

File No. 191121

Committee Item No. _____

Board Item No. 41

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____
Board of Supervisors Meeting

Date: _____
Date: November 12, 2019

Cmte Board

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
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| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PW Order No. 202092 - 10/23/19</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Department - Map Decision - 12/26/18</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificates - 9/27/19</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
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| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: Jocelyn Wong
Prepared by: _____

Date: November 8, 2019
Date: _____

1 [Final Map 9276 - 2000 Bryant Street]

2
3 **Motion approving Final Map 9276, a 194 residential and 16 commercial units mixed-use**
4 **new condominium project, located at 2000 Bryant Street, being a subdivision of**
5 **Assessor's Parcel Block No. 4022, Lot No. 027; and adopting findings pursuant to the**
6 **General Plan, and the eight priority policies of Planning Code, Section 101.1.**

7
8 MOVED, That the certain map entitled "FINAL MAP 9276", a 194 residential and 16
9 commercial units mixed-use new condominium project, located at 2000 Bryant Street, being a
10 subdivision of Assessor's Parcel Block No. 4022, Lot No. 027, comprising three sheets,
11 approved October 23, 2019, by Department of Public Works Order No. 202092 is hereby
12 approved and said map is adopted as an Official Final Map 9276; 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 December 26, 2018, that the proposed subdivision is
16 consistent with the General Plan, and the eight priority policies of Planning Code, Section
17 101.1; 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.

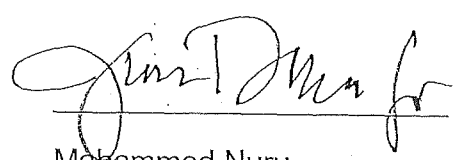
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DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor

RECOMMENDED:



Mohammed Nuru
Director of Public Works

City and County of San Francisco

San Francisco Public Works



London N. Breed, Mayor
Mohammed Nuru, Director

GENERAL - DIRECTOR'S OFFICE
City Hall, Room 348
1 Dr. Carlton B. Goodlett Place, S.F., CA 94102
(415) 554-6920 ■ www.SFPublicWorks.org



Public Works Order No: 202092

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

APPROVING FINAL MAP 9276, 2000 BRYANT STREET, A 194 RESIDENTIAL AND 16 COMMERCIAL UNITS MIXED-USE NEW CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 027 IN ASSESSORS BLOCK NO. 4022 (OR ASSESSORS PARCEL NUMBER 4022-027). [SEE MAP]

A 210 UNIT MIXED-USE NEW CONDOMINIUM PROJECT

The City Planning Department in its letter dated DECEMBER 26, 2018 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 9276", 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 DECEMBER 26, 2018, 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:

BY 
 2019 NOV - 1 AM 8:47
 RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO



X

DocuSigned by:

Bruce Storrs

Storrs, Bruce^{97ABC41507B0494...}
County Surveyor

X

DocuSigned by:

Nuru, Mohammed

Nuru, Mohammed^{45AB17F474FA...}
Director

Certificate Of Completion

Envelope Id: A013FFF4928348CFA2F2CA5BF8A2ADBE
Subject: Order 202092 - Final Map 9276; 2000 Bryant Street
Source Envelope:
Document Pages: 2
Certificate Pages: 2
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed

Envelope Originator:
DPW DocuSign
30 Van Ness Ave. Suite 4400
San Francisco, CA 94102
dpw-docusign.service@sfdpw.org
IP Address: 208.121.64.13

Record Tracking

Status: Original
10/23/2019 3:51:40 PM

Holder: DPW DocuSign
dpw-docusign.service@sfdpw.org

Location: DocuSign

Signer Events

Bruce Storrs
Bruce.Storrs@sfdpw.org
Public Works
Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:
Bruce Storrs
87ABC41507B0494...

Signature Adoption: Pre-selected Style
Using IP Address: 174.254.132.79
Signed using mobile

Timestamp

Sent: 10/23/2019 3:51:42 PM
Viewed: 10/23/2019 4:02:49 PM
Signed: 10/23/2019 4:02:55 PM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Nuru, Mohammed
Mohammed.Nuru@sfdpw.org
Director
Public Works
Security Level: Email, Account Authentication
(None)

DocuSigned by:
Nuru, Mohammed
81145AB17F474FA...

Signature Adoption: Pre-selected Style
Using IP Address: 208.121.64.7

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Viewed: 10/23/2019 4:28:45 PM
Signed: 10/23/2019 4:28:50 PM

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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

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Intermediary Delivery Events

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Certified Delivery Events

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Carbon Copy Events

Status

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Steinberg, David
David.Steinberg@sfdpw.org
Executive Assistant to the Director
San Francisco Public Works
Security Level: Email, Account Authentication
(None)
Electronic Record and Signature Disclosure:
Not Offered via DocuSign

COPIED

Sent: 10/23/2019 3:51:42 PM

Carbon Copy Events

Daniel, Shane
shane.Daniel@sfdpw.org
City and County of San Francisco
Security Level: Email, Account Authentication
(None)
Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Status

COPIED

Timestamp

Sent: 10/23/2019 4:02:57 PM

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent
Certified Delivered
Signing Complete
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Hashed/Encrypted
Security Checked
Security Checked
Security Checked

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10/23/2019 4:28:50 PM

Payment Events

Status

Timestamps



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
 sfpublishworks.org · tel 415-554-5810 · fax 415-554-6161



TENTATIVE MAP DECISION

Date: March 7, 2017

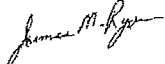
Department of City Planning
 1650 Mission Street, Suite 400
 San Francisco, CA 94103

Attention: Mr. Scott F. Sanchez

Project ID: 9276			
Project Type: 194 Residential and 16 Commercial Mixed Use Unit Condominium New Construction Project			
Address#	StreetName	Block	Lot
2000 - 2070	BRYANT ST	4022	001
2028	BRYANT ST	4022	002
2044 - 2070	BRYANT ST	4022	021
Tentative Map Referral			

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

Sincerely,

 James Ryan
 2017.03.06 15:47:23 -08'00'

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

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class 15183, CEQA Determination Date June 2, 2015, based on the attached checklist.

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

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

PLANNING DEPARTMENT

Signed:



Date: December 26, 2018

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



TAX CERTIFICATE

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 regarding the subdivision identified below:

1. There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.
2. The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: **4022**
Lot: **027**
Address: **2000 - 2050 BRYANT ST**

David Augustine, Tax Collector

Dated **September 27, 2019** this certificate is valid for the earlier of 60 days from **September 27, 2019** or **December 31, 2019**. 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 THE ONLY OWNERS OF AND HOLDERS OF RECORD TITLE INTEREST IN THE REAL PROPERTY SUBMITTED AND SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

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

OWNER: BRYANT STREET HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY,

BY: BRYANT STREET MEZZ LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS: SOLE MEMBER

BY: BRYANT STREET VENTURE LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER

BY: JUNIUS BRYANT MISSION SPV LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS: MANAGING MEMBER

BY: [Signature]
NAME: JOHN R. FRASER
TITLE: AUTHORIZED SIGNATORY

BENEFICIARY: BANK OZK (FKA BANK OF THE OZARKS)

BY: [Signature]
NAME: BRYAN PETSKA
TITLE: SPV, ASSET MANAGEMENT

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 October 2 2019 BEFORE ME, Jacob Fenton Tilly

PERSONALLY APPEARED John R. Fraser
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF California THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: [Signature]

NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2282377

MY COMMISSION EXPIRES: March 22, 2023

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

BENEFICIARY'S ACKNOWLEDGMENT:

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

STATE OF Texas
COUNTY OF Dallas
ON October 9 2019 BEFORE ME, Briana S. Williams

PERSONALLY APPEARED Bryan Petska
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 Texas THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: [Signature]

NOTARY PUBLIC, STATE OF Texas COMMISSION NO.: 129521024

MY COMMISSION EXPIRES: August 15, 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Dallas

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 9276".

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 _____ DAY OF _____, 20____
BY ORDER NO. _____

BY: _____ DATE: _____

MUHAMMAD 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 SUPERVISOR'S 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. _____

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: October 23, 2019

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 BRYANT STREET HOLDINGS LLC ON JUNE 8, 2019. 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 JUNE 1, 2020, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: [Signature] DATE: 10-16-2019

BENJAMIN B. RON
PLS No. 5015



RECORDER'S STATEMENT:

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

SIGNED: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 9276

A MAXIMUM OF 194 RESIDENTIAL AND 16 COMMERCIAL UNITS
MIXED-USE NEW CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE CERTAIN REAL PROPERTY DESCRIBED
IN THAT CERTAIN GRANT DEED RECORDED JANUARY 11, 2018,
DOCUMENT NO. 2018-K565707, OFFICIAL RECORDS

ALSO BEING A PORTION OF POTRERO NUEVO BLOCK 29
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

OCTOBER 2019

APN: 4022-027

SHEET 1 OF 3

2000 BRYANT STREET

5160

BASIS OF SURVEY:
THE CITY MONUMENT LINE ON BRYANT STREET AS SHOWN
HEREON IS THE BASIS OF SURVEY. SEE MAP REFERENCE [1].

NOTES:

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
3. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
4. ALL DISTANCES SHOWN FROM MONUMENT LINES TO MONUMENT REFERENCE POINTS ARE RECORD AND MEASURED UNLESS NOTED OTHERWISE. SEE MAP REFERENCE [1].
5. ALL SURVEY POINTS REFERENCING PROPERTY LINES PER MAP REFERENCE ITEMS [1] THRU [5] THAT ARE NOT SHOWN HEREON WERE SEARCHED FOR AND NOT FOUND.
6. LOCATION OF BUILDINGS SHOWN HEREON FOR POSSESSION WERE TAKEN APPROXIMATELY 5 FOOT ABOVE THE SIDEWALK, UNLESS OTHERWISE NOTED.
7. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:
 - a) "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED NOVEMBER 15, 2016 IN DOCUMENT NO. 2016-K357587, OFFICIAL RECORDS.
 - b) "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED NOVEMBER 15, 2016 IN DOCUMENT NO. 2016-K357588, OFFICIAL RECORDS.
 - c) "PERMANENT POST-CONSTRUCTION STORMWATER CONTROLS MAINTENANCE AGREEMENT" RECORDED MARCH 7, 2018, DOCUMENT NO. 2018-K886182, OFFICIAL RECORDS.
 - d) "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED MAY 2, 2018, DOCUMENT NO. 2018-K609972, OFFICIAL RECORDS.
 - e) "DECLARATION OF NO-BUILD EASEMENT" RECORDED MARCH 26, 2018, DOCUMENT NO. 2018-K594309, OFFICIAL RECORDS.

MAP REFERENCES:

- [1] CITY OF SAN FRANCISCO MONUMENT MAP NUMBERS 281 & 282 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [2] "PARCEL MAP OF 889 FLORIDA ST. & 2814 15TH ST." RECORDED MARCH 30, 2000 IN BOOK 62 OF CONDOMINIUM MAPS, PAGES 80 THRU 82, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [3] "PARCEL MAP 2810-2812 NINETEENTH STREET" RECORDED AUGUST 13, 2001 IN BOOK 69 OF CONDOMINIUM MAPS, PAGES 112 THRU 114, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [4] THAT CERTAIN PARCEL MAP RECORDED APRIL 18, 2002 IN BOOK 45 OF PARCEL MAPS, PAGE 76, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [5] "PARCEL MAP #8527" RECORDED AUGUST 23, 2016 IN BOOK 130 OF CONDOMINIUM MAPS, PAGES 54 AND 55, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

FIELD SURVEY COMPLETION:

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 8/1/2019. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED. NAIL AND TAGS STAMPED PLS 5015 THAT REFERENCE THE PROPERTY CORNERS WILL BE SET PRIOR TO 4/1/2020.

CONDOMINIUM NOTES:

a) THIS MAP IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4205. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 194 DWELLING UNITS AND 16 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; 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) (i) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.

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 18TH, FLORIDA OR BRYANT STREETS, 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.

ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS

LOT NO.	CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
LOT 1	1 THRU 210	APN 4022-029 THRU 4022-238

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

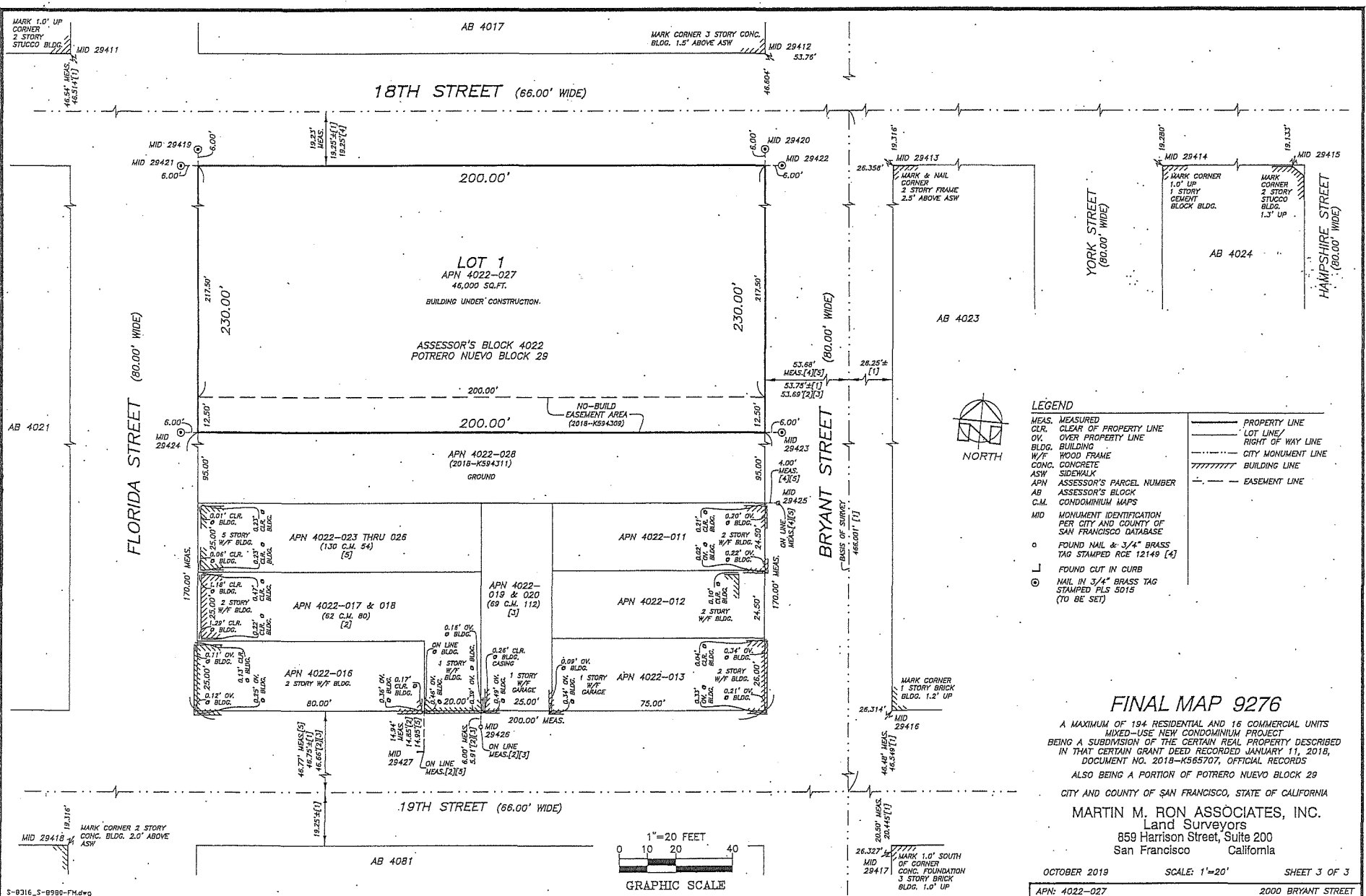
FINAL MAP 9276

A MAXIMUM OF 194 RESIDENTIAL AND 16 COMMERCIAL UNITS MIXED-USE NEW CONDOMINIUM PROJECT BEING A SUBDIVISION OF THE CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JANUARY 11, 2018, DOCUMENT NO. 2018-K565707, OFFICIAL RECORDS ALSO BEING A PORTION OF POTRERO NUEVO BLOCK 29

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

7915



LEGEND

MEAS.	MEASURED	PROPERTY LINE
CLR.	CLEAR OF PROPERTY LINE	LOT LINE/
OV.	OVER PROPERTY LINE	RIGHT OF WAY LINE
BLDG.	BUILDING	CITY MONUMENT LINE
W/F	WOOD FRAME	BUILDING LINE
CONC.	CONCRETE	EASEMENT LINE
ASW	SIDEWALK	
APN	ASSESSOR'S PARCEL NUMBER	
AB	ASSESSOR'S BLOCK	
C.M.	CONDOMINIUM MAPS	
MID	MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE	
○	FOUND NAIL & 3/4" BRASS TAG STAMPED RCE 12149 [4]	
⊙	FOUND CUT IN CURB NAIL IN 3/4" BRASS TAG STAMPED PLS 5015 (TO BE SET)	

FINAL MAP 9276

A MAXIMUM OF 194 RESIDENTIAL AND 16 COMMERCIAL UNITS
 MIXED-USE NEW CONDOMINIUM PROJECT
 BEING A SUBDIVISION OF THE CERTAIN REAL PROPERTY DESCRIBED
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OCTOBER 2019 SCALE: 1"=20' SHEET 3 OF 3
 APN: 4022-027 2000 BRYANT STREET

