

**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.

WE HEREBY IRREVOCABLY OFFER FOR DEDICATION IN FEE FOR STREET, SIDEWALK AND RIGHT-OF-WAY PURPOSES THAT CERTAIN REAL PROPERTY SHOWN HEREIN AS LOT A AND WE IRREVOCABLY OFFER ANY IMPROVEMENTS THEREIN AND THEREON TO BE CONSTRUCTED BY THE SUBDIVIDER IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS. SAID FEE SHALL BE CONVEYED BY SEPARATE INSTRUMENT.

WE HEREBY IRREVOCABLY OFFER FOR DEDICATION A NONEXCLUSIVE PUBLIC SIDEWALK EASEMENT OVER THAT AREA SHOWN HEREIN FOR PEDESTRIAN ACCESS, PASSAGE, INGRESS AND EGRESS FOR PUBLIC SIDEWALK PURPOSES. SAID EASEMENT IS SUBJECT TO SUBSEQUENT APPROVAL BY THE BOARD OF SUPERVISORS AND SHALL BE CONVEYED BY SEPARATE INSTRUMENT.

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

OWNER: OTIS PROPERTY OWNER, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: OTIS TOWER HOLDINGS, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS MANAGING MEMBER

BY: ALIGN OTIS, LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY,  
ITS MANAGING MEMBER

BY: ALIGN REAL ESTATE, LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY,  
ITS MANAGER

BY: David Balducci  
NAME: DAVID BALDUCCI  
TITLE: 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 May 20 2021 BEFORE ME, Europa Bonis Baldevia

PERSONALLY APPEARED David Balducci

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: Europa Bonis Baldevia

NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2204058

MY COMMISSION EXPIRES: July 3, 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

**BOARD OF SUPERVISOR'S APPROVAL:**

ON \_\_\_\_\_, 20\_\_\_\_, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. \_\_\_\_\_, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. \_\_\_\_\_.

**CLERK'S STATEMENT:**

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. \_\_\_\_\_, ADOPTED \_\_\_\_\_, 20\_\_\_\_, APPROVED THIS MAP ENTITLED "FINAL MAP 10606", AND CONDITIONALLY ACCEPTED ON BEHALF OF THE PUBLIC THE OFFER OF DEDICATION IN FEE OF LOT A AND OFFER OF IMPROVEMENTS WITHIN LOT A SUBJECT TO CITY ENGINEER CERTIFIED COMPLETION OF SAID IMPROVEMENTS AND BOARD OF SUPERVISORS ACCEPTANCE OF THE IMPROVEMENTS FOR CITY MAINTENANCE AND LIABILITY.

THE CLERK CONFIRMS THAT THE BOARD OF SUPERVISORS ALSO CONDITIONALLY ACCEPTED THE OFFER OF DEDICATION OF A NONEXCLUSIVE PUBLIC SIDEWALK EASEMENT SUBJECT TO SUBSEQUENT APPROVAL BY THE BOARD OF SUPERVISORS.

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: Alaric Degrafinried DATE: June 14, 2021

ALARIC DEGRAFINRIED  
ACTING DIRECTOR OF PUBLIC WORKS  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**APPROVED AS TO FORM:**

DENNIS J. HERRERA, CITY ATTORNEY

BY: Dennis J. Herrera

DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**TAX STATEMENT:**

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUBDIVIDER HAS FILED A STATEMENT FROM THE TREASURER AND TAX COLLECTOR OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS OR HER OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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

**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.

JAMES M. RYAN, ACTING CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO

BY: James M. Ryan DATE: 5-26-2021  
JAMES M. RYAN, PLS 8630



**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 OTIS PROPERTY OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON APRIL 9, 2019. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 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: Benjamin B. Ron DATE: 5-20-2021

BENJAMIN B. RON  
PLS No. 5015



**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF FINAL 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 10606**

A 4 LOT VERTICAL SUBDIVISION  
AND 429 MIXED-USE CONDOMINIUM PROJECT  
BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY  
DESCRIBED IN THOSE CERTAIN GRANT DEEDS RECORDED  
APRIL 6, 2018 IN DOCUMENT NO. 2018-K598496,  
APRIL 25, 2018 IN DOCUMENT NO. 2018-K607021,  
JULY 19, 2018 IN DOCUMENT NO. 2018-K641246 AND  
SEPTEMBER 12, 2018 IN DOCUMENT NO. 2018-K672232  
OFFICIAL RECORDS

BEING A PORTION OF MISSION BLOCK 13

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

MAY 2021

SHEET 1 OF 12

APN 3505-010, APN 3505-012, 74 12TH STREET, 98 12TH STREET,  
APN 3505-013, APN 3505-016 14-18 OTIS STREET, 30-32 OTIS STREET  
& APN 3505-018 & 38 OTIS STREET

**NOTES:**

1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
3. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
4. ALL SURVEY POINTS REFERENCING PERTINENT PROPERTY LINES PER MAP REFERENCE ITEMS [1] THRU [11] THAT ARE NOT SHOWN HEREON WERE SEARCHED FOR AND NOT FOUND.
5. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENT OR AS DESCRIBED BELOW:
  - a. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED OCTOBER 2, 2018, DOCUMENT NO. 2018-K679254, OFFICIAL RECORDS.
  - b. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED OCTOBER 2, 2018, DOCUMENT NO. 2018-K679255, OFFICIAL RECORDS.
  - c. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED OCTOBER 2, 2018, DOCUMENT NO. 2018-K679256, OFFICIAL RECORDS.
  - d. "NEIGHBOR LICENSE AGREEMENT REGARDING 53 COLTON STREET" RECORDED DECEMBER 21, 2018, DOCUMENT NO. 2018-K713850, OFFICIAL RECORDS.
  - e. "SHORING, TOWER CRANE AND FLASHING CAP LICENSE AGREEMENT" RECORDED DECEMBER 21, 2018, DOCUMENT NO. 2018-K713851, OFFICIAL RECORDS.
  - f. "NEIGHBOR LICENSE AGREEMENT REGARDING 77-79 BRADY STREET" RECORDED DECEMBER 21, 2018, DOCUMENT NO. 2018-K713852, OFFICIAL RECORDS.
  - g. "NEIGHBOR LICENSE AGREEMENT REGARDING 65-75 BRADY STREET" RECORDED DECEMBER 21, 2018, DOCUMENT NO. 2018-K713853, OFFICIAL RECORDS.
  - h. "NEIGHBOR LICENSE AGREEMENT REGARDING 42 OTIS STREET" RECORDED DECEMBER 21, 2018, DOCUMENT NO. 2018-K713854, OFFICIAL RECORDS.
  - i. "AGREEMENT REGARDING RESTRICTIONS ON SALE OF UNITS" RECORDED FEBRUARY 12, 2019, DOCUMENT NO. 2019-K730597, OFFICIAL RECORDS.
  - j. "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT FOR TEMPORARY SHORING AND TIEBACKS RECORDED JANUARY 2, 2019, DOCUMENT NO. 2019-K718010, OFFICIAL RECORDS.
  - k. "MEMORANDUM OF IN-KIND AGREEMENT" RECORDED JANUARY 21, 2021, DOCUMENT NO. 2021008431, OFFICIAL RECORDS.
  - l. "GAS ROOM AGREEMENT" RECORDED APRIL 16, 2021, DOCUMENT NO. 2021064467, OFFICIAL RECORDS.
  - m. "OFFER OF DEDICATION (30 OTIS STREET - LOT A)" RECORDED \_\_\_\_\_ DOCUMENT NO. \_\_\_\_\_, OFFICIAL RECORDS.
  - n. "OFFER OF IMPROVEMENTS (30 OTIS STREET - LOT A)" RECORDED \_\_\_\_\_ DOCUMENT NO. \_\_\_\_\_, OFFICIAL RECORDS.
  - o. "EASEMENT AGREEMENT (PUBLIC SIDEWALK EASEMENT)" TO BE RECORDED.
  - p. THE SUBDIVISION IS SUBJECT TO PERMITS ISSUED UNDER THE SAN FRANCISCO MUNICIPAL CODE INCLUDING, BUT NOT LIMITED TO, A SIDEWALK ENCROACHMENT PERMIT AND A VAULT PERMIT. THE OWNER(S) SHALL BE RESPONSIBLE FOR PAYING ANY AND ALL APPLICABLE ANNUAL PERMIT FEES AND/OR ASSESSMENT FEES. SUCH RESPONSIBILITIES SHALL BE MEMORIALIZED AND BUDGETED FOR IN THE SUBDIVISION OWNERS' FUTURE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OR EQUIVALENT INSTRUMENT.

**MAP REFERENCES:**

- [1] BLOCK DIAGRAM OF MISSION BLOCK 13 DATED MARCH 25, 1910 ON FILE AS 3505c.TIF IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [2] "MAP OF A PORTION OF THE MISSION DISTRICT OF THE CITY AND COUNTY OF SAN FRANCISCO FROM NINTH ST. TO FOURTEENTH ST." APPROVED IN MAY 1914, LAST AMENDED OCTOBER 29, 1940 ON FILE AS B-18 IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [3] SURVEY NO. 6882 DATED NOVEMBER 29, 1922 BY HUGH DONEGAN ON FILE AS 3505d.TIF IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [4] UNRECORDED SURVEY NO. 5742 DATED MAY 19, 1920 BY DONEGAN ON FILE IN THE OFFICE OF MARTIN M. RON ASSOCIATES INC.
- [5] UNRECORDED SURVEY NO. 11,925 DATED FEBRUARY 29, 1936 BY DONEGAN ON FILE IN THE OFFICE OF MARTIN M. RON ASSOCIATES, INC.
- [6] "FINAL MAP NO. 5548" FILED JANUARY 13, 2010 IN BOOK 113 OF CONDOMINIUM MAPS AT PAGES 9-10, SAN FRANCISCO COUNTY RECORDS.
- [7] "PARCEL MAP 9292" FILED JULY 3, 2017 IN BOOK 49 OF PARCEL MAPS AT PAGES 110-130, OFFICIAL RECORDS.
- [8] "MAP OF THE PACIFIC IMPROVEMENTS COMPANY'S SUBDIVISION OF MISSION BLOCKS NUMBER 13 AND 14" FILED FEBRUARY 8, 1896 IN MAP BOOK "E" AND "F", AT PAGE 66, OFFICIAL RECORDS.
- [9] OFFICIAL GRADE MAP NO. 284 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [10] "PARCEL MAP 9640" RECORDED FEBRUARY 12, 2020 IN BOOK 50 OF PARCEL MAPS, AT PAGES 41-45, OFFICIAL RECORDS.
- [11] "FINAL MAP 10166" RECORDED MAY 3, 2021 IN BOOK 1 OF FINAL MAPS AT PAGES 192-195, OFFICIAL RECORDS.

**BASIS OF SURVEY:**

THE CITY MONUMENT LINE ON MISSION/OTIS STREETS AS SHOWN HEREON ON SHEET 4 IS THE BASIS OF SURVEY. SEE MAP REFERENCE [2].

**FIELD SURVEY COMPLETION:**

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON NOVEMBER 1, 2020. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED. NAIL AND TAGS STAMPED PLS 5015 THAT REFERENCE THE PROPERTY CORNERS WILL BE SET PRIOR TO 12/31/21.

**NOTE:**

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

**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 PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 416 DWELLING UNITS AND 5 COMMERCIAL UNITS WITHIN LOT 1 AND A MAXIMUM NUMBER OF 8 COMMERCIAL UNITS WITHIN LOT 2.

b) ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.

c) UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS AND RESTRICTIONS, THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:

(i) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND

(ii) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES

d) IN THE EVENT THE AREAS IDENTIFIED IN (c) (ii) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.

e) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.

f) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER OTIS STREET, 12TH STREET, CHASE COURT AND COLUSA PLACE, 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.

**BENCHMARK:**

BM 11212, CCSF STANDARD 1/2" DOMED STAINLESS STEEL ANCHOR SCREW WITH WASHER STAMPED "CCSF CONTROL" AT THE NORTHEAST CORNER OF SOUTH VAN NESS AVENUE AND MISSION STREET, #1580 MISSION STREET. ELEVATION = 39.17 FEET CCSF 2013 NAVD88 VERTICAL DATUM.

**ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS**

LOT 1 = APN 3505-084	
RESIDENTIAL UNITS	
CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
1 THRU 416	APN 3505-087 THRU 502
COMMERCIAL UNITS	
CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
1 THRU 5	APN 3505-503 THRU 507

LOT 2 = APN 3505-085	
COMMERCIAL UNITS	
CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
1 THRU 8	APN 3505-508 THRU 515

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 10606**

A 4 LOT VERTICAL SUBDIVISION AND 429 MIXED-USE CONDOMINIUM PROJECT BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY DESCRIBED IN THOSE CERTAIN GRANT DEEDS RECORDED APRIL 6, 2018 IN DOCUMENT NO. 2018-K598496, APRIL 25, 2018 IN DOCUMENT NO. 2018-K607021, JULY 19, 2018 IN DOCUMENT NO. 2018-K641246 AND SEPTEMBER 12, 2018 IN DOCUMENT NO. 2018-K672232 OFFICIAL RECORDS

BEING A PORTION OF MISSION BLOCK 13

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

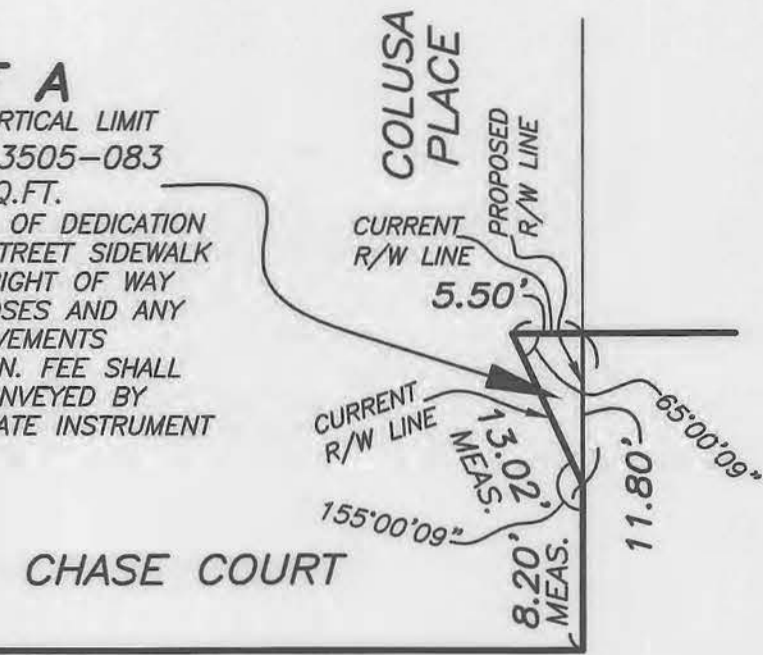
**MARTIN M. RON ASSOCIATES, INC.**  
Land Surveyors  
859 Harrison Street, Suite 200  
San Francisco California

MAY 2021

SHEET 2 OF 12

APN 3505-010, APN 3505-012, APN 3505-013, APN 3505-016 & APN 3505-018	74 12TH STREET, 98 12TH STREET, 14-18 OTIS STREET, 30-32 OTIS STREET & 38 OTIS STREET
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**LOT A**  
 NO VERTICAL LIMIT  
 APN 3505-083  
 32 SQ.FT.  
 OFFER OF DEDICATION  
 FOR STREET SIDEWALK  
 AND RIGHT OF WAY  
 PURPOSES AND ANY  
 IMPROVEMENTS  
 THEREIN. FEE SHALL  
 BE CONVEYED BY  
 SEPARATE INSTRUMENT



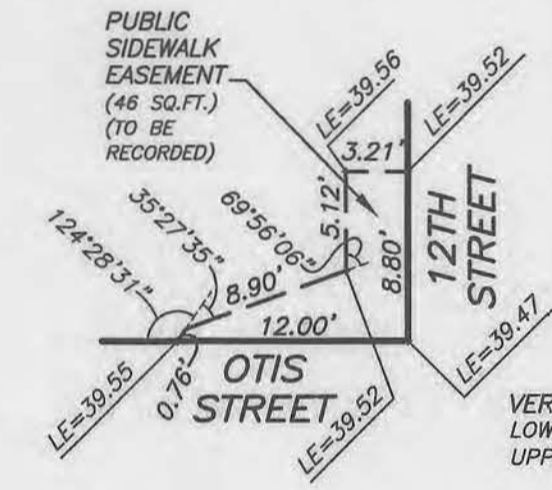
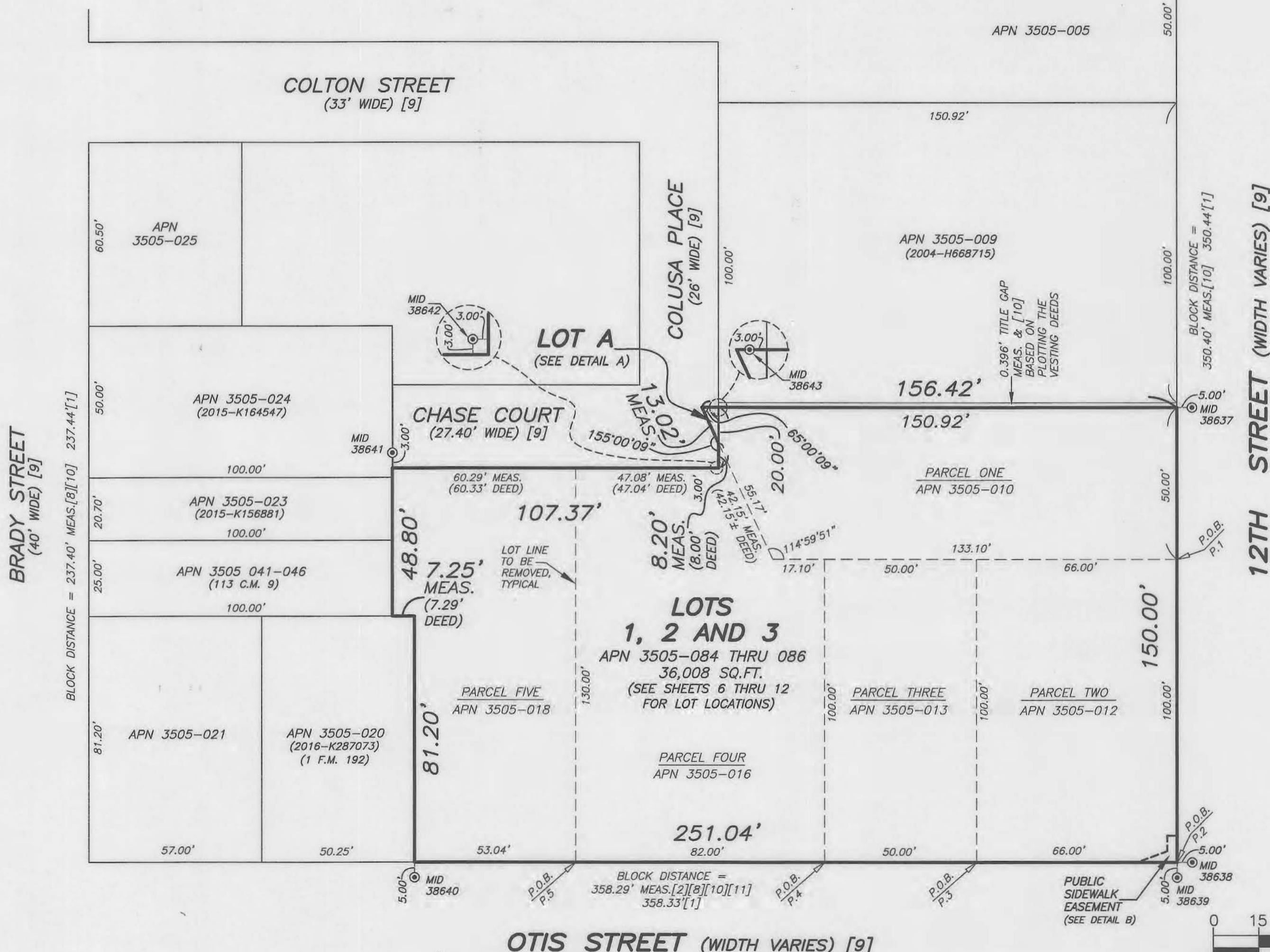
**DETAIL A**  
 NO SCALE

ASSESSOR'S BLOCK 3505  
 MISSION BLOCK 13



**LEGEND**

APN	ASSESSOR'S PARCEL NUMBER	MID	MONUMENT IDENTIFICATION
MEAS.	MEASURED		NUMBER PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
C.M.	CONDOMINIUM MAPS		OF SAN FRANCISCO DATABASE
F.M.	FINAL MAPS	⊙	NAIL & 3/4" BRASS TAG IN SIDEWALK STAMPED PLS 5015 (TO BE SET)
P.O.B.	POINT OF BEGINNING	—	PROPERTY LINE
P.	PARCEL	- - -	LOT LINE/RIGHT OF WAY LINE
R	PROPERTY LINE	- - - -	LOT LINE TO BE REMOVED
LE	LOWER ELEVATION	- - - - -	EASEMENT LINE
R/W	RIGHT OF WAY		



**DETAIL B**  
 NO SCALE

VERTICAL LIMITS:  
 LOWER ELEVATION = TOP OF SIDEWALK SLAB  
 UPPER ELEVATION = 10 FEET ABOVE TOP OF SIDEWALK SLAB.

**FINAL MAP 10606**

A 4 LOT VERTICAL SUBDIVISION  
 AND 429 MIXED-USE CONDOMINIUM PROJECT  
 BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY  
 DESCRIBED IN THOSE CERTAIN GRANT DEEDS RECORDED  
 APRIL 6, 2018 IN DOCUMENT NO. 2018-K598496,  
 APRIL 25, 2018 IN DOCUMENT NO. 2018-K607021,  
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BEING A PORTION OF MISSION BLOCK 13  
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

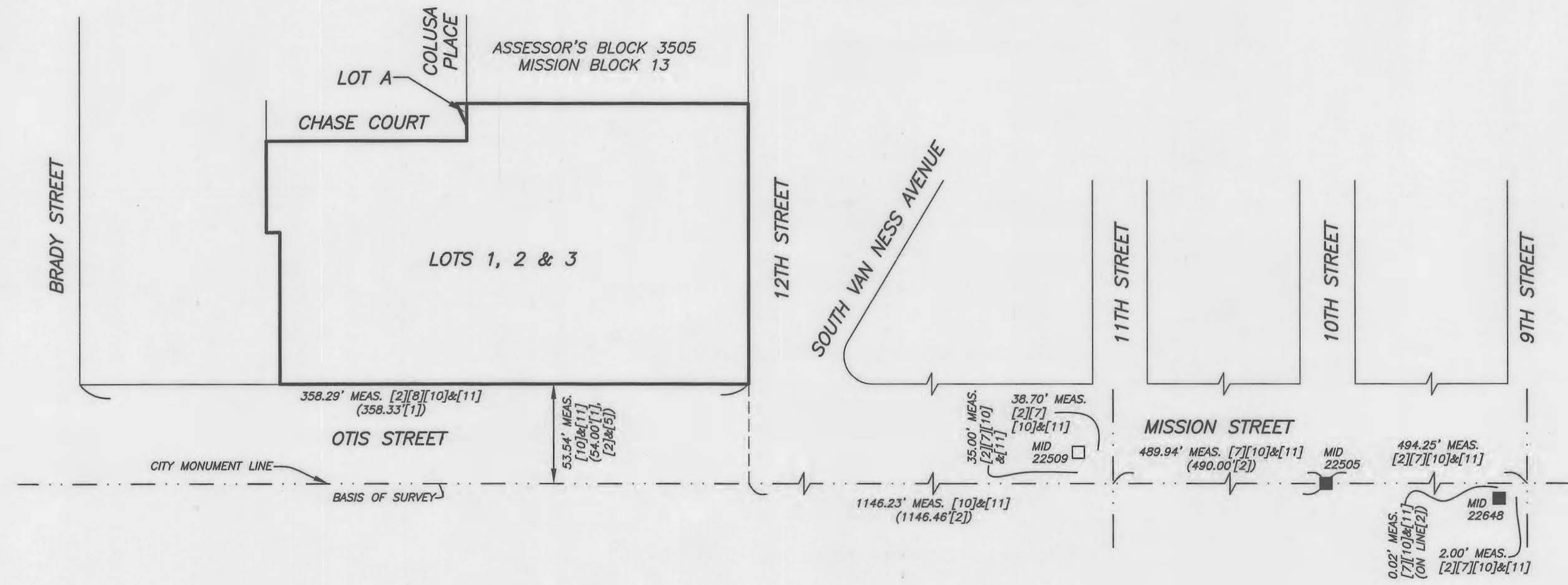
**MARTIN M. RON ASSOCIATES, INC.**  
 Land Surveyors  
 859 Harrison Street, Suite 200  
 San Francisco California

MAY 2021  
 SCALE 1"=30'  
 SHEET 3 OF 12  
 APN 3505-010, APN 3505-012, 74 12TH STREET, 98 12TH STREET,  
 APN 3505-013, APN 3505-016 14-18 OTIS STREET, 30-32 OTIS STREET  
 & APN 3505-018 & 38 OTIS STREET



**LEGEND**

MEAS.	MEASURED
MID	MONUMENT IDENTIFICATION NUMBER PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
■	FOUND BRASS PIN IN LEAD PLUG IN MONUMENT WELL
□	FOUND BRASS PIN IN LEAD PLUG IN MONUMENT WELL IN 2018. CURRENTLY DESTROYED
—	PROPERTY LINE
---	RIGHT OF WAY LINE
- - -	MONUMENT LINE



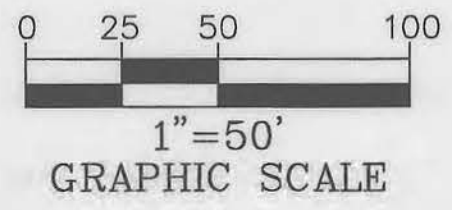
**MONUMENT DETAIL**  
SCALE: 1"=50'

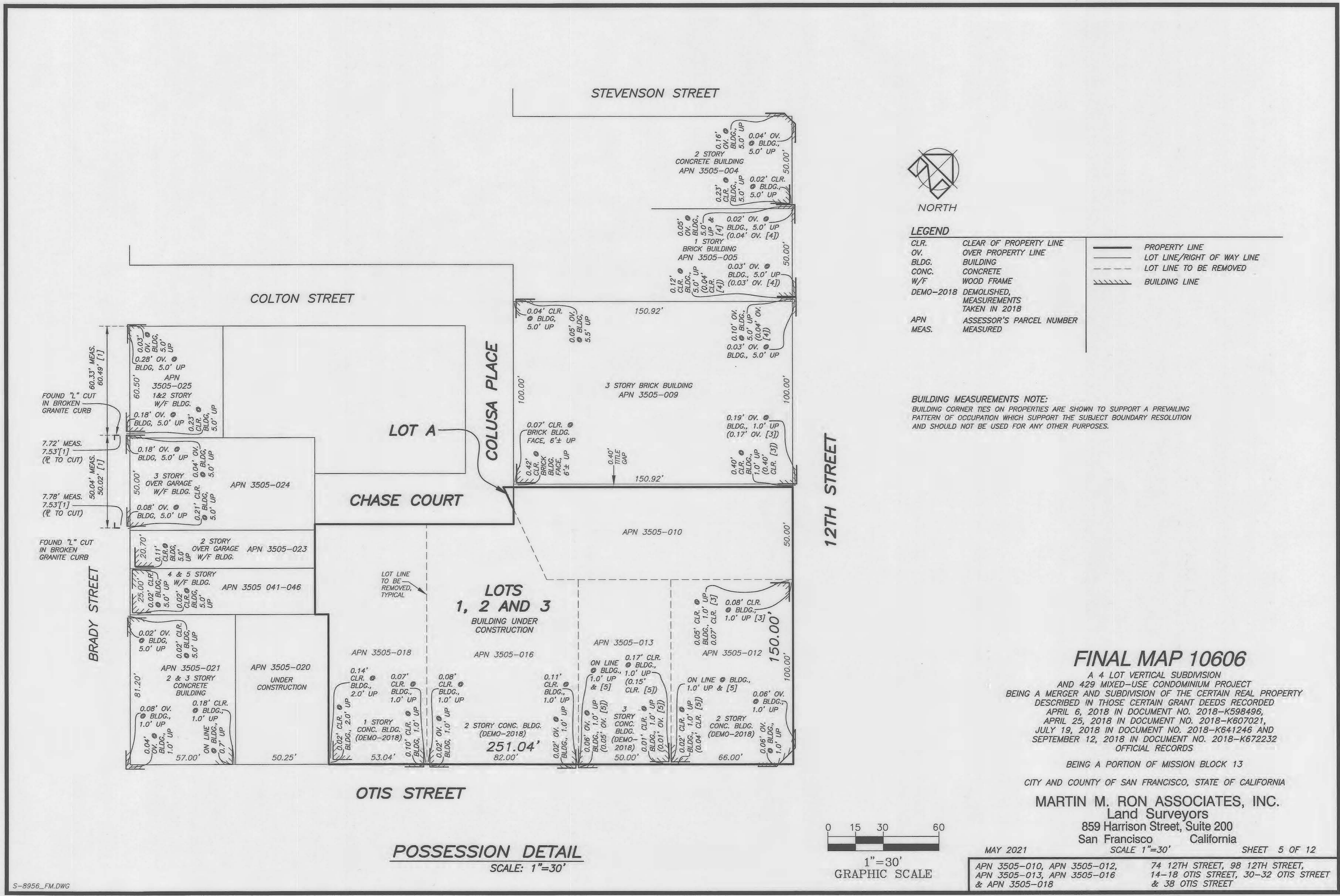
**FINAL MAP 10606**  
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BEING A PORTION OF MISSION BLOCK 13  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

**MARTIN M. RON ASSOCIATES, INC.**  
Land Surveyors  
859 Harrison Street, Suite 200  
San Francisco California  
SCALE 1"=50'

MAY 2021 SHEET 4 OF 12  
APN 3505-010, APN 3505-012, 74 12TH STREET, 98 12TH STREET,  
APN 3505-013, APN 3505-016 14-18 OTIS STREET, 30-32 OTIS STREET  
& APN 3505-018 & 38 OTIS STREET





**LEGEND**

CLR.	CLEAR OF PROPERTY LINE	————	PROPERTY LINE
OV.	OVER PROPERTY LINE	————	LOT LINE/RIGHT OF WAY LINE
BLDG.	BUILDING	————	LOT LINE TO BE REMOVED
CONC.	CONCRETE	————	BUILDING LINE
W/F	WOOD FRAME	————	
DEMO-2018	DEMOLISHED, MEASUREMENTS TAKEN IN 2018		
APN	ASSESSOR'S PARCEL NUMBER		
MEAS.	MEASURED		

**BUILDING MEASUREMENTS NOTE:**  
 BUILDING CORNER TIES ON PROPERTIES ARE SHOWN TO SUPPORT A PREVAILING PATTERN OF OCCUPATION WHICH SUPPORT THE SUBJECT BOUNDARY RESOLUTION AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES.

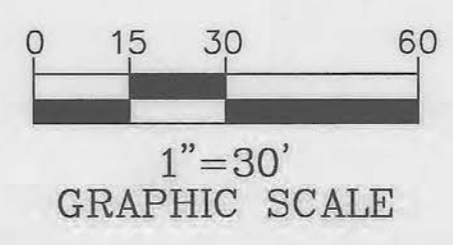
**FINAL MAP 10606**

A 4 LOT VERTICAL SUBDIVISION  
 AND 429 MIXED-USE CONDOMINIUM PROJECT  
 BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY  
 DESCRIBED IN THOSE CERTAIN GRANT DEEDS RECORDED  
 APRIL 6, 2018 IN DOCUMENT NO. 2018-K598496,  
 APRIL 25, 2018 IN DOCUMENT NO. 2018-K607021,  
 JULY 19, 2018 IN DOCUMENT NO. 2018-K641246 AND  
 SEPTEMBER 12, 2018 IN DOCUMENT NO. 2018-K672232  
 OFFICIAL RECORDS

BEING A PORTION OF MISSION BLOCK 13  
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

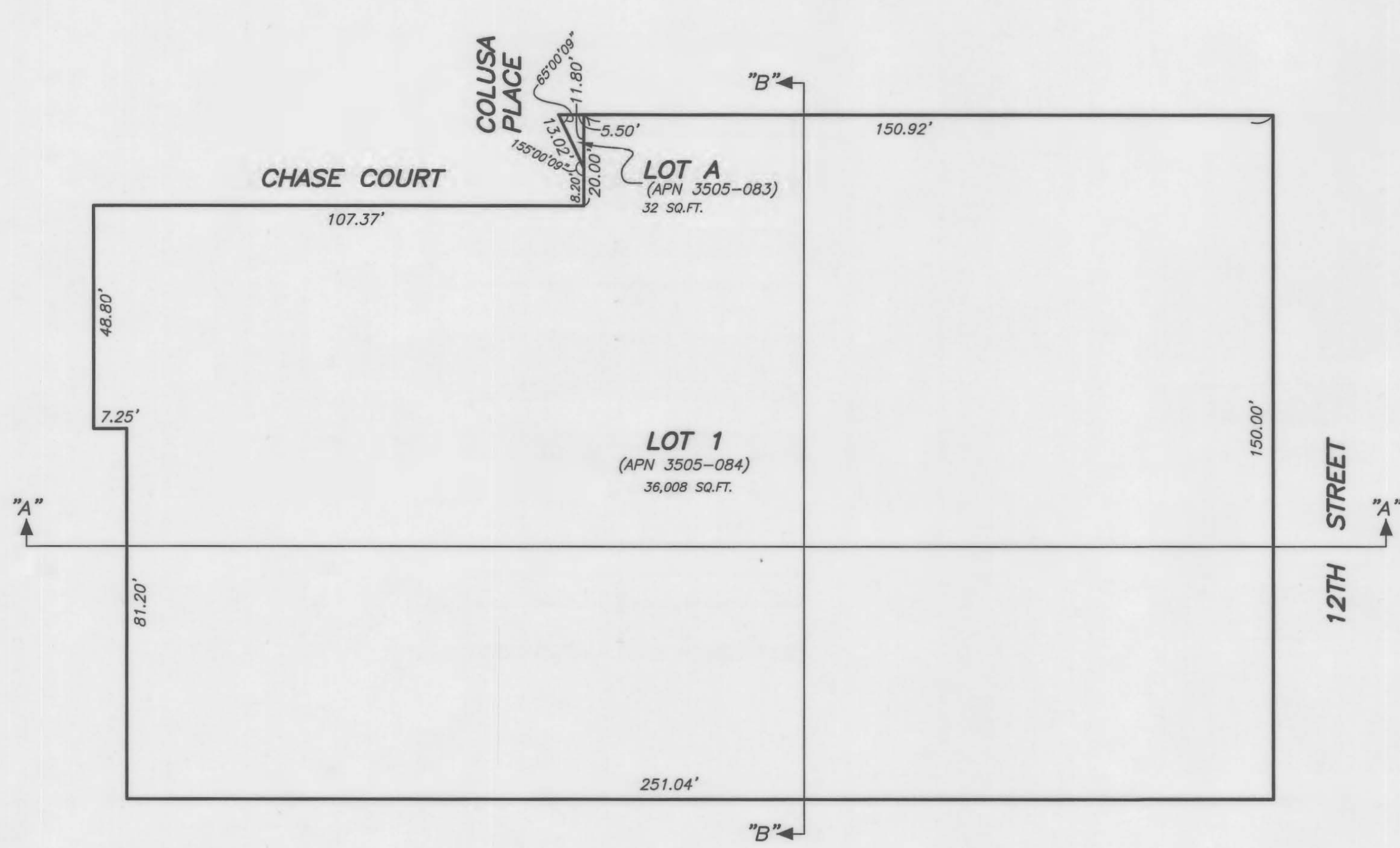
**MARTIN M. RON ASSOCIATES, INC.**  
 Land Surveyors  
 859 Harrison Street, Suite 200  
 San Francisco, California

MAY 2021 SCALE 1"=30' SHEET 5 OF 12



APN 3505-010, APN 3505-012, 74 12TH STREET, 98 12TH STREET,  
 APN 3505-013, APN 3505-016 14-18 OTIS STREET, 30-32 OTIS STREET  
 & APN 3505-018 & 38 OTIS STREET

**POSSESSION DETAIL**  
 SCALE: 1"=30'



NORTH

**LEGEND**

APN ASSESSOR'S PARCEL NUMBER  
 LOT LINE

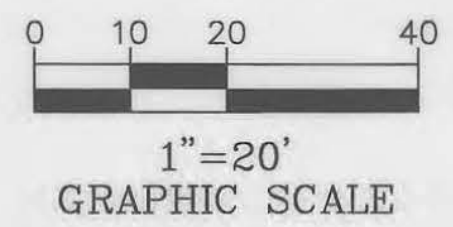
**OTIS STREET**  
**LEVEL A (EARTH)**  
 LOWER ELEVATION = CENTER OF THE EARTH  
 UPPER ELEVATION = 15.50

**FINAL MAP 10606**

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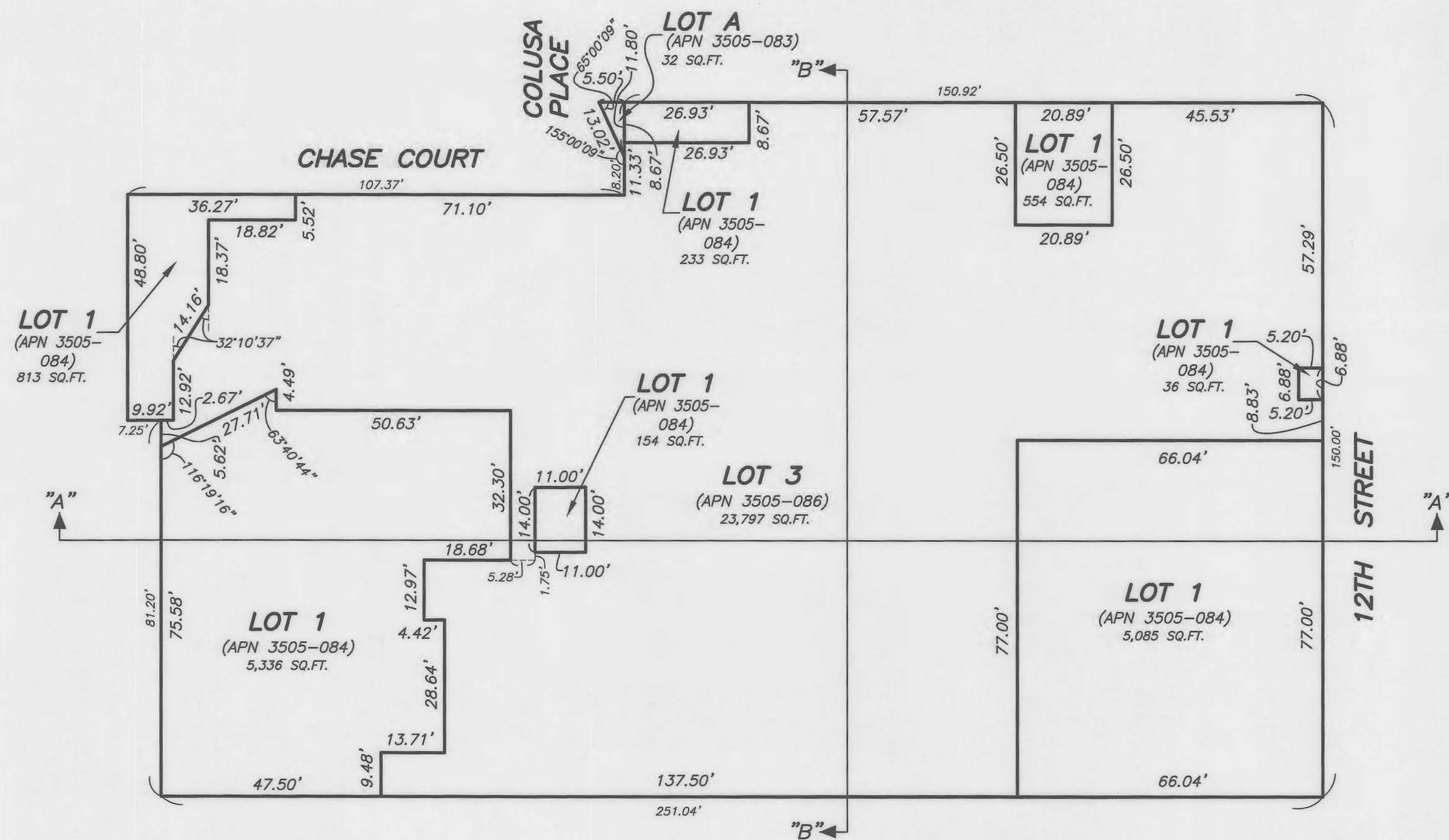
BEING A PORTION OF MISSION BLOCK 13  
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

**MARTIN M. RON ASSOCIATES, INC.**  
 Land Surveyors  
 859 Harrison Street, Suite 200  
 San Francisco, California  
 SCALE 1"=20'



MAY 2021  
 APN 3505-010, APN 3505-012, 74 12TH STREET, 98 12TH STREET,  
 APN 3505-013, APN 3505-016 14-18 OTIS STREET, 30-32 OTIS STREET,  
 & APN 3505-018 & 38 OTIS STREET

SHEET 6 OF 12



NORTH

**LEGEND**

- APN ASSESSOR'S PARCEL NUMBER
- LOT LINE
- TIE LINE

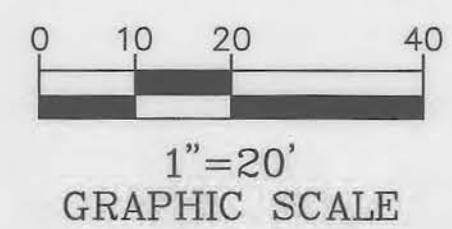
**OTIS STREET**  
**LEVEL B (B2)**  
 LOWER ELEVATION = 15.50  
 UPPER ELEVATION = 26.00

**FINAL MAP 10606**

A 4 LOT VERTICAL SUBDIVISION  
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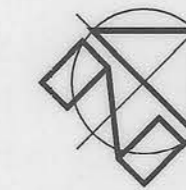
BEING A PORTION OF MISSION BLOCK 13  
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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



MAY 2021 SCALE 1"=20' SHEET 7 OF 12

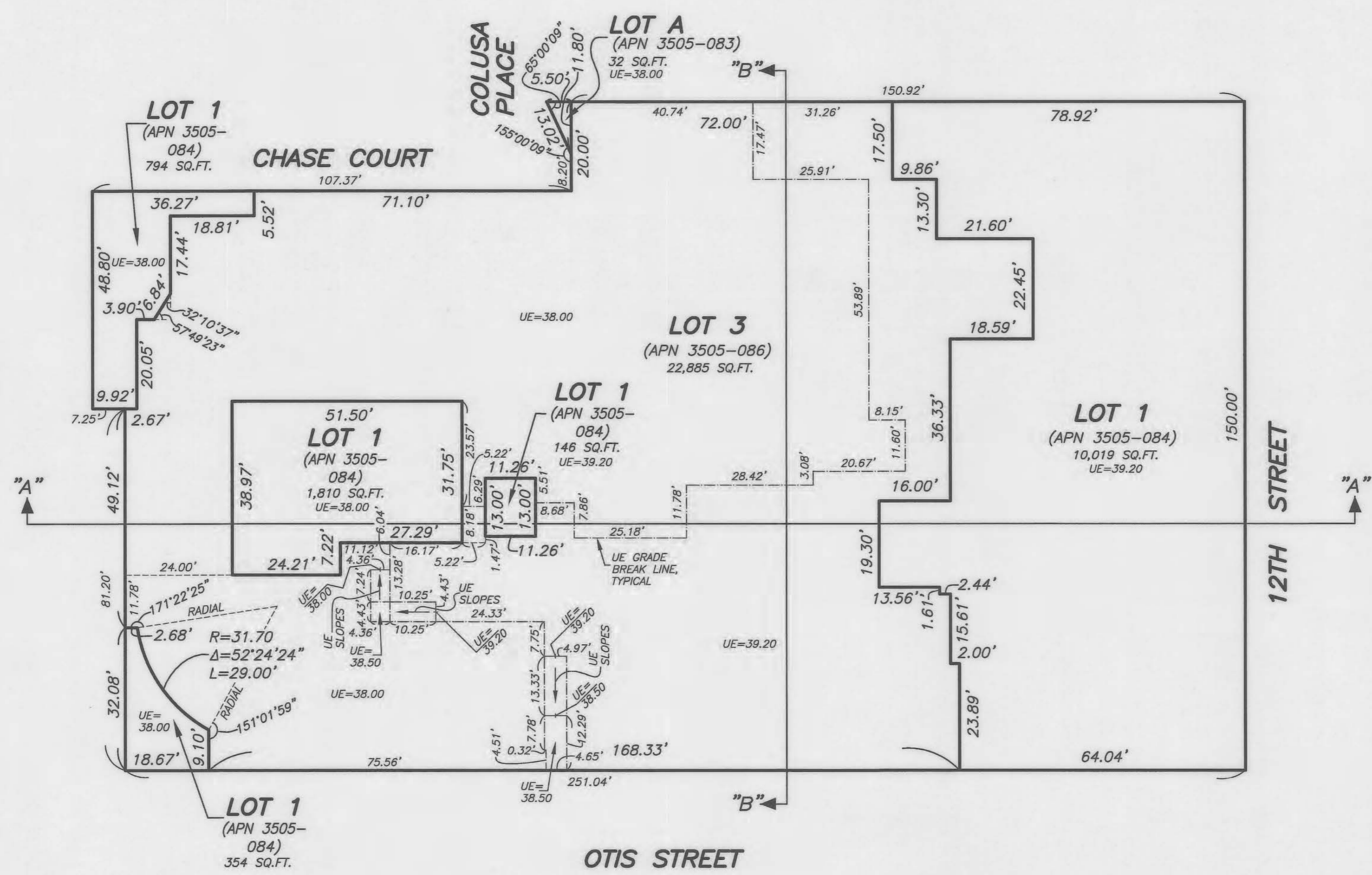
APN 3505-010, APN 3505-012, 74 12TH STREET, 98 12TH STREET,  
 APN 3505-013, APN 3505-016 14-18 OTIS STREET, 30-32 OTIS STREET  
 & APN 3505-018 & 38 OTIS STREET



NORTH

**LEGEND**

- APN ASSESSOR'S PARCEL NUMBER
- UE UPPER ELEVATION
- LOT LINE
- TIE LINE
- UPPER ELEVATION GRADE BREAK LINE



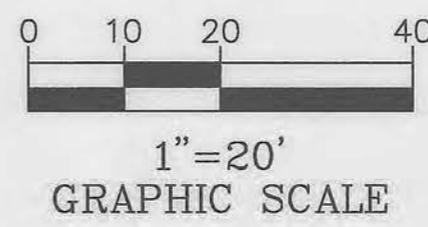
**LEVEL C (B1)**  
 LOWER ELEVATION = 26.00  
 UPPER ELEVATION = 39.20 (EXCEPT AS SHOWN)

**FINAL MAP 10606**

A 4 LOT VERTICAL SUBDIVISION  
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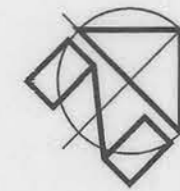
BEING A PORTION OF MISSION BLOCK 13  
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

**MARTIN M. RON ASSOCIATES, INC.**  
 Land Surveyors  
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 San Francisco, California  
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MAY 2021  
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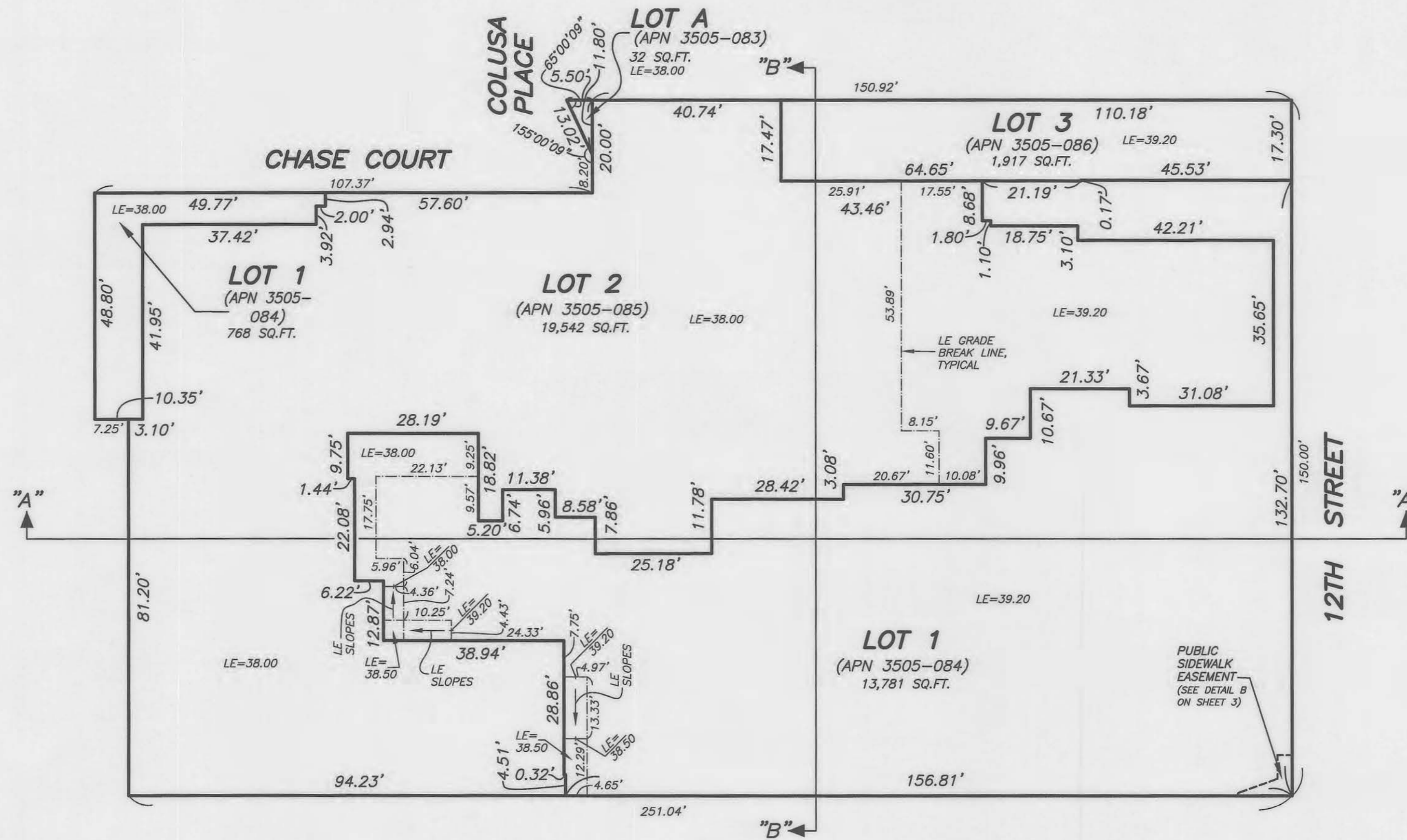




NORTH

**LEGEND**

- APN ASSESSOR'S PARCEL NUMBER
- LE LOWER ELEVATION
- LOT LINE
- - - - LOWER ELEVATION GRADE BREAK LINE



**OTIS STREET**

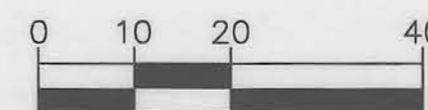
**LEVEL D (1ST FLOOR)**  
 LOWER ELEVATION = 39.20 (EXCEPT AS SHOWN)  
 UPPER ELEVATION = 51.80

**FINAL MAP 10606**

A 4 LOT VERTICAL SUBDIVISION  
 AND 429 MIXED-USE CONDOMINIUM PROJECT  
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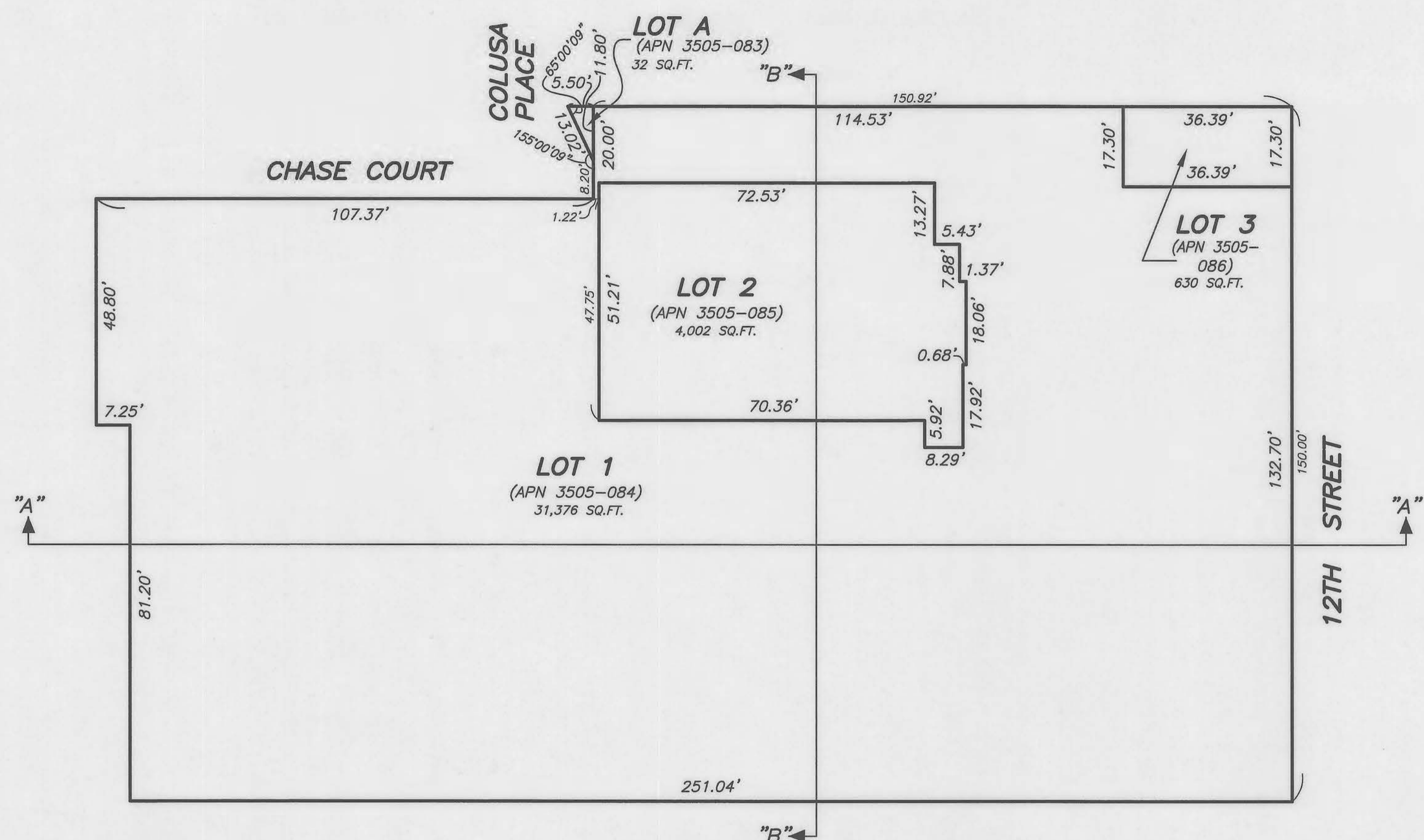
1"=20'  
 GRAPHIC SCALE

MAY 2021

SCALE 1"=20'

SHEET 9 OF 12

APN 3505-010, APN 3505-012, 74 12TH STREET, 98 12TH STREET,  
 APN 3505-013, APN 3505-016 14-18 OTIS STREET, 30-32 OTIS STREET  
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**LEGEND**  
 APN ASSESSOR'S PARCEL NUMBER  
 LOT LINE

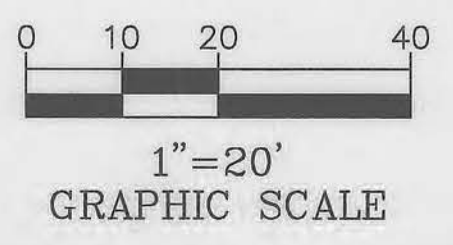
**OTIS STREET**  
**LEVEL E (2ND FLOOR)**  
 LOWER ELEVATION = 51.80  
 UPPER ELEVATION = 61.20

**FINAL MAP 10606**

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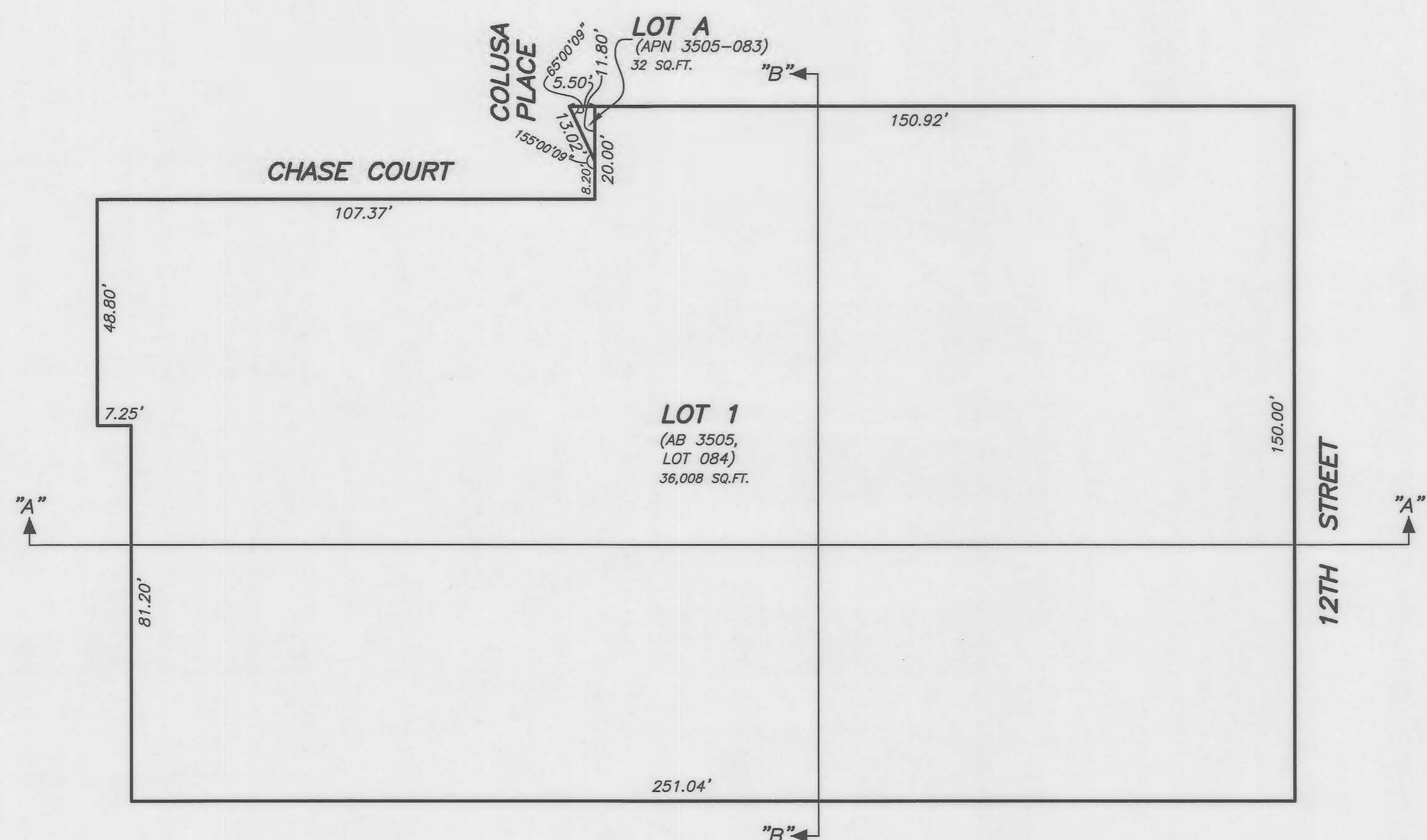
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 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

**MARTIN M. RON ASSOCIATES, INC.**  
 Land Surveyors  
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 San Francisco, California  
 SCALE 1"=20'



MAY 2021 SHEET 10 OF 12

APN 3505-010, APN 3505-012, APN 3505-013, APN 3505-016 & APN 3505-018	74 12TH STREET, 98 12TH STREET, 14-18 OTIS STREET, 30-32 OTIS STREET & 38 OTIS STREET
---	---



NORTH

**LEGEND**

APN ASSESSOR'S PARCEL NUMBER  
 LOT LINE

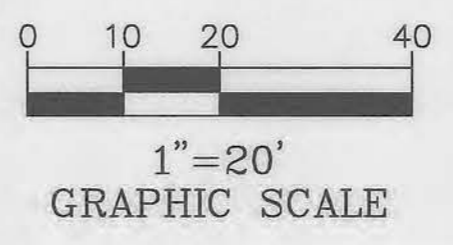
**OTIS STREET**  
**LEVEL F** (3RD FLOOR & ABOVE)  
 LOWER ELEVATION = 61.20  
 UPPER ELEVATION = INFINITY ABOVE

**FINAL MAP 10606**

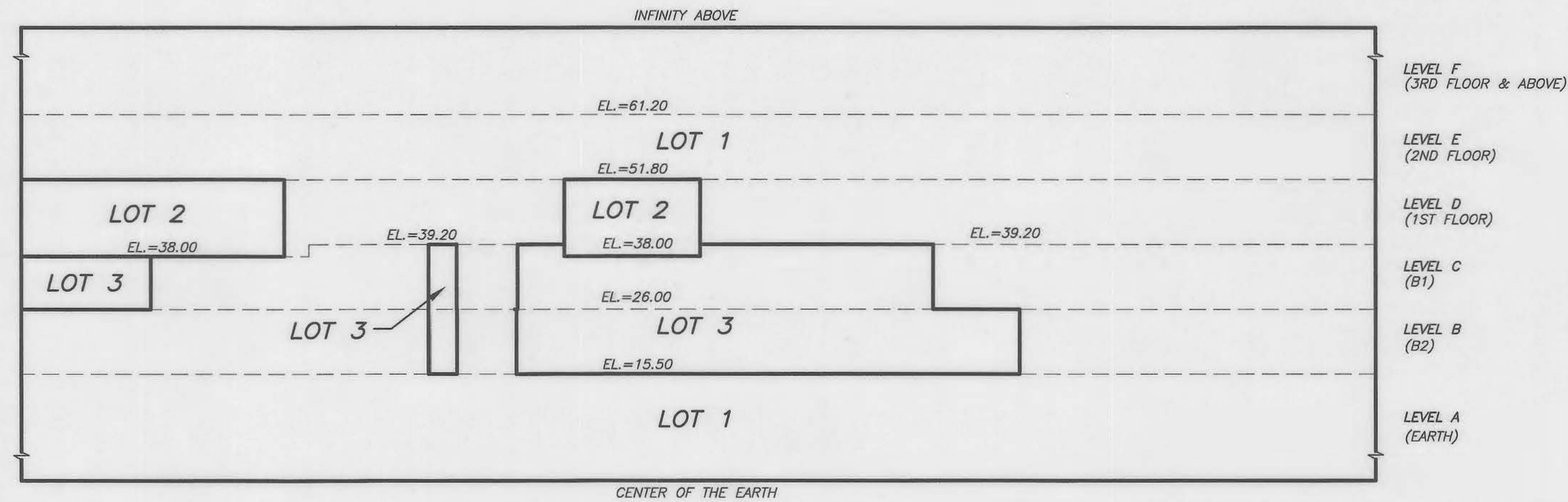
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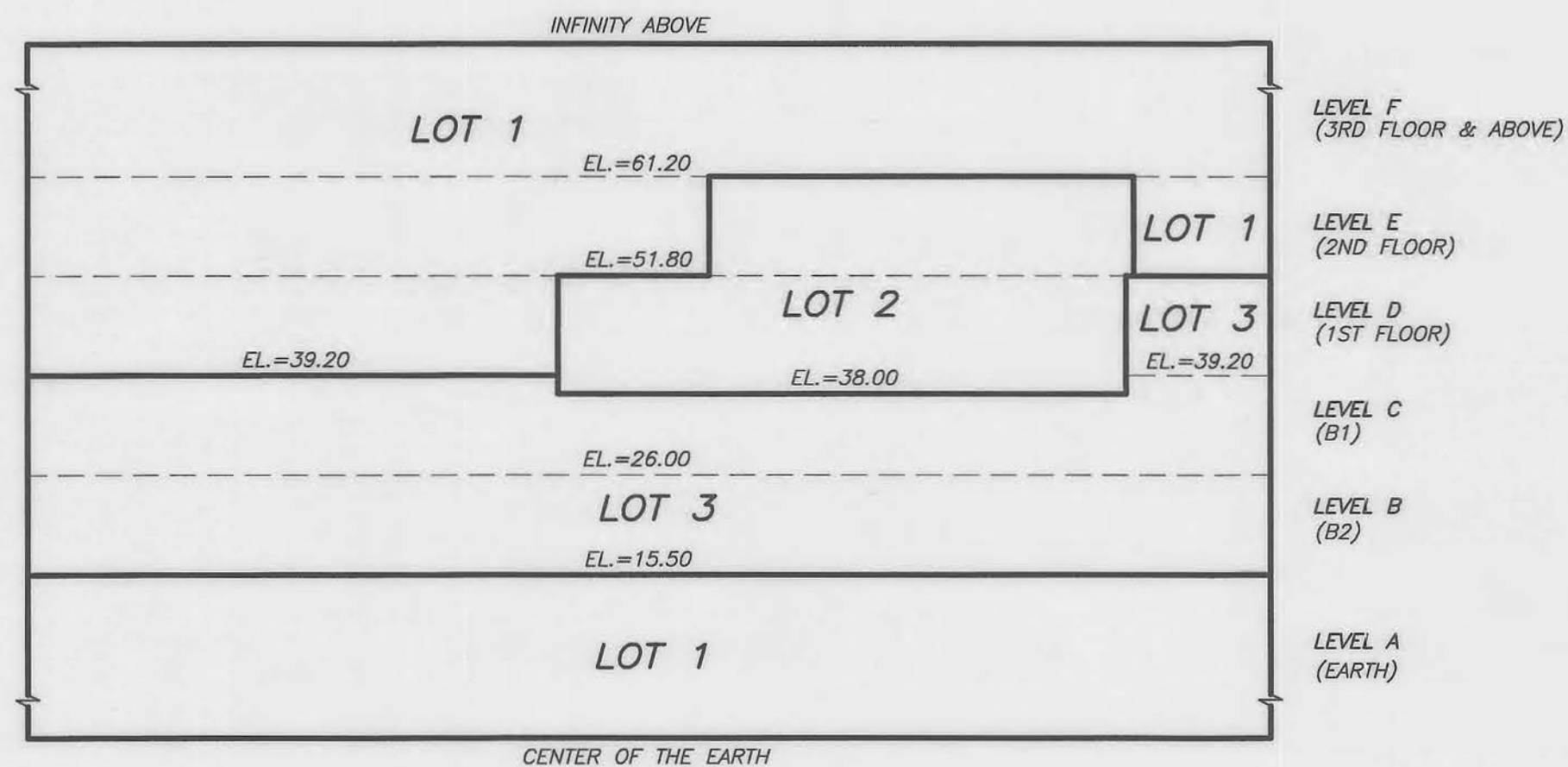
MAY 2021 SHEET 11 OF 12  
 APN 3505-010, APN 3505-012, 74 12TH STREET, 98 12TH STREET,  
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 & APN 3505-018 & 38 OTIS STREET



**SECTION "A"**

**LEGEND**  
 APN ASSESSOR'S PARCEL NUMBER  
 EL. ELEVATION  
 LOT LINE  
 LOWER AND UPPER ELEVATION GRADE BREAK LINE

LOT A - PUBLIC STREET  
 LOT 1 - RESIDENTIAL PARCEL  
 LOT 2 - COMMERCIAL PARCEL  
 LOT 3 - GARAGE PARCEL



**SECTION "B"**

LEVEL	AREA, SQUARE FOOTAGE			
	LOT A	LOT 1	LOT 2	LOT 3
A	32 SQ.FT.	36,008 SQ.FT.	---	---
B	32 SQ.FT.	12,211 SQ.FT.	---	23,797 SQ.FT.
C	32 SQ.FT.	13,123 SQ.FT.	---	22,885 SQ.FT.
D	32 SQ.FT.	14,549 SQ.FT.	19,542 SQ.FT.	1,917 SQ.FT.
E	32 SQ.FT.	31,376 SQ.FT.	4,002 SQ.FT.	630 SQ.FT.
F	32 SQ.FT.	36,008 SQ.FT.	---	---
TOTAL	192 SQ.FT.	143,275 SQ.FT.	23,544 SQ.FT.	49,229 SQ.FT.

**FINAL MAP 10606**

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BEING A PORTION OF MISSION BLOCK 13

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

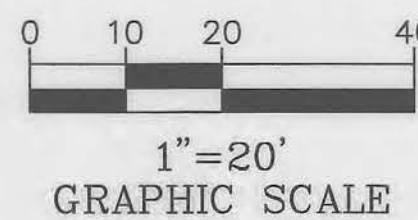
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MAY 2021

SCALE 1"=20'

SHEET 12 OF 12



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