

File No. 191122

Committee Item No. _____
Board Item No. 42

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

OTHER

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PW Order No. 202129 - 10/30/19</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Department - Map Decision - 6/24/19</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificates - 10/25/19</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <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 9675 - 160 Folsom Street]

2
3 **Motion approving Final Map 9675, a 393 residential and eight commercial units, mixed-**
4 **use condominium project, located at 160 Folsom Street, being a merger and**
5 **subdivision of Assessor's Parcel Block No. 3740, Lot Nos. 027, 029, 030, 031, and 032;**
6 **and adopting findings pursuant to the General Plan, and the eight priority policies of**
7 **Planning Code, Section 101.1.**

8
9 MOVED, That the certain map entitled "Final Map 9675", a 393 residential and eight
10 commercial units, mixed-use condominium project, located at 160 Folsom Street, being a
11 merger and subdivision of Assessor's Parcel Block No. 3740, Lot Nos. 027, 029, 030, 031,
12 and 032, comprising four sheets, approved October 30, 2019, by Department of Public Works
13 Order No. 202129 is hereby approved and said map is adopted as an Official Final Map 9675;
14 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
17 Planning Department, by its letter dated June 24, 2019, that the proposed subdivision is
18 consistent with the General Plan, and the eight priority policies of Planning Code, Section
19 101.1; and, be it

20 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
21 and incorporates by reference herein as though fully set forth the findings made by the Office
22 of Community Investment and Infrastructure recommending that the City approve the subject
23 Final Map, by its letter dated June 24, 2019; and, be it

24 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
25 the Director of the Department of Public Works to enter all necessary recording information on

1 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's
2 Statement as set forth herein; and, be it

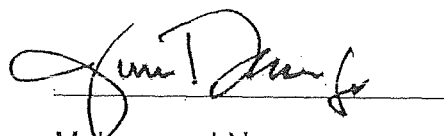
3 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
4 the subdivider with all applicable provisions of the San Francisco Subdivision Code and
5 amendments thereto.

6
7 DESCRIPTION APPROVED:

8 
9

10 Bruce R. Storrs, PLS
11 City and County Surveyor

RECOMMENDED:

12 
13

14 Mohammed Nuru
15 Director of Public Works
16
17
18
19
20
21
22
23
24
25

City and County of San Francisco

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

San Francisco Public Works



2019 NOV -4 AM 11:10

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



BY *sk*

London N. Breed, Mayor
Mohammed Nuru, Director

Public Works Order No: 202129

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

APPROVING FINAL MAP 9675, 160 FOLSOM STREET, A 393 RESIDENTIAL AND 8 COMMERCIAL UNITS MIXED-USE CONDOMINIUM PROJECT, BEING A MERGER AND SUBDIVISION OF LOTS 027, 029, 030, 031, & 032 IN ASSESSORS BLOCK NO. 3740 (OR ASSESSORS PARCEL NUMBERS 3740-027, 3740-029, 3740-030, 3740-031, & 3740-032). [SEE MAP]

A 401 UNIT MIXED-USE NEW CONDOMINIUM PROJECT

The City Planning Department in its letter dated JUNE 24, 2019 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 9675", comprising 4 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 JUNE 24, 2019, 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:



X

DocuSigned by:

Bruce Storrs

Storrs, Bruce
County Surveyor

X

DocuSigned by:

Nuru, Mohammed

Nuru, Mohammed
Director

Certificate Of Completion

Envelope Id: F9A428D386C64909AE007CED6CCD812F
Subject: Order 202129 - GEN - Contract Admin Template
Source Envelope:
Document Pages: 2
Certificate Pages: 2
AutoNav: Enabled
Envelope 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: 208.121.64.3

Record Tracking

Status: Original
10/30/2019 12:19:15 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: 174.254.128.228
Signed using mobile

Timestamp

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Viewed: 10/30/2019 1:06:01 PM
Signed: 10/30/2019 1:06:10 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: 208.121.64.4

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Signed: 10/30/2019 3:52:28 PM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Steinberg, David
David.Steinberg@sfdpw.org
Executive Assistant to the Director
San Francisco Public Works
Security Level: Email, Account Authentication (None)

COPIED

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Viewed: 10/30/2019 12:22:17 PM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Carbon Copy Events

niel, 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: 10/30/2019 1:06:11 PM

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent
Certified Delivered
Signing Complete
Completed

Hashed/Encrypted
Security Checked
Security Checked
Security Checked

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



TENTATIVE MAP DECISION

Date: May 16, 2018

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

Attention: Mr. Scott F. Sanchez

Project ID: 9675			
Project Type: A Merger and 401 Units Mixed Use New Condominium Project			
Address#	StreetName	Block	Lot
160	FOLSOM ST	3740	027
160	FOLSOM ST	3740	029
160	FOLSOM ST	3740	030
160	FOLSOM ST	3740	031
160	FOLSOM ST	3740	032
Tentative Map Referral			

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

Sincerely,

ADRIAN VERHAGEN
Digitally signed by ADRIAN VERHAGEN
 DN: cn=ADRIAN VERHAGEN, o, ou=DPW-BSM, email=adrian.verhagen@sfdpw.org, c=US
 Date: 2018.05.15 16:35:47 -0700

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.~~

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 **Nancy Tran**
Digitally signed by Nancy Tran
 Date: 2019.06.24 19:00:43 -0700

Date

Planner's Name
 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: 3740
Lot: 027
Address: 235 MAIN ST

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

David Augustine, Tax Collector

Dated **October 25, 2019** this certificate is valid for the earlier of 60 days from **October 25, 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.



TAX CERTIFICATE

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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: 3740
Lot: 029
Address: 126 FOLSOM ST

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

David Augustine, Tax Collector

Dated **October 25, 2019** this certificate is valid for the earlier of 60 days from **October 25, 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.



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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: 3740
Lot: 030
Address: 160 FOLSOM ST

David Augustine, Tax Collector

Dated **October 25, 2019** this certificate is valid for the earlier of 60 days from **October 25, 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.



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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: **3740**
Lot: **031**
Address: **124 FOLSOM ST**

David Augustine, Tax Collector

Dated **October 25, 2019** this certificate is valid for the earlier of 60 days from **October 25, 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.



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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: 3740
Lot: 032
Address: 100 FOLSOM ST

David Augustine, Tax Collector

Dated **October 25, 2019** this certificate is valid for the earlier of 60 days from **October 25, 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 SUBDIVIDED 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: BLOCK ONE PROPERTY HOLDER, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: BLOCK ONE PROPERTY HOLDER OP, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY ITS: GENERAL PARTNER

BY: [Signature]
NAME: Paul A. Galiano
TITLE: Senior Managing Director

BENEFICIARY: THE UNION LABOR LIFE INSURANCE COMPANY, A MARYLAND CORPORATION, ON BEHALF OF ITS SEPARATE ACCOUNT J

BY: [Signature]
NAME: Herbert A. Kolben
TITLE: Senior Vice 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 New York
COUNTY OF New York
ON October 10, 2019 BEFORE ME, Kerri A. Garrett

PERSONALLY APPEARED Paul A. Galiano 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 New York THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.
SIGNATURE: [Signature]

NOTARY PUBLIC, STATE OF New York COMMISSION NO.: 01GA6022001
MY COMMISSION EXPIRES: March 22, 2023
COUNTY OF PRINCIPAL PLACE OF BUSINESS: New York

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 Maryland
COUNTY OF Prince George's
ON 17 October, 2019 BEFORE ME, Malven C. Newkirk

PERSONALLY APPEARED Herbert A. Kolben 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 Maryland THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.
SIGNATURE: [Signature]

NOTARY PUBLIC, STATE OF Maryland COMMISSION NO.:
MY COMMISSION EXPIRES: 16 May 2020
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Silver Spring, MD



MALVEN C. NEWKIRK
Notary Public, State of Maryland
Prince George's County
My Commission Expires May 16, 2020

TAX STATEMENT:

I, ANGELA CALVALLO, 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 CALVALLO, 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 9675".

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: _____
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. _____

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 30 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 BLOCK ONE PROPERTY HOLDER, L.P., A DELAWARE LIMITED PARTNERSHIP ON FEBRUARY 1, 2018. 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 APRIL 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: 10-25-2019

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 9675

A MAXIMUM OF 393 RESIDENTIAL AND 8 COMMERCIAL UNITS
MIXED-USE NEW CONDOMINIUM PROJECT
BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY
DESCRIBED IN THOSE CERTAIN GRANT DEEDS RECORDED ON
APRIL 7, 2014 IN DOCUMENT NO. 2014-J850633,
APRIL 7, 2014 IN DOCUMENT NO. 2014-J850635,
DECEMBER 10, 2015 IN DOCUMENT NO. 2015-K170008, AND
MAY 25, 2017 IN DOCUMENT NO. 2017-K456266, OFFICIAL RECORDS,
IN THAT CERTAIN QUITCLAIM DEED RECORDED ON
APRIL 19, 2016 IN DOCUMENT NO. 2016-K231671, OFFICIAL RECORDS,
AND AS FURTHER DESCRIBED IN THAT CERTAIN JUDGMENT RECORDED ON
JANUARY 17, 2018 IN DOCUMENT NO. 2018-K566870, OFFICIAL RECORDS.

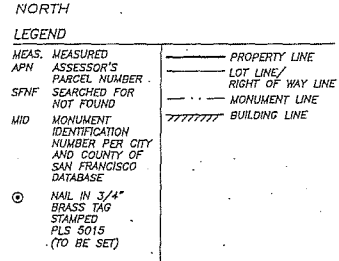
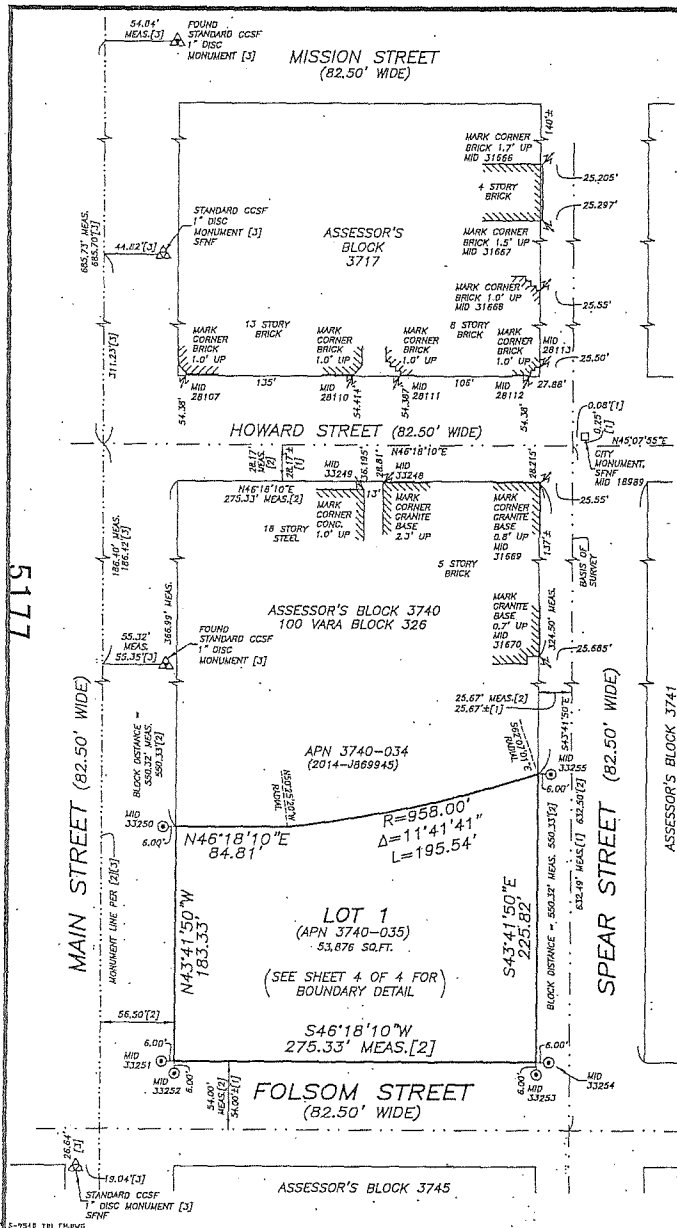
BEING A PORTION OF 100 VARA BLOCK 326

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 SHEET 1 OF 4
APN 3740-027, APN 3740-029, APN 3740-030, 160 FOLSOM STREET
APN 3740-031, APN 3740-032

5176



- MAP AND DEED REFERENCES:**
- [1] CITY OF SAN FRANCISCO MONUMENT MAP NO. 317 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - [2] BLOCK DIAGRAM OF 100 VARA BLOCK 326 DATED JULY 7, 1909 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - [3] RECORD OF SURVEY NO. 6428 RECORDED MAY 31, 2012 IN BOOK EE OF SURVEY MAPS, AT PAGES 19 THRU 27, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
 - [4] THAT CERTAIN GRANT DEED RECORDED ON APRIL 7, 2014 IN DOCUMENT NO. 2014-J860633, OFFICIAL RECORDS.
 - [5] THAT CERTAIN GRANT DEED RECORDED ON APRIL 7, 2014 IN DOCUMENT NO. 2014-J860635, OFFICIAL RECORDS.
 - [6] THAT CERTAIN GRANT DEED RECORDED ON DECEMBER 10, 2015 IN DOCUMENT NO. 2015-K170008, OFFICIAL RECORDS.
 - [7] THAT CERTAIN GRANT DEED RECORDED ON MAY 25, 2017 IN DOCUMENT NO. 2017-K456266, OFFICIAL RECORDS.
 - [8] THAT CERTAIN QUITCLAIM DEED RECORDED ON APRIL 19, 2016 IN DOCUMENT NO. 2016-K231671, OFFICIAL RECORDS.
 - [9] THAT CERTAIN JUDGMENT RECORDED ON JANUARY 17, 2018 IN DOCUMENT NO. 2018-K566870, OFFICIAL RECORDS.

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

BASIS OF BEARINGS:
THE CITY MONUMENT LINE ON SPEAR STREET FROM FOLSOM STREET TO MISSION STREET AS SHOWN HEREON IS TAKEN TO BE S43°41'50"E. SAID BEARING IS CONSISTENT WITH THE BEARING OF MAIN STREET AS SHOWN ON RECORD OF SURVEY NO. 6428 RECORDED MAY 31, 2012 IN BOOK EE OF SURVEY MAPS, PAGES 19-27 INCLUSIVE, OFFICIAL RECORDS.

- NOTES:**
1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
 2. ALL DISTANCES SHOWN FROM MONUMENT LINES TO MONUMENT REFERENCE POINTS ARE RECORD AND MEASURED UNLESS NOTED OTHERWISE. SEE MAP REFERENCE [1].
 3. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND PROVISIONS OF THE FOLLOWING DOCUMENTS:
 - a) THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE TRANSBAY REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED AUGUST 4, 2006, DOCUMENT NO. 2006-1224836, OFFICIAL RECORDS, "STATEMENT OF EMINENT DOMAIN LIMITATIONS IN THE TRANSBAY REDEVELOPMENT PROJECT AREA" RECORDED DECEMBER 31, 2007, DOCUMENT NO. 2007-1512985, OFFICIAL RECORDS, "STATEMENT REGARDING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE TRANSBAY REDEVELOPMENT PROJECT AREA" RECORDED SEPTEMBER 23, 2016, DOCUMENT NO. 2016-K333253, OFFICIAL RECORDS.
 - b) "TRANSBAY REDEVELOPMENT PROJECT AREA DECLARATION OF RESTRICTIONS" RECORDED AUGUST 4, 2006, DOCUMENT NO. 2006-1224833, OFFICIAL RECORDS.
 - c) "OWNER PARTICIPATION/DISPOSITION AND DEVELOPMENT AGREEMENT" RECORDED MAY 25, 2017, DOCUMENT NO. 2017-K456265, OFFICIAL RECORDS.
 - d) "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT RECORDED MARCH 15, 2017, DOCUMENT NO. 2017-K420876, OFFICIAL RECORDS.
 - e) MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "GRANT DEED" RECORDED MAY 25, 2017, DOCUMENT NO. 2017-K456266, OFFICIAL RECORDS.
 - f) "DECLARATION OF SITE RESTRICTIONS" RECORDED MAY 25, 2017, DOCUMENT NO. 2017-K456270, OFFICIAL RECORDS.
 - g) "GRANT OF EASEMENT" IN FAVOR OF COMCAST TO CONSTRUCT AND MAINTAIN A BROADBAND COMMUNICATION SYSTEM RECORDED FEBRUARY 20, 2018, DOCUMENT NO. 2018-K580290, OFFICIAL RECORDS.
 - h) "DECLARATION OF USE LIMITATION" RECORDED JANUARY 25, 2019, DOCUMENT NO. 2019-K724113, OFFICIAL RECORDS.
 - i) "DECLARATION OF USE LIMITATION" RECORDED FEBRUARY 11, 2019, DOCUMENT NO. 2019-K730189, OFFICIAL RECORDS.
 - j) "AMENDED AND RESTATED DECLARATION OF ACCESS RESTRICTIONS AND COVENANT TO MAINTAIN" RECORDED OCTOBER 22, 2019, DOCUMENT NO. 2019-K846842, OFFICIAL RECORDS.
 4. THE PROPERTY AS SHOWN ON FINAL MAP 9675 SHALL BE COMPOSED OF A MAXIMUM OF 393 RESIDENTIAL CONDOMINIUM UNITS, AND AT LEAST 19,210 SQUARE FEET OF GROUND FLOOR RETAIL SPACE.

CONDOMINIUM NOTES:

- a) THIS MAP IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROPERTY IS LIMITED TO A MAXIMUM NUMBER OF 393 DWELLING UNITS AND 8 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 UNDEVELOPED 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
 - iii) 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 MAIN, FOLSOM OR SPEAR 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

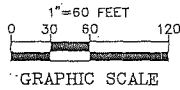
LOT NO.	CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
LOT 1	1 THRU 401	APN 3740-036 THRU 436

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

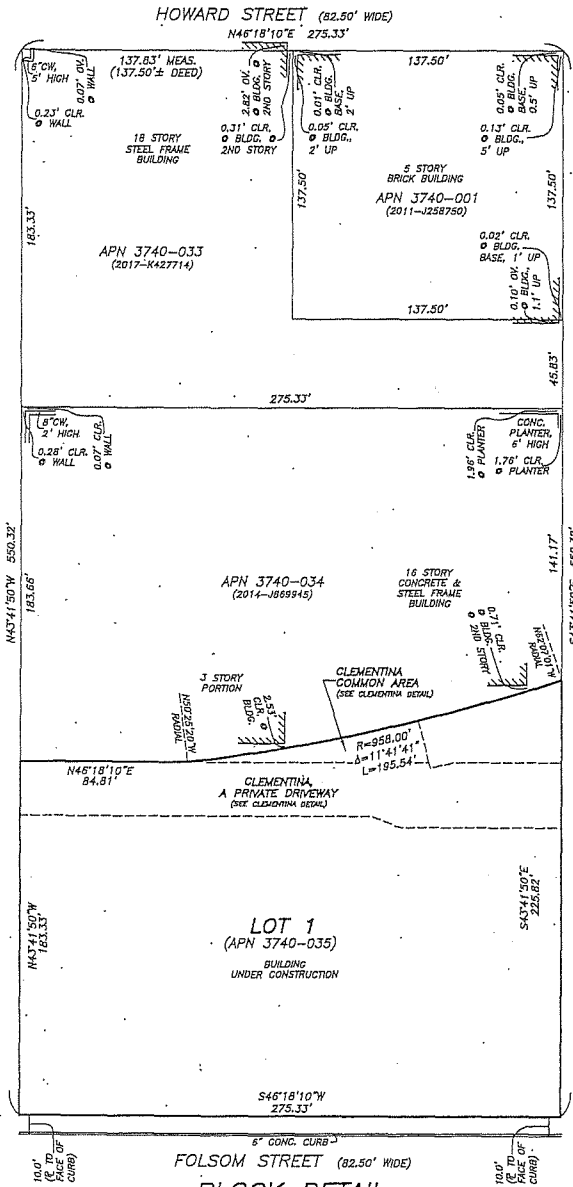
FINAL MAP 9675

A MAXIMUM OF 393 RESIDENTIAL AND 8 COMMERCIAL UNITS MIXED-USE NEW CONDOMINIUM PROJECT BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THOSE CERTAIN GRANT DEEDS RECORDED ON APRIL 7, 2014 IN DOCUMENT NO. 2014-J860633, APRIL 7, 2014 IN DOCUMENT NO. 2014-J860635, DECEMBER 10, 2015 IN DOCUMENT NO. 2015-K170008, AND MAY 25, 2017 IN DOCUMENT NO. 2017-K456266, OFFICIAL RECORDS, IN THAT CERTAIN QUITCLAIM DEED RECORDED ON APRIL 19, 2016 IN DOCUMENT NO. 2016-K231671, OFFICIAL RECORDS, AND AS FURTHER DESCRIBED IN THAT CERTAIN JUDGMENT RECORDED ON JANUARY 17, 2018 IN DOCUMENT NO. 2018-K566870, OFFICIAL RECORDS

BEING A PORTION OF 100 VARA BLOCK 326
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco, California



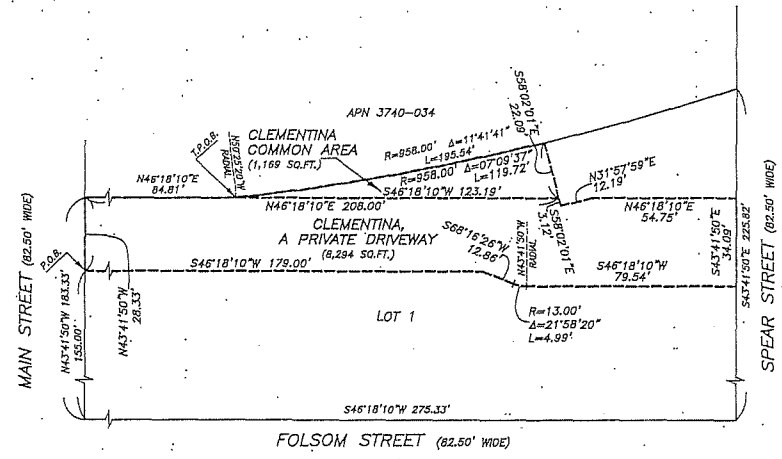
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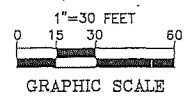
BLOCK DETAIL
SCALE: 1"=40'



- LEGEND**
- APN ASSESSOR'S PARCEL NUMBER
 - CL.R. CLEAR OF PROPERTY LINE
 - OV. OVER PROPERTY LINE
 - BLDG. BUILDING
 - CONC. CONCRETE
 - CW CONCRETE WALL
 - P.O.B. POINT OF BEGINNING
 - T.P.O.B. TRUE POINT OF BEGINNING
 - PROPERTY LINE
 - - - LOT LINE / RIGHT OF WAY LINE
 - - - EASEMENT LINE
 - ||||| BUILDING LINE



CLEMENTINA DETAIL (2019-KB46B42)
SCALE: 1"=30'



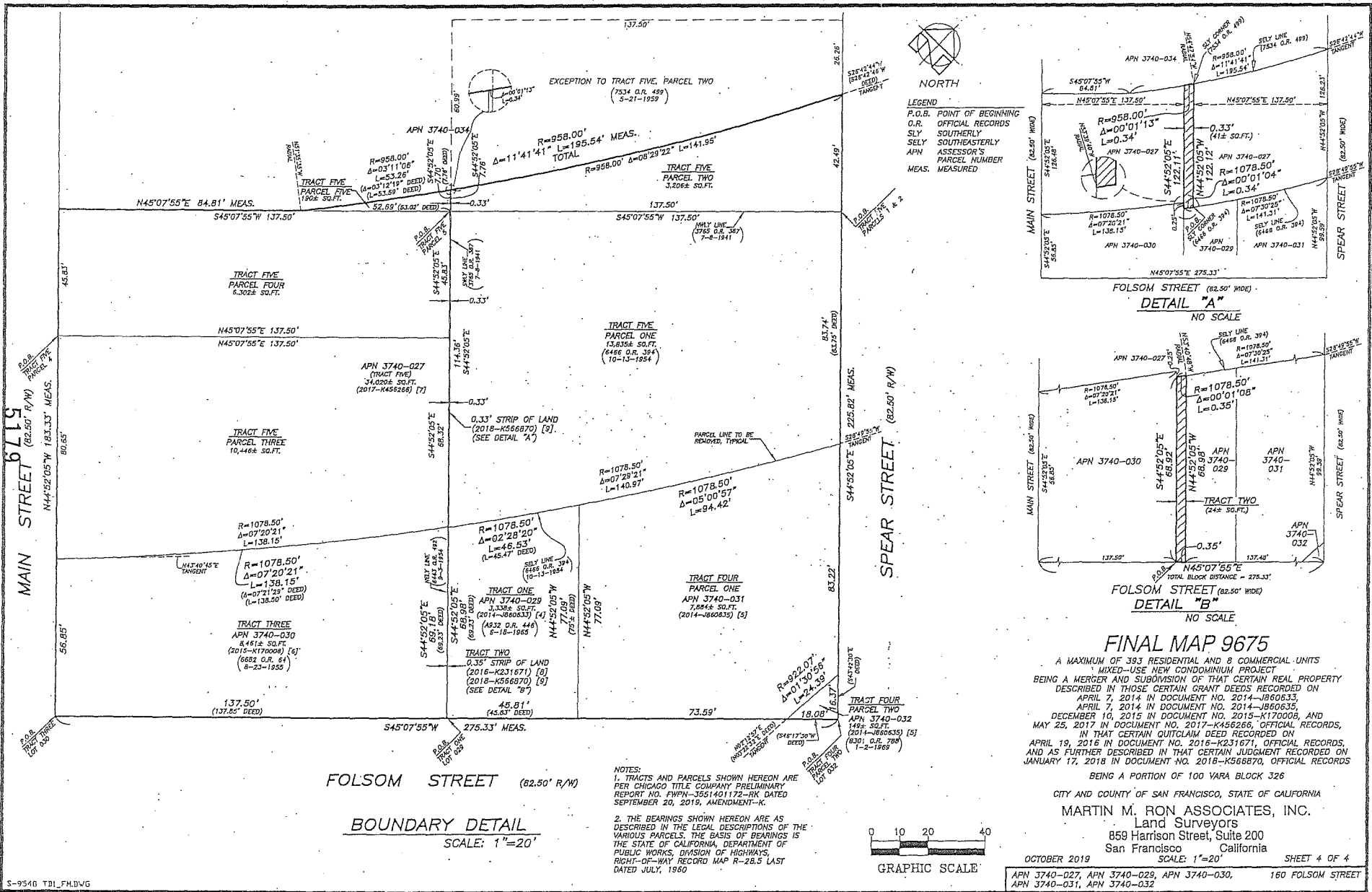
FINAL MAP 9675

A MAXIMUM OF 393 RESIDENTIAL AND 8 COMMERCIAL UNITS MIXED-USE NEW CONDOMINIUM PROJECT BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THOSE CERTAIN GRANT DEEDS RECORDED ON APRIL 7, 2014 IN DOCUMENT NO. 2014-JB60633, APRIL 7, 2014 IN DOCUMENT NO. 2014-JB60635, DECEMBER 10, 2015 IN DOCUMENT NO. 2015-K170008, AND MAY 25, 2017 IN DOCUMENT NO. 2017-K456266, OFFICIAL RECORDS, IN THAT CERTAIN QUILTAM DEED RECORDED ON APRIL 19, 2016 IN DOCUMENT NO. 2016-K231671, OFFICIAL RECORDS, AND AS FURTHER DESCRIBED IN THAT CERTAIN JUDGMENT RECORDED ON JANUARY 17, 2018 IN DOCUMENT NO. 2018-K566870, OFFICIAL RECORDS BEING A PORTION OF 100 VARA BLOCK 326

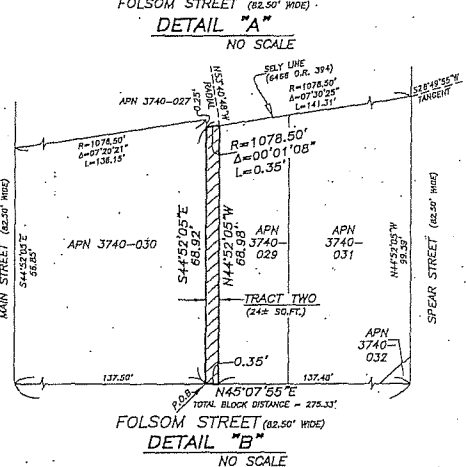
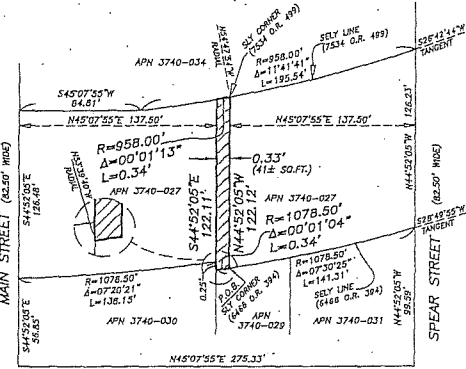
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco, California

OCTOBER 2019 SCALE: 1"=40' SHEET 3 OF 4

APN 3740-027, APN 3740-029, APN 3740-030, 160 FOLSOM STREET
APN 3740-031, APN 3740-032



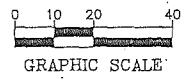
LEGEND
 P.O.B. POINT OF BEGINNING
 O.R. OFFICIAL RECORDS
 SLY SOUTHERLY
 SELY SOUTHEASTERLY
 APN ASSESSOR'S PARCEL NUMBER
 MEAS. MEASURED



FINAL MAP 9675

A MAXIMUM OF 393 RESIDENTIAL AND 8 COMMERCIAL UNITS
 MIXED-USE NEW CONDOMINIUM PROJECT
 BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY
 DESCRIBED IN THOSE CERTAIN GRANT DEEDS RECORDED ON
 APRIL 7, 2014 IN DOCUMENT NO. 2014-JB60633,
 APRIL 7, 2014 IN DOCUMENT NO. 2014-JB60635,
 DECEMBER 19, 2015 IN DOCUMENT NO. 2015-K170005, AND
 MAY 25, 2017 IN DOCUMENT NO. 2017-K456266, OFFICIAL RECORDS,
 IN THAT CERTAIN QUITCLAIM DEED RECORDED ON
 APRIL 19, 2018 IN DOCUMENT NO. 2018-K231671, OFFICIAL RECORDS,
 AND AS FURTHER DESCRIBED IN THAT CERTAIN JUDGMENT RECORDED ON
 JANUARY 17, 2018 IN DOCUMENT NO. 2018-K566870, OFFICIAL RECORDS

BEING A PORTION OF 100 VARA BLOCK 326
 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 SCALE: 1"=20' SHEET 4 OF 4



NOTES:
 1. TRACTS AND PARCELS SHOWN HEREON ARE PER CHICAGO TITLE COMPANY PRELIMINARY REPORT NO. FWPN-3551401172-RK DATED SEPTEMBER 20, 2019, AMENDMENT-K.
 2. THE BEARINGS SHOWN HEREON ARE AS DESCRIBED IN THE LEGAL DESCRIPTIONS OF THE VARIOUS PARCELS. THE BASIS OF BEARINGS IS THE STATE OF CALIFORNIA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, RIGHT-OF-WAY RECORD MAP R-28.5 LAST DATED JULY, 1950

FOLSOM STREET (82.50' R/W)
BOUNDARY DETAIL
 SCALE: 1"=20'

