Dated this 31st day of August. This certificate is valid for the earlier of 60 days from this date or December 31, 2017. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.

Office of the Treasurer & Tax Collector  
City and County of San Francisco

Property Tax Section



José Cisneros, Treasurer

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**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.        0667        Lot No.    018A

Address:        1529 - 1533 Pine 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 31st day of August. This certificate is valid for the earlier of 60 days from this date or December 31, 2017. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



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**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.            0667            Lot No. 018A

Address:            1529 - 1533 Pine St

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

Map:                      \$2,528,825

Established or estimated tax rate:                      1.2000%

Estimated taxes liened but not yet due:                      \$30,346.00

Amount of Assessments not yet due:                      \$1,721.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 31st day of August. This certificate is valid for the earlier of 60 days from this date or December 31, 2017. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.

Office of the Treasurer & Tax Collector  
City and County of San Francisco

Property Tax Section



José Cisneros, Treasurer

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**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.        0667        Lot No.    017

Address:        1533 Pine 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 31st day of August. This certificate is valid for the earlier of 60 days from this date or December 31, 2017. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



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**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.            0667            Lot No. 017

Address:            1533 Pine St

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

Map:                    \$4,340,011

Established or estimated tax rate:                    1.2000%

Estimated taxes liened but not yet due:            \$52,081.00

Amount of Assessments not yet due:                \$3,131.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 31st day of August. This certificate is valid for the earlier of 60 days from this date or December 31, 2017. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.

Office of the Treasurer & Tax Collector  
City and County of San Francisco

Property Tax Section



José Cisneros, Treasurer

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**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.        0667        Lot No.    016

Address:        1545 Pine 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 31st day of August. This certificate is valid for the earlier of 60 days from this date or December 31, 2017. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



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**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.            0667            Lot No. 016

Address:            1545 Pine St

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

Map:                \$39,628,989

Established or estimated tax rate:                1.2000%

Estimated taxes liened but not yet due:                \$475,548.00

Amount of Assessments not yet due:                \$5,833.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 31st day of August. This certificate is valid for the earlier of 60 days from this date or December 31, 2017. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



OWNER'S STATEMENT

THE UNDESIGNED OWNER IS THE ONLY PARTY HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP...

OWNERS: PACIFIC PINE LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]

NAME: JEFF TONIC

TITLE: AUTHORIZED PERSON

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...

STATE OF CALIFORNIA

COUNTY OF Contra Costa

ON July 19, 2017, before me, [Notary Name], personally appeared [Owner Name]...

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]

(THIS SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION NO. 20961712

MY COMMISSION EXPIRES Feb 14 2019

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Contra Costa

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...

STATE OF CALIFORNIA

COUNTY OF Contra Costa

ON July 19, 2017, before me, [Notary Name], personally appeared [Beneficiary Name]...

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]

(THIS SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION NO. 2172529

MY COMMISSION EXPIRES Dec 29 2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Contra Costa

TAX STATEMENT

ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SURVEYOR HAS FILED A STATEMENT FROM THE TREASURER AND TAX COLLECTOR OF THE CITY AND COUNTY OF SAN FRANCISCO...

DATE: [Date]

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

CLERK'S STATEMENT

ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. [Number] ADOPTED TO APPROVE THIS MAP ENTITLED [Map Name]...

DATE: [Date]

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

APPROVALS

THIS MAP IS APPROVED THIS [Date] DAY OF [Month] 2017

BYORDER NO. [Number]

BY: [Signature]

MOHAMMED NURU, DIRECTOR OF PUBLIC WORKS AND ADJUNCT TREASURER CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

APPROVED AS TO FORM

DORIS HERRERA, CITY ATTORNEY

BY: [Signature]

CITY ATTORNEY CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL

ON [Date] [Time], the Board of Supervisors of the City and County of San Francisco, State of California, approved and passed without objection a copy of which is on file in the office of the Board of Supervisors in file no. [Number].

BENEFICIARY'S STATEMENT

OVERSEA-CREDIT BANKING CORPORATION LIMITED, LOS ANGELES AGENCY, BENEFICIARY UNDER THAT DEED OF TRUST RECORDED OCTOBER 27, 2015, IN OFFICIAL RECORDS UNDER RECORDER'S SEAL NUMBER 2015-4147475.

BY: [Signature]

NAME: CHRISTOPHER GILES, JR.

TITLE: [Title]

CITY AND COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SURVEYOR HAS FILED A STATEMENT FROM THE TREASURER AND TAX COLLECTOR OF THE CITY AND COUNTY OF SAN FRANCISCO...

DATE: [Date]

CITY AND COUNTY SURVEYOR CITY AND COUNTY OF SAN FRANCISCO

BY: [Signature]

JAMES PLAZAN, CLS. # 6239

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN COMPLIANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PACIFIC PINE LLC, A DELAWARE LIMITED LIABILITY COMPANY...

DATE: [Date]

BY: [Signature]

ALEX CALDER, P.L.S. #1863

RECORDER'S STATEMENT

FILED THIS [Date] DAY OF [Month] 2017 AT [Time] OF THE DAY AT THE OFFICE OF THE RECORDER OF CONDOMINIUM MAPS, AT THE REQUEST OF THE DOCUMENT OWNER...

DATE: [Date]

COUNTY RECORDER CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

FINAL MAP NO. 8863

A S.L.D., MERGER AND 100% RESIDENTIAL AND COMMERCIAL LIMITS... BUREAU OF REALTORS AND PROFESSIONAL MANAGERS... STATE OF CALIFORNIA BEING A PORTION OF PLAT NO. 107878N, ADDITION TO THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

BKF BUREAU OF REALTORS AND PROFESSIONAL MANAGERS ENGINEERS 13 HAWKWOOD CITY, CA 94040 415-441-1100 SHEET ONE OF THREE SHEETS

**CONDOMINIUM NOTES**

- A. THE MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4248. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 100 RESIDENTIAL CONDOMINIUM UNITS AND 3 COMMERCIAL CONDOMINIUM UNITS.
- B. ALL INGRESS (ES), EGRESS (ES), PATH(S) OF TRAVEL, FIRE (EMERGENCY EXIT) AND EXITING COMPONENTS, EXIT PATHWAYS) AND PASSAGEWAYS), STAIRWAYS), CORRIDORS), ELEVATORS), AND COMMON USE ACCESSIBLE FEATURES 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 STRUCTURES OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NOW 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 OF ANY KIND SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONTROLLED EXITS OR OVER PINE AND ALUMINUM STREETS AND PARALLEL THEREON AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNERS.
- G. SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY ARE VISIBLE AND OBSERVABLE, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM ADJACENT 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 DESCRIBED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.
- H. THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING:
 

NOTICE OF SPECIAL RESTRICTIONS: DOCUMENT NUMBER 2014-095178 IS ON OFFICIAL RECORDS, RECORDED DECEMBER 1, 2014 AND DOCUMENT NUMBER 2014-095130 IS ON OFFICIAL RECORDS, RECORDED DECEMBER 19, 2014.

**ASSESSOR'S LOT NUMBER TABLE**

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

COMMERCIAL UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
101	APN 0667-047
102	APN 0667-048
103	APN 0667-049

RESIDENTIAL UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER	RESIDENTIAL UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER	RESIDENTIAL UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
201	APN 0667-050	301	APN 0667-061	401	APN 0667-073
202	APN 0667-051	302	APN 0667-062	402	APN 0667-074
203	APN 0667-052	303	APN 0667-063	403	APN 0667-075
204	APN 0667-053	304	APN 0667-064	404	APN 0667-076
205	APN 0667-054	305	APN 0667-065	405	APN 0667-077
206	APN 0667-055	306	APN 0667-066	406	APN 0667-078
207	APN 0667-056	307	APN 0667-067	407	APN 0667-079
208	APN 0667-057	308	APN 0667-068	408	APN 0667-080
209	APN 0667-058	309	APN 0667-069	409	APN 0667-081
210	APN 0667-059	310	APN 0667-070	410	APN 0667-082
211	APN 0667-060	311	APN 0667-071	411	APN 0667-083
		312	APN 0667-072	412	APN 0667-084

RESIDENTIAL UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER	RESIDENTIAL UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER	RESIDENTIAL UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
501	APN 0667-085	601	APN 0667-097	701	APN 0667-108
502	APN 0667-086	602	APN 0667-098	702	APN 0667-109
503	APN 0667-087	603	APN 0667-099	703	APN 0667-110
504	APN 0667-088	604	APN 0667-100	704	APN 0667-111
505	APN 0667-089	605	APN 0667-101	705	APN 0667-112
506	APN 0667-090	606	APN 0667-102	706	APN 0667-113
507	APN 0667-091	607	APN 0667-103	707	APN 0667-114
508	APN 0667-092	608	APN 0667-104		
509	APN 0667-093	609	APN 0667-105		
510	APN 0667-094	610	APN 0667-106		
511	APN 0667-095	611	APN 0667-107		
512	APN 0667-096				

RESIDENTIAL UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER	RESIDENTIAL UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER	RESIDENTIAL UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
801	APN 0667-115	901	APN 0667-122	1001	APN 0667-130
802	APN 0667-116	902	APN 0667-123	1002	APN 0667-131
803	APN 0667-117	903	APN 0667-124	1003	APN 0667-132
804	APN 0667-118	904	APN 0667-125	1004	APN 0667-133
805	APN 0667-119	905	APN 0667-126	1005	APN 0667-134
806	APN 0667-120	906	APN 0667-127	1006	APN 0667-135
807	APN 0667-121	907	APN 0667-128	1007	APN 0667-135

RESIDENTIAL UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER	RESIDENTIAL UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
1101	APN 0667-136	1201	APN 0667-145
1102	APN 0667-137	1202	APN 0667-146
1103	APN 0667-138	1203	APN 0667-147
1104	APN 0667-139	1204	APN 0667-148
1105	APN 0667-140	1205	APN 0667-149
1106	APN 0667-141	1206	APN 0667-148
1107	APN 0667-142	1207	APN 0667-149

**FINAL MAP NO. 8883**

A 5 LOT MERCANTILE AND 100 RESIDENTIAL AND 3 COMMERCIAL UNITS MIXED USE CONDOMINIUM PROJECT BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON JANUARY 22, 2013 AS DOC. 2013-0010204-00 OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA BEING A PORTION OF BLOCK 56 OF WESTERN ADDITION

CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA  
JUNE 2017



SHEET TWO OF THREE SHEETS  
APN 0667-016, 017, 018, 019 & 019, 1545 PINE STREET

**NOTES:**

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
3. MONUMENT LOCATIONS SHOWN ARE EXAGGERATED FOR THE PURPOSES OF CLARITY.

**BASIS OF SURVEY:**

MONUMENT LINE ALONG PINE STREET PER MONUMENT MAP NO. 017 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.  
 RECORD REFERENCES:  
 1411 MONUMENT MAP NO. 017 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.



ARBITRARY PARCEL ID	ADDRESS	APN	DEED DN.
A	1553-1557 PINE ST.	0667-014	DN. 2007-4325470-00
B	1545 PINE ST.	0667-016	DN. 2015-X010204-00
C	1533-1535 PINE ST.	0667-017	DN. 2015-X010204-00
D	1529 PINE ST.	0667-018A	DN. 2015-X010204-00
E	1529 PINE ST.	0667-018	DN. 2015-X010204-00
F	1527 PINE ST.	0667-019	DN. 2015-X010204-00
G	1525 PINE ST.	0667-020	DN. 2015-X140123-00

- SYMBOL LEGEND**
- FOUND MARK PER MON MAP (R)
  - SET BRASS NAIL AND WASHER STAMPED "L8 8883" AT 6.00" OFFSET (LOT LINES PROTECTED)
- LEGEND**
- CCSY CITY AND COUNTY OF SAN FRANCISCO
  - BLDG BUILDING
  - DNK BRICK - I
  - CONC CONCRETE
  - CONR CONCRETE
  - DN DOCUMENT NUMBER
  - FOUN FOUND
  - M MARK
  - MON MONUMENT
  - M&M MARK AND MAIL
  - SNR SEARCH FOLDED NOTHING
  - STY STORY
  - WT WOOD FRAME
  - MONUMENTARY LINE
  - BOUNDARY LINE
  - LOT LINES TO BE REMOVED

**FINAL MAP NO. 8883**

A 5 LOT MERGER AND 100 RESIDENTIAL AND 3 COMMERCIAL UNITS MIXED USE CONDOMINIUM PROJECT BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON JANUARY 22, 2015 AS DOC. 2015-101204-00 OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA BEING A PORTION OF BLOCK 56 OF WESTERN ADDITION CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA JUNE, 2017

**BKF ENGINEERS**  
 355 BURLINGAME AVENUE, SUITE 300  
 REDWOOD CITY, CA 94061  
 650-887-6100

SHET THREE OF THREE SHEETS  
 APN 0667-016, 017, 018, 018A & 019, 1545 PINE STREET

