

File No. 191144

Committee Item No. _____

Board Item No. 60

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: November 19, 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 checked="" 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"/> | Public Works Order No. 202132 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tentative Map Decision - 12/19/18 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Notice of Special Restrictions - 07/12/18 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tax Certificates - 10/25/19 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Final Map |
| <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: Lisa Lew

Date: November 15, 2019

Prepared by: _____

Date: _____

1 [Final Map 9840 - 1145 Polk Street]

2
3 **Motion approving Final Map 9840, a 54 residential unit and four commercial unit,**
4 **mixed-use condominium project, located at 1145 Polk Street, being a subdivision of**
5 **Assessor's Parcel Block No. 0691, Lot No. 001; and adopting findings pursuant to the**
6 **General Plan, and the eight priority policies of Planning Code, Section 101.1.**

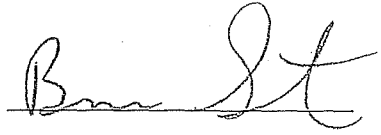
7
8 MOVED, That the certain map entitled "Final Map 9840", a 54 residential unit and four
9 commercial unit, mixed-use condominium project, located at 1145 Polk Street, being a
10 subdivision of Assessor's Parcel Block No. 0691, Lot No. 001, comprising four sheets,
11 approved October 30, 2019, by Department of Public Works Order No. 202132 is hereby
12 approved and said map is adopted as an Official Final Map 9840; 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 19, 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.
25

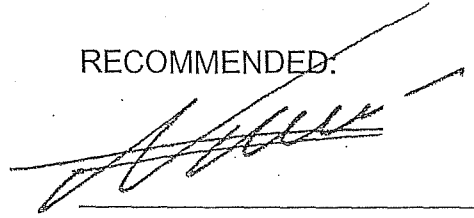
1 DESCRIPTION APPROVED:

2 

3
4 Bruce R. Storrs, PLS

5 City and County Surveyor

RECOMMENDED:



Mohammed Nuru

Director of Public Works

City and County of San Francisco



London N. Breed, Mayor
Mohammed Nuru, Director

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2019 NOV -8 AM 10: 51

BY

San Francisco Public Works

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: 202132

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

APPROVING FINAL MAP 9840, 1145 POLK STREET, A 54 RESIDENTIAL UNIT AND 4 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 001 IN ASSESSORS BLOCK NO. 0691 (OR ASSESSORS PARCEL NUMBER 0691-001). [SEE MAP]

A.58 UNIT MIXED-USE NEW CONDOMINIUM PROJECT

The City Planning Department in its letter dated DECEMBER 19, 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 9840", 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 DECEMBER 19, 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:



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

X

DocuSigned by:

Bruce Storrs

Storrs, Bruce 87ABC41507B0494...

County Surveyor

X

DocuSigned by:

Nuru, Mohammed

Nuru, Mohammed 81145AB17F474FA...

Director

Certificate Of Completion

Envelope Id: C2E8C4B022744D4D81A47CBC296E944E

Status: Completed

Subject: Order 202132 - Final Map 9840; 1145 Polk Street

Source Envelope:

Document Pages: 2

Signatures: 2

Envelope Originator:

Certificate Pages: 2

Initials: 0

DPW DocuSign

AutoNav: Enabled

30 Van Ness Ave. Suite 4400

Envelopeld Stamping: Enabled

San Francisco, CA 94102

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

IP Address: [REDACTED]

Record Tracking

Status: Original

Holder: DPW DocuSign

Location: DocuSign

10/30/2019 2:06:26 PM

Signer Events

Bruce Storrs

Bruce.Storrs@sfdpw.org

Public Works

Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:
Bruce Storrs
97ABC41507B0494...

Signature Adoption: Pre-selected Style

Using IP Address: [REDACTED]

Signed using mobile

Timestamp

Sent: 10/30/2019 2:06:27 PM

Viewed: 10/30/2019 2:11:01 PM

Signed: 10/30/2019 2:11:10 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: [REDACTED]

Sent: 10/30/2019 2:11:12 PM

Viewed: 10/30/2019 3:51:25 PM

Signed: 10/30/2019 3:51:29 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

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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)

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

COPIED

Sent: 10/30/2019 2:06:27 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: 10/30/2019 2:11:12 PM

Witness Events**Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent

Hashed/Encrypted

10/30/2019 2:11:12 PM

Certified Delivered

Security Checked

10/30/2019 3:51:25 PM

Signing Complete

Security Checked

10/30/2019 3:51:29 PM

Completed

Security Checked

10/30/2019 3:51:29 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
sfpublicworks.org • tel 415-554-5810 • fax 415-554-6161



TENTATIVE MAP DECISION

Date: November 9, 2018

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

| | | | |
|--|------------|-------|-----|
| Project ID: 64840 | | | |
| Project Type: 54 Residential and 4 Commercial Mixed use Units New Condominium Project | | | |
| Address# | StreetName | Block | Lot |
| 1145 | POLK ST | 0691 | 001 |
| Tentative Map Referral | | | |

Attention: Mr. Scott F. Sanchez.

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: 2018.11.08 17:41:03 -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.

☐ 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: 2018.12.19 13:42:50 -08'00'

Date: 12/19/18

Planner's Name: Nancy Tran 415-575-9174
for, Scott F. Sanchez, Zoning Administrator

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)

And When Recorded Mail To:)

Name: 1145 Polk, LLC)

Address: 1452 Broadway)

City: San Francisco)

State: California)

CONFORMED COPY of document recorded

07/12/2018, 2018K638317

on _____ with document no _____
This document has not been compared with the original
SAN FRANCISCO ASSESSOR-RECORDER

Space Above this Line For Recorder's Use

I (We) 1145 Polk, LLC the
owner(s) of that certain real property situated in the City and County of San Francisco, State of
California more particularly described as follows:

(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED) SEE EXHIBIT B
BEING ASSESSOR'S BLOCK: 0691; LOT: 001,
COMMONLY KNOWN AS: 1145 POLK STREET;

hereby give notice that there are special restrictions on the use of said property under the San
Francisco Planning Code.

Pursuant to Planning Code Section 169 and the TDM Program Standards (as amended on February
17, 2017), the Development Project authorized by Building Permit No. 201511203273 (Case No.
2014-001674) shall be subject to the following:

- (1) Prior to the issuance of a first certificate of occupancy, the property owner shall facilitate a
site inspection by Planning Department staff to confirm that all approved physical
improvement measures in the Development Project's TDM Plan have been implemented
and/or installed. The property owner shall also provide documentation that all approved
programmatic measures in the Development Project's TDM Plan will be implemented. The
process and standards for determining compliance shall be specified in the Planning
Commission's TDM Program Standards.
- (2) Throughout the life of the Development Project, the property owner, and all successors,
shall:

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

- a. Maintain a TDM coordinator, as defined in the TDM Program Standards, who shall coordinate with the City on the Development Project's compliance with its approved TDM Plan.
- b. Allow City staff access to relevant portions of the property to conduct site visits, surveys, inspection of physical improvements, and/or other empirical data collection, and facilitate in-person, phone, and/or e-mail or web-based interviews with residents, tenants, employees, and/or visitors. City staff shall provide advance notice of any request for access and shall use all reasonable efforts to protect personal privacy during visits and in the use of any data collected during this process.
- c. Submit periodic compliance reports to the Planning Department, as required by the TDM Program Standards.

(3) The following constitutes the TDM Plan for this Development Project:

| TDM Measures | Points |
|--|--------|
| PKG-4: Unbundle Parking – Option E | 5 |
| PKG-4: Parking Supply – Option D | 4 |
| ACTIVE-2: Bicycle Parking – Option A | 1 |
| CSHARE-1: Car-Share Parking – Option A | 1 |
| Required Target Points | 7 |
| Points Achieved | 11 |

(4) Details for each TDM measure included in the plan above are attached as Exhibit A of this notice.

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco.

Dated: 07-11-18 at San Francisco, California.

Thomas Hunt
(Owner's Signature) 1145 Polk, LLC

(Agent's Signature)

This signature(s) must be acknowledged by a notary public before recordation; add Notary Public Certification and Official Notarial Seal.

CALIFORNIA ALL PURPOSE ACKNOWLEDGEMENT

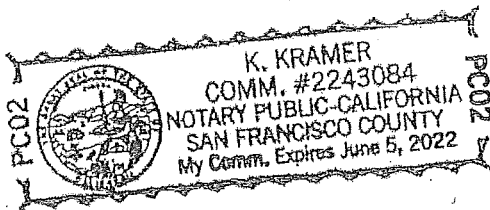
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not to the truthfulness, accuracy, or validity of that document.

State of California }
County of San Francisco } SS.

On 07/11/2018 before me, K. Kramer, Notary Public
DATE NAME AND TITLE

personally appeared Thomas Hunt
NAME(S) OF SIGNER(S)

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 on the instrument the person(s), or the entity upon behalf of which the person 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.

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signers Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

- ☐ Individual(s)
- ☐ Corporate Officer - Title(s) _____
- ☐ Partner - _____ Limited _____ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

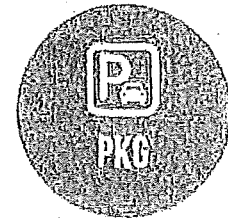
RIGHT THUMBPRINT OF
SIGNER (IF REQUIRED)

Signer(s) is/are Representing: 1145 Polk, LLC

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

EXHIBIT A – TDM MEASURE DETAILS

PARKING MANAGEMENT



This category of measures is focused on discouraging trips made by private vehicles (particularly single occupancy vehicles) by controlling the supply of Accessory Parking spaces. This may be accomplished in one of two ways. First, the parking supply may be controlled by reducing the total number of Accessory Parking associated with a Development Project. Second, the terms of the availability of these Accessory Parking spaces may further control the supply of parking by: unbundling the cost of a parking space from the cost of

housing and/or not providing free parking as a benefit of employment without offering the opportunity to accept a financial incentive rather than a parking space. Further, the limitation on the "parking package" offered (i.e. no parking rates offered past one day maximums) creates a setting where parking is not a "sunk cost" on a weekly or monthly basis. Functionally, this creates the opportunity for an individual to weigh the cost of parking against the cost of taking a sustainable transportation mode on a daily basis.

| MENU OF OPTIONS | | |
|-----------------|---|----------------|
| CATEGORY | MEASURE | POINTS |
| PKG-1 | Unbundle Parking: Location A, or | ● 1 |
| | Unbundle Parking: Location B, or | ●● 2 |
| | Unbundle Parking: Location C, or | ●●● 3 |
| | Unbundle Parking: Location D, or | ●●●● 4 |
| | Unbundle Parking: Location E | ●●●●● 5 |
| PKG-2 | Short-Term Daily Parking Provision | ●● 2 |
| PKG-3 | Parking Cash Out: Non-Residential Tenants | ●● 2 |
| PKG-4 | Parking Supply: Option A, or | ● 1 |
| | Parking Supply: Option B, or | ●● 2 |
| | Parking Supply: Option C, or | ●●● 3 |
| | Parking Supply: Option D, or | ●●●● 4 |
| | Parking Supply: Option E, or | ●●●●● 5 |
| | Parking Supply: Option F, or | ●●●●●● 6 |
| | Parking Supply: Option G, or | ●●●●●●● 7 |
| | Parking Supply: Option H, or | ●●●●●●●● 8 |
| | Parking Supply: Option I, or | ●●●●●●●●● 9 |
| | Parking Supply: Option J, or | ●●●●●●●●●● 10 |
| | Parking Supply: Option K | ●●●●●●●●●●● 11 |

One point may be equal to a 1% reduction in VMT.



Unbundle Parking

TDM MEASURE:

All Accessory Parking spaces shall be leased or sold separately from the rental or purchase fees for use for the Life of the Development Project, so that residents or tenants have the option of renting or buying a parking space at an additional cost, and would, thus, experience a cost savings if they opt not to rent or purchase parking.



POINTS:

1

One point if the residential neighborhood parking rate is greater than 0.95 or non-residential neighborhood parking rate is greater than 1.4 OR;



POINTS:

2

Two points if the residential neighborhood parking rate is greater than 0.80 and less than or equal to 0.95 or non-residential neighborhood parking rate greater than 1.0 and less than or equal to 1.4 OR;



POINTS:

3

Three points if the residential neighborhood parking rate is greater than 0.65 and less than or equal to 0.80 or non-residential neighborhood parking rate is greater than 0.6 and less than or equal to 1.0 OR;

APPLICABILITY:

This measure is applicable to Development Projects in any land use category but only if the Development Project includes Accessory Parking

POINTS:

1-5 ○○○○○

Unbundle Parking

PKG-1



POINTS:

4

Four points if residential neighborhood parking rate is greater than 0.50 and less than or equal to 0.65 or non-residential neighborhood parking rate is greater than 0.2 and less than or equal to 0.6 OR;



POINTS:

5

Five points if the residential neighborhood parking rate is less than or equal to 0.50 or non-residential neighborhood parking rate is less than or equal to 0.2.

**DEVELOPMENT
REVIEW:**

The measure must be included in the Development Project's TDM Plan. City staff will review the Development Project proposal and assign points based on the project site location.

**PRE-OCCUPANCY
MONITORING AND
REPORTING:**

N/A.

**ONGOING
MONITORING AND
REPORTING:**

The property owner shall provide documentation demonstrating separate payment (or commercial availability) for each parking space. City staff shall verify that the cost of parking is not included in property rents or sale prices.

Additionally, City staff shall provide the TDM coordinator with a copy of the approved TDM Plan. The TDM coordinator will provide City staff with a signed letter agreeing to distribute the TDM Plan via new employee packets, tenant lease documents, and/or deeds.

**RELEVANT
MUNICIPAL
CODE(S):**

San Francisco Planning Code Section 167.



Parking Supply

TDM MEASURE:

The Development Project shall provide off-street private vehicular parking (Accessory Parking) in an amount no greater than the off-street parking rate for the neighborhood (neighborhood parking rate), based on the transportation analysis zone for the project site. For non-residential uses (land use categories A, B, and D), the neighborhood parking rate is shown in the non-residential neighborhood parking rate map and spreadsheet. For residential uses (land use category C), the neighborhood parking rate is shown in the residential neighborhood parking rate map and spreadsheet. The neighborhood parking rates may be updated over time to reflect refined estimates, but shall not be higher than the rates established at the time of TDM Ordinance adoption. The property owner shall be subject to the neighborhood parking rates established at the time of project approval.

OPTION A

POINTS:

One point for providing less than or equal to 100 percent and greater than 90 percent of the neighborhood parking rate; OR

1

OPTION B

POINTS:

Two points for providing less than or equal to 90 percent and greater than 80 percent of the neighborhood parking rate; OR

2

OPTION C

POINTS:

Three points for providing less than or equal to 80 percent and greater than 70 percent of the neighborhood parking rate; OR

3

APPLICABILITY:

This measure is applicable to Development Projects in any land use category.

POINTS:

1-11 ○○○○○○○○○○○○

Parking Supply Management

PKG-4

OPTION D

POINTS:

Four points for providing less than or equal to 70 percent and greater than 60 percent of the neighborhood parking rate; OR

4

OPTION E

POINTS:

Five point for providing less than or equal to 60 percent and greater than 50 percent of the neighborhood parking rate; OR

5

OPTION F

POINTS:

Six points for providing less than or equal to 50 percent and greater than 40 percent of the neighborhood parking rate; OR

6

OPTION G

POINTS:

Seven points for providing less than or equal to 40 percent and greater than 30 percent of the neighborhood parking rate; OR

7

OPTION H

POINTS:

Eight points for providing less than or equal to 30 percent and greater than 20 percent of the neighborhood parking rate; OR

8

OPTION I

POINTS:

Nine points for providing less than or equal to 20 percent and greater than 10 percent of the neighborhood parking rate; OR

9

OPTION J

POINTS:

Ten points for providing less than or equal to 10 percent of the neighborhood parking rate but at least one parking space; OR

10

OPTION K

POINTS:

Eleven points for providing no parking.

11

Parking Supply Management

PKG-4

| | |
|--|--|
| DEVELOPMENT REVIEW: | <p>The property owner shall submit plans showing the proposed number of parking spaces and the spatial layout of the parking, including means of ingress/egress. In the project description, the property owner shall describe any planned components that may increase the capacity of the parking facility (e.g., by providing valet parking or installing mechanical parking systems). City staff will compare the amount of proposed parking to the parking rate in that neighborhood to confirm the Development Project's point allocation under this measure. City staff will also review the parking facilities to confirm that use of the facility would not create hazards for persons using other modes of transportation.</p> |
| PRE-OCCUPANCY MONITORING AND REPORTING: | <p>The TDM coordinator shall facilitate a site inspection by Planning Department staff to verify that the project meets the standards specified in the project approvals, and that the configuration of the vehicular parking (including ingress/egress) does not create hazards.</p> <p>Additionally, City staff shall provide the TDM coordinator with a copy of the approved TDM Plan. The TDM coordinator will provide City staff with a signed letter agreeing to distribute the TDM Plan via new employee packets, tenant lease documents, and/or deeds.</p> |
| ONGOING MONITORING AND REPORTING: | <p>The property owner shall submit photographs of the parking facilities. City Staff shall verify that the project continues to meet the standards specified in the Development Project's approvals, and that the configuration of the vehicular parking (including ingress/egress) does not create hazards.. City staff will perform one site visit every three years to verify that the project continues to meet the standards specified in the project approvals.</p> |
| RELEVANT MUNICIPAL CODE(S): | <p>San Francisco Planning Code Sections 150, 151, 151.1, and 161.</p> |

ACTIVE

TRANSPORTATION



This category of measures encourages active modes of transportation, including trips made by walking or cycling. The measures within this category include amenities to make travel by active modes safer and more convenient including streetscape elements, a fleet of bicycles, bicycle parking (including valet parking at large events), showers and clothes lockers, bicycle repair stations or services, and/or subsidized bike share memberships.

Encouraging trips by active modes may also encourage trips by transit, first because every transit trip has a walk trip associated with it, and second because walking and bicycling provide a "last mile" solution to connect major transit stations to final destinations.

Lastly, contributions to bike share memberships provide access to and incentives for the use of a network of bicycles for last-mile, short trip, or multi-destination trips. It also can help relieve crowding on particularly congested transit lines.

MENU OF OPTIONS

| CATEGORY | MEASURE | POINTS |
|-----------|---|--------|
| ACTIVE-1 | Improve Walking Conditions: Option A or | • 1 |
| | Improve Walking Conditions: Option B | • 1 |
| ACTIVE-2 | Bicycle Parking: Option A or | • 1 |
| | Bicycle Parking: Option B or | •• 2 |
| | Bicycle Parking: Option C or | ••• 3 |
| | Bicycle Parking: Option D | •••• 4 |
| ACTIVE-3 | Showers and Lockers | • 1 |
| ACTIVE-4 | Bike Share Membership: Location A or | • 1 |
| | Bike Share Membership: Location B | •• 2 |
| ACTIVE-5A | Bicycle Repair Station | • 1 |
| ACTIVE-5B | Bicycle Maintenance Services | • 1 |
| ACTIVE-6 | Fleet of Bicycles | • 1 |
| ACTIVE-7 | Bicycle Valet Parking | • 1 |

One point may be equal to a 1% reduction in VMT.



Bicycle Parking

TDM MEASURE:

The property owner may choose ONE of the following options to provide Class 1 and/or Class 2 Bicycle Parking spaces as defined by the Planning Code:



POINTS:

1

Residential: Class 1 and 2 bicycle parking spaces as required by the Planning Code.

Office: Class 1 and 2 bicycle parking spaces as required by the Planning Code.

Retail: Class 1 and 2 bicycle parking spaces as required by the Planning Code.



POINTS:

2

Residential: One Class 1 Bicycle Parking space for each Dwelling Unit, and two Class 2 Bicycle Parking spaces for every 20 Dwelling Units.

Office: One Class 1 Bicycle Parking space for every 2,500 square feet of Occupied Floor Area, and two Class 2 Bicycle Parking spaces for every 25,000 square feet of Occupied Floor Area.

Retail: One Class 1 Bicycle Parking space for every 3,750 square feet of Occupied Floor Area, and one Class 2 Bicycle Parking space for every 750 square feet of Occupied Floor Area; or five percent of the maximum number of visitors which the project is designed to accommodate, whichever is less.

APPLICABILITY:

This measure is required for some projects under Planning Code Section 155.2, and is applicable to Development Projects in any land use category.

POINTS:

1-4 ○○○○

Bicycle Parking

ACTIVE-2



POINTS:

3

Residential: One and a half Class 1 Bicycle Parking spaces for each Dwelling Unit, and three Class 2 Bicycle Parking spaces for every 20 Dwelling Units.

Office: One Class 1 Bicycle Parking space for every 1,667 square feet of Occupied Floor Area, and three Class 2 Bicycle Parking spaces for every 25,000 square feet of Occupied Floor Area.

Retail: One Class 1 Bicycle Parking space for every 2,500 square feet of Occupied Floor Area, and two Class 2 Bicycle Parking spaces for every 750 square feet of Occupied Floor Area or 10 percent of the maximum number of visitors which the project is designed to accommodate, whichever is less.



POINTS:

4

Residential: For each Dwelling Unit, one and half Class 1 Bicycle Parking spaces or one Class 1 Bicycle Parking space for each bedroom, whichever is greater, and four Class 2 Bicycle Parking spaces for every 20 Dwelling Units.

Office: One Class 1 Bicycle Parking space for every 1,250 square feet of Occupied Floor Area, and four Class 2 Bicycle Parking spaces for every 25,000 square feet of Occupied Floor Area.

Retail: One Class 1 Bicycle Parking space for every 1,875 square feet of Occupied Floor Area, and three Class 2 Bicycle Parking spaces for every 750 square feet of Occupied Floor Area or 20 percent of the maximum number of visitors which the project is designed to accommodate, whichever is less.

Bicycle Parking

ACTIVE-2

DEVELOPMENT REVIEW: The property owner shall submit plans that identify the amount, type (Class 1 or Class 2), and location of bicycle parking. City staff shall review the plans to ensure that the bicycle parking spaces provided meet the standards and minimums identified in the Planning Code, Zoning Administrator Bulletin No. 9, and/or those specified in this measure. City staff shall assign points based on the level of implementation. Class 1 Bicycle Parking spaces provided in excess of Planning Code requirements may vary from Planning Code standards as to location and spacing, provided that the intent of the standards regarding convenience and security is preserved.

PRE-OCCUPANCY MONITORING AND REPORTING: The TDM coordinator shall facilitate a site inspection by Planning Department staff to verify that the bicycle parking meets the standards specified in the project approvals.

Additionally, City staff shall provide the TDM coordinator with a copy of the approved TDM Plan. The TDM coordinator will provide City staff with a signed letter agreeing to distribute the TDM Plan via new employee packets, tenant lease documents, and/or deeds.

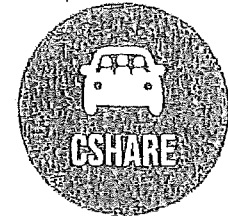
ONGOING MONITORING AND REPORTING: The property owner shall provide photographs of the bicycle parking. City staff shall verify that the standards specified in the project approvals are met. City staff will perform one site visit every three years to verify that the project continues to meet the standards specified in the project approvals.

RELEVANT MUNICIPAL CODE(S): San Francisco Planning Code Sections 155.1, 155.2, 155.3 and 430.

NOTES:

- 1 At least five percent of all Class 1 Bicycle Parking spaces provided in excess of Planning Code requirements shall be designed to accommodate cargo bicycles. The number of Class 2 Bicycle Parking spaces in excess of Planning Code requirements may be reduced by up to 50 percent provided all Class 2 spaces provided are free to patrons of the project; located in one or more on-site facilities; easily accessible; monitored; protected from inclement weather; and designed and operated to reasonably allow patrons the ability to retrieve their bicycle.

CAR-SHARE



Availability of car-share vehicles reduces the need for individual vehicle ownership, which, in turn, reduces the number of Vehicle Miles Traveled by individuals. Car-share provides vehicles for those trips that are not convenient to make by transit, walking, or bicycling, such as large shopping trips. Subsidizing car-share

membership creates a higher demand for car-share vehicles and may reduce the barrier for individuals to try car-share services. As a result, the membership options within this category are paired with provision of a higher number of car-share spaces.

MENU OF OPTIONS

| CATEGORY | MEASURE | POINTS |
|----------|--|---------|
| CSHARE-1 | Car-Share Parking and Membership: Option A, or | ● 1 |
| | Car-Share Parking and Membership: Option B, or | ●● 2 |
| | Car-Share Parking and Membership: Option C, or | ●●● 3 |
| | Car-Share Parking and Membership: Option D, or | ●●●● 4 |
| | Car-Share Parking and Membership: Option E | ●●●●● 5 |

One point may be equal to a 1% reduction in VMT.

Car-Share

CSHARE-1

for the project. The property owner may choose ONE of the following five options:

OPTION A

POINTS:

1

Residential: Car-share parking spaces as required by the Planning Code.

Office: Car-share parking spaces as required by the Planning Code.

Retail: Car-share parking spaces as required by the Planning Code.

OPTION B

POINTS:

2

Residential: One car-share parking space for every 80 Dwelling Units, with a minimum of two car-share parking spaces.

Office: One car-share parking space for each 20,000 square feet of Occupied Floor Area, with a minimum of two car-share parking spaces.

Retail: Two car-share parking spaces for each 20,000 square feet of Occupied Floor Area, with a minimum of four car-share parking spaces.

OPTION C

POINTS:

3

Residential: One car-share membership for each Dwelling Unit, and car-share parking spaces as required by the Planning Code.

Office: One car-share membership for each employee, and car-share parking spaces as required by the Planning Code.

Retail: One car-share membership for each employee, and car-share parking spaces as required by the Planning Code.

Car-Share

CSHARE-1



POINTS:

4

Residential: One car-share membership for each Dwelling Unit, and one car-share parking space for every 80 Dwelling Units, with a minimum of two car-share parking spaces.

Office: One car-share membership for each employee, and one car-share parking space for each 20,000 square feet of Occupied Floor Area, with a minimum of two car-share parking spaces.

Retail: One car-share membership for each employee, and two car-share parking spaces for each 20,000 square feet of Occupied Floor Area, with a minimum of four car-share parking spaces.



POINTS:

5

Residential: One car-share membership for each Dwelling Unit, and one car-share parking space for every 40 provided Dwelling Units, with a minimum of three car-share parking spaces.

Office: One car-share membership for each employee, and one car-share parking space for every 10,000 square feet of Occupied Floor Area, with a minimum of three car-share parking spaces.

Retail: One car-share membership for each employee, and two car-share parking spaces for every 10,000 square feet of Occupied Floor Area, with a minimum of three car-share parking spaces.

Car-Share

CSHARE-1

DEVELOPMENT REVIEW: The property owner shall select an option and submit plans that identify the car-share parking spaces. The measure must be included in the Development Project's TDM Plan. City staff will assign points based on the level of implementation.

PRE-OCCUPANCY MONITORING AND REPORTING: The TDM coordinator shall facilitate a site inspection by Planning Department staff to verify that the car-share parking meets the standards specified in the Planning Code and the project approvals.

Additionally, City staff shall provide the TDM coordinator with a copy of the approved TDM Plan. The TDM coordinator will provide City staff with a signed letter agreeing to distribute the TDM Plan via new employee packets, tenant lease documents, and/or deeds.

ONGOING MONITORING AND REPORTING: The property owner shall submit invoices or receipts with any sensitive billing information redacted and document the total number of employees and/or occupied Dwelling Units and the number of memberships purchased within the last year². City staff shall verify that the standards and minimums identified in the Planning Code and those specified in the project approvals are met³. Verification of car-share operations associated with any car-share vehicles that are provided by the property owner shall include documentation of vehicle ownership or lease, insurance, and demonstration of reservation system and availability to all tenants and/or residents, and invoices or receipts demonstrating charges to users (with sensitive billing information redacted).

RELEVANT MUNICIPAL CODE(S): San Francisco Planning Code Sections 151.1 and 166.

NOTES:

1 Although the property owner may opt to provide an annual membership to all employees, the requirement is one membership per full time employee.

2 Full compliance means that the property owner offers one membership per employee and/or Dwelling Unit regardless of whether or not the memberships are accepted.

3 If a property owner offers the off-street car-share spaces in an amount exceeding Code requirements to a certified car-share organization for two consecutive ongoing reporting periods and no certified car-share organization agrees to use the spaces, the property owner must either provide its own fleet of car-share vehicles and operate them per Code requirements or file a TDM Plan Update Application to revise the TDM Plan with new measures from the Standards at the time of TDM Plan Update application to ensure that the target is achieved.

For Option D and E, for all car-share spaces that are provided, above and beyond the Planning Code requirements, up to 15 percent of the car-share parking spaces and memberships may be substituted with spaces and memberships for another shared vehicle type. Other shared vehicle types include: scooters, motorized bicycles and/or other motorized vehicles. Shared vehicles must meet the operational standards outlined in Section 166 of the Planning Code. The maximum number of car-share spaces for any Development Project is 50 spaces.

EXHIBIT B

Order Number: 3802-5709305
Page Number: 8

LEGAL DESCRIPTION

Real property in the City of San Francisco, County of San Francisco, State of California, described as follows:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF SUTTER STREET AND THE WESTERLY LINE OF POLK STREET; RUNNING THENCE WESTERLY ALONG SAID LINE OF SUTTER STREET 68 FEET 9 INCHES; THENCE AT A RIGHT ANGLE SOUTHERLY 120 FEET; THENCE AT A RIGHT ANGLE EASTERLY 68 FEET 9 INCHES TO THE WESTERLY LINE OF POLK STREET; AND THENCE AT A RIGHT ANGLE NORTHERLY ALONG SAID LINE OF POLK STREET 120 FEET TO THE POINT OF COMMENCEMENT.

BEING PORTION OF WESTERN ADDITION BLOCK NO. 5

APN: LOT: 001, BLOCK: 0691.



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: 0691
Lot: 001
Address: 1145 POLK STREET

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 CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN ENCLOSED WITHIN THE BOUNDARY LINES UPON THIS MAP AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP ENTITLED "FINAL MAP 9840".

1145 POLK LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Thomas Hunt
THOMAS HUNT, MANAGER

311 POTRERO SF, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, WHO ERRONEOUSLY ACQUIRED TITLE AS 311 POTRERO SF, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Thomas Hunt
THOMAS HUNT, MANAGER

1177 POLK LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Seamus Naughten
SEAMUS NAUGHTEN, MANAGER

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 September 30, 2019, BEFORE ME, A NOTARY PUBLIC,
K. KRAMER PERSONALLY
APPEARED Thomas Hunt

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 CA COMMISSION NO.: 2243084

MY COMMISSION EXPIRES: June 5, 2022

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

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 September 30, 2019, BEFORE ME, A NOTARY PUBLIC,
K. KRAMER PERSONALLY
APPEARED SEAMUS NAUGHTEN

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 CA COMMISSION NO.: 2243084

MY COMMISSION EXPIRES: June 5, 2022

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

BENEFICIARY'S STATEMENT

THE UNDERSIGNED, AS BENEFICIARY UNDER THE DEED OF TRUST RECORDED JULY 6, 2018, INSTRUMENT NO. 2018-K636643 OF OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA, DOES HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP.

FIRST REPUBLIC BANK

BY: [Signature]

NAME: Lisa C. Flaster

TITLE: Vice President

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 CALIFORNIA
COUNTY OF San Francisco }

ON October 16, 2019, BEFORE ME, A NOTARY PUBLIC,
W. Siskind PERSONALLY
APPEARED Lisa Flaster

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: W. Siskind

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2239691

MY COMMISSION EXPIRES: May 23, 2022

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____
M. IN BOOK _____ OF CONDOMINIUM MAPS, AT
PAGE _____ AT THE REQUEST OF FIRST AMERICAN
TITLE COMPANY.

SIGNED: _____
COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 9840

A 54 RESIDENTIAL UNIT AND 4 COMMERCIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MARCH 12, 2015, DOCUMENT NO. 2015-K032282, BEING A PORTION OF WESTERN ADDITION BLOCK NO. 58

CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA

LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547

SEPTEMBER 2019

SHEET 1 OF 4 SHEETS

APN 0591-001 1145 POLK STREET

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 1145 POLK LLC IN MARCH 2018. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JUNE 2021, 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: J. Luk
JACQUELINE LUK, P.L.S. 8934

DATE: 9/19/19



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: B. Storrs
BRUCE STORRS, L.S. NO. 6914

DATE: SEPTEMBER 30 2019



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

ENTITLED, "FINAL MAP 9840". _____ 20 _____ APPROVED THIS MAP

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

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

DATE: _____

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 THIS: _____ DAY OF _____, 20 _____

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 SUPERVISORS IN FILE NO. _____

FINAL MAP 9840

A 54 RESIDENTIAL UNIT AND 4 COMMERCIAL UNIT CONDOMINIUM
PROJECT, BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY
DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MARCH 12,
2015, DOCUMENT NO. 2015-K032292, BEING A PORTION OF
WESTERN ADDITION BLOCK NO. 58

CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA

LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547

SEPTEMBER 2019

SHEET 2 OF 4 SHEETS

APN 0691-001 1145 POLK STREET

FINAL MAP CONDOMINIUM NOTES

1. THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 54 DWELLING UNITS AND 4 COMMERCIAL UNITS.
2. 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.
3. 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
4. IN THE EVENT THE AREAS IDENTIFIED IN (3)(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.
5. 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.
6. BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER POLK, SUTTER, OR HEMLOCK 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).
7. SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM/ONTO ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DEPICTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

FINAL MAP GENERAL NOTES

1. NOTICE OF SPECIAL RESTRICTIONS RECORDED JUNE 6, 2012, INSTRUMENT NO. 2012-1426561 OF OFFICIAL RECORDS, UNDER THE CITY PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO UPON THE TERMS AND CONDITIONS CONTAINED THEREIN, AFFECT THE SUBJECT PROPERTY. THE RESTRICTIONS CONSIST OF CONDITIONS ATTACHED TO THE CONDITIONAL USE APPLICATION NO. 2011-1425C AUTHORIZED BY THE PLANNING COMMISSION ON MAY 10, 2012, AS SET FORTH IN PLANNING COMMISSION MOTION NO. 18622. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
2. NOTICE OF SPECIAL RESTRICTIONS RECORDED FEBRUARY 15, 2017, INSTRUMENT NO. 2017-K408398 OF OFFICIAL RECORDS, UNDER THE CITY PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO UPON THE TERMS AND CONDITIONS CONTAINED THEREIN, AFFECT THE SUBJECT PROPERTY. THE RESTRICTIONS CONSIST OF CONDITIONS ATTACHED TO THE CONDITIONAL USE APPLICATION NO. 2007.0204C AUTHORIZED BY THE PLANNING COMMISSION ON APRIL 12, 2007, AS SET FORTH IN PLANNING COMMISSION MOTION NO. 17416. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
3. NOTICE OF SPECIAL RESTRICTIONS RECORDED DECEMBER 14, 2017, INSTRUMENT NO. 2017-K552078 OF OFFICIAL RECORDS, UNDER THE CITY PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO UPON THE TERMS AND CONDITIONS CONTAINED THEREIN, AFFECT THE SUBJECT PROPERTY. THE RESTRICTIONS CONSIST OF CONDITIONS ATTACHED TO THE VARIANCE APPLICATION NO. 2014-001674VAR AUTHORIZED BY THE ZONING ADMINISTRATOR OF THE CITY AND COUNTY OF SAN FRANCISCO ON DECEMBER 11, 2017. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
4. NOTICE OF SPECIAL RESTRICTIONS RECORDED JULY 12, 2018, INSTRUMENT NO. 2018-K638317 OF OFFICIAL RECORDS, UNDER THE CITY PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO UPON THE TERMS AND CONDITIONS CONTAINED THEREIN, AFFECT THE SUBJECT PROPERTY. THE PROPERTY OWNER IS REQUIRED TO SCHEDULE A SITE INSPECTION WITH THE PLANNING DEPARTMENT TO CONFIRM THAT ALL PHYSICAL IMPROVEMENT MEASURES IN THE PROJECT'S TRANSPORTATION DEMAND MANAGEMENT (TDM) PLAN HAVE BEEN IMPLEMENTED PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED, AND THROUGHOUT THE LIFE OF THE PROJECT, THE PROPERTY OWNER SHALL MAINTAIN A TDM COORDINATOR TO COORDINATE WITH THE CITY ON THE PROJECT'S CONTINUED COMPLIANCE WITH THE APPROVED TDM PLAN, ALLOW CITY STAFF TO ACCESS RELEVANT PORTIONS OF THE PROPERTY TO CONDUCT SITE VISITS, AND SUBMIT PERIODIC COMPLIANCE REPORTS TO THE PLANNING DEPARTMENT. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
5. NOTICE OF SPECIAL RESTRICTIONS RECORDED OCTOBER 4, 2019, INSTRUMENT NO. 2019-K840078 OF OFFICIAL RECORDS, UNDER THE CITY PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO UPON THE TERMS AND CONDITIONS CONTAINED THEREIN, AFFECT THE SUBJECT PROPERTY. THE RESTRICTIONS CONSIST OF CONDITIONS ATTACHED TO THE BUILDING PERMIT APPLICATION NO. 2015.1120.3273 BY THE PLANNING DEPARTMENT, AND DESIGNATE UNITS 202, 204, 211, 305, 307, 310, 403, AND 406 TO SATISFY THE INCLUSIONARY AFFORDABLE HOUSING REQUIREMENTS. THE SUBDIVISION SHOWN HEREIN IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
6. THIS PROJECT WILL INCLUDE A TOTAL OF 8 BELOW MARKET RATE RESIDENTIAL UNITS.

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

| RESIDENTIAL CONDOMINIUMS UNIT NO. | ASSESSOR PARCEL NUMBER |
|--------------------------------------|---------------------------|
| 201 - 212 | 0691-140 THRU 151 |
| 301 - 312 | 0691-152 THRU 163 |
| 401 - 410 | 0691-164 THRU 173 |
| 501 - 510 | 0691-174 THRU 183 |
| 601 - 610 | 0691-184 THRU 193 |

| COMMERCIAL CONDOMINIUMS UNIT NO. | ASSESSOR PARCEL NUMBER |
|-------------------------------------|---------------------------|
| 1-4 | 0691-136 THRU 139 |

FINAL MAP 9840

A 54 RESIDENTIAL UNIT AND 4 COMMERCIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MARCH 12, 2015, DOCUMENT NO. 2015-K032292, BEING A PORTION OF WESTERN ADDITION BLOCK NO. 58

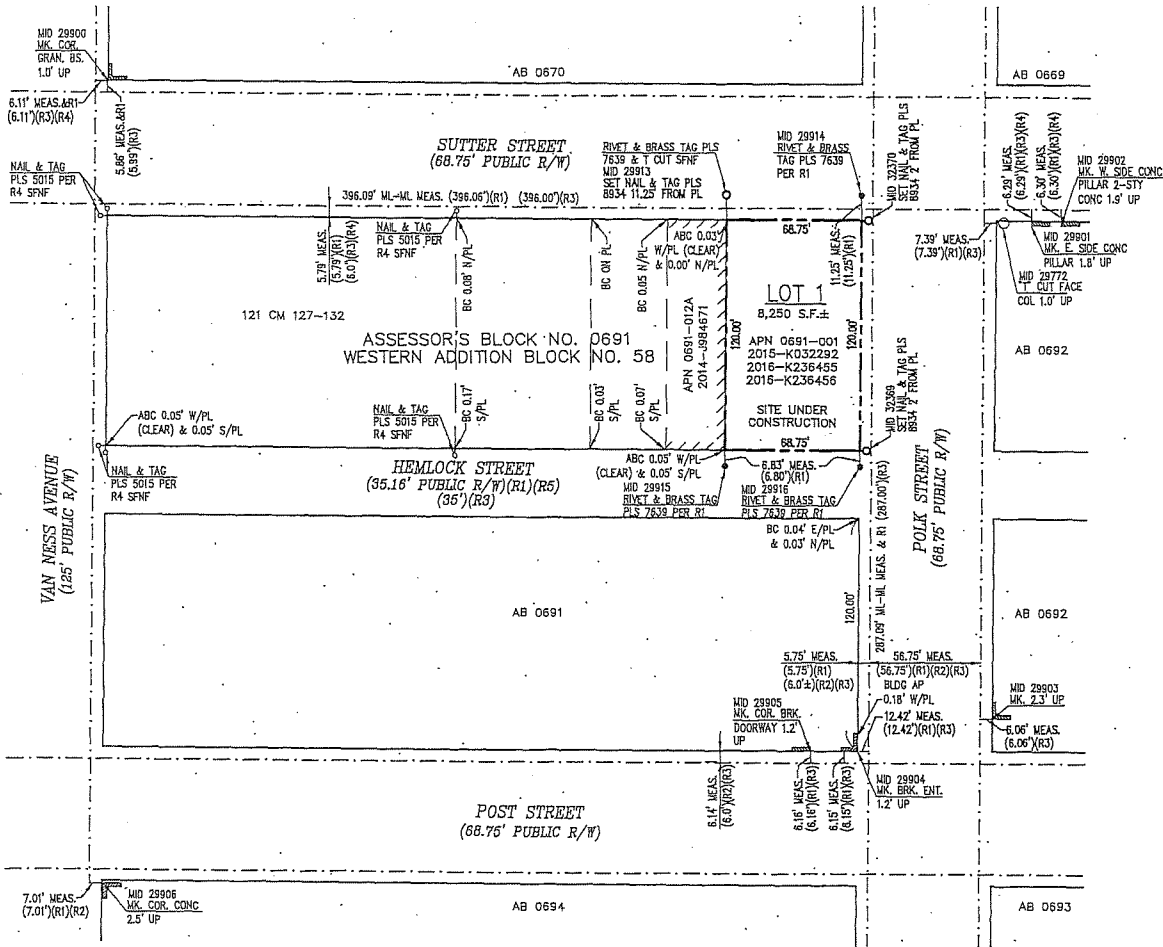
CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA

LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547

SEPTEMBER 2019

SHEET 3 OF 4 SHEETS

APN 0691-001 1145 POLK STREET



MAP NOTES

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL PROPERTY LINE ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. BASIS OF SURVEY IS THE MONUMENT LINES ON POLK STREET BETWEEN POST AND SUTTER STREET AS SHOWN ON THE CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAPS NO. 16 AND 17, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

RECORD REFERENCES

- R1) RECORD OF SURVEY #8861, BOOK 66 OF SURVEY MAPS, PAGE 53, FILED JUNE 2, 2016, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- R2) MONUMENT MAP NO. 16 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
- R3) MONUMENT MAP NO. 17 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO.
- R4) FINAL MAP 7279, BOOK 121 OF CONDOMINIUM MAPS, PAGES 127-132, FILED JULY 17, 2013, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- R5) HISTORIC BLOCK DIAGRAM OF WESTERN ADDITION BLOCK 58, ALSO LISTED AS FILENAME 0691b, AND SHOWING A DATE OF MAY 1908.

LEGEND

| | |
|-----|---|
| --- | BOUNDARY |
| --- | RIGHT OF WAY LINE |
| --- | MONUMENT LINE |
| --- | ADJOINER LOT LINE |
| --- | MEASURED DISTANCE |
| --- | NAIL & TAG PLS 8934 SET AT PROPERTY LINE |
| --- | EXTENSION; SEE PLAN FOR EXACT DISTANCE |
| --- | RECORD DISTANCE PER RECORD REFERENCE |
| --- | MEASURED |
| --- | PROPERTY LINE |
| --- | ASSESSORS BLOCK |
| --- | ADJACENT BUILDING CORNER |
| --- | 0.04' WEST OF PROPERTY LINE |
| --- | SEARCHED FOR, NOT FOUND |
| --- | RIGHT OF WAY |
| --- | MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE |

FIELD SURVEY COMPLETION

THE SURVEY FOR THIS MAP WAS COMPLETED ON 1/31/19. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HERE EXISTING AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

FINAL MAP 9840

A 54 RESIDENTIAL UNIT AND 4 COMMERCIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MARCH 12, 2015, DOCUMENT NO. 2015-K032292, BEING A PORTION OF WESTERN ADDITION BLOCK NO. 58

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