

File No. 160352

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

Board Item No. 41

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_

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

Board of Supervisors Meeting

Date: April 12, 2016

#### 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"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Public Correspondence                        |

#### OTHER

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 184716 - March 22, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Decision - March 17, 2014</u>    |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificates - March 4, 2016</u>      |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u>                            |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____  |

Prepared by: Brent Jalipa

Date: April 15, 2016

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

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

1 [Final Map 7724 - 340 Fremont Street]  
2

3 **Motion approving Final Map 7724, a 348 residential unit condominium project, located**  
4 **at 340 Fremont Street, being a subdivision of Assessor's Parcel Block No. 3748,**  
5 **Lot Nos. 006, 007, 008, 009, and adopting findings pursuant to the General Plan, and**  
6 **the eight priority policies of Planning Code, Section 101.1.**  
7

8           MOVED, That the certain map entitled "FINAL MAP 7724", a 348 residential unit  
9 Condominium Project, located at 340 Fremont Street, being a subdivision of Assessor's  
10 Parcel Block No. 3748, Lot Nos. 006, 007, 008, 009, comprising 2 sheets, approved March  
11 22, 2016, by Department of Public Works Order No. 184716 is hereby approved and said map  
12 is adopted as an Official Final Map 7724; and, be it

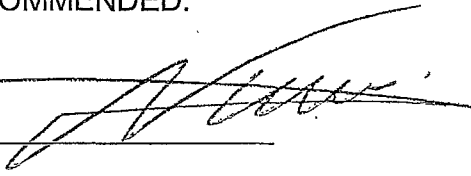
13           FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
14 and incorporates by reference herein as though fully set forth the findings made by the City  
15 Planning Department, by its letter dated March 17, 2014, that the proposed subdivision is  
16 consistent with the objectives and policies of the General Plan and the eight priority policies of  
17 Planning Code, Section 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

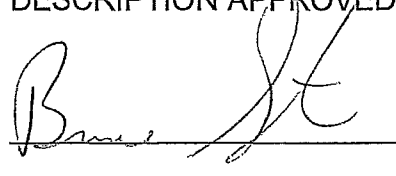
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RECOMMENDED:



Mohammed Nuru  
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS  
City and County Surveyor



Office of the City and County Surveyor  
1155 Market Street, 3rd Floor  
San Francisco, Ca 94103  
(415) 554-5827 www.sfdpw.org

RECEIVED  
CITY AND COUNTY OF SAN FRANCISCO  
SAN FRANCISCO PUBLIC WORKS

APR -8 AM 9:06



Edwin M. Lee, Mayor  
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

**DPW Order No: 184716**

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

APPROVING FINAL MAP 7724, 340 FREMONT STREET, A 348 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSOR'S PARCEL NUMBERS 3748-006, 3748-007, 3748-008, 3748-009.

**A 348 UNIT RESIDENTIAL CONDOMINIUM PROJECT**

The City Planning Department in its letter dated March 17, 2014, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

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

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 7724", each comprising 2 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 March 17, 2014, from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

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

RECOMMENDED:

APPROVED:



3/22/2016

3/22/2016

X Bruce R. Storrs

---

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

X Mohammed Nuru

---

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





RECEIVED

14 MAR 19 AM 10:53

Department of Public Works  
Office of the City and County Surveyor

1155 Market Street, 3rd Floor  
San Francisco, CA 94103

Edwin M. Lee, Mayor  
Mohammed Nuru, Director

Fuad S. Sweiss, PE, PLS,  
City Engineer & Deputy Director of Engineering

Bruce R. Storrs, City and County Surveyor

**TENTATIVE MAP DECISION**

*2012.124950*

Date: August 12, 2013

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

Attention: Mr. Scott F. Sanchez

Project ID: 7724			
Project Type: Lot Merger and 348 Units New Construction Condominium			
Address#	StreetName	Block	Lot
340	FREMONT ST	3748	006
350	FREMONT ST	3748	007
350 - 360	FREMONT ST	3748	008
0	V	3748	009
Tentative Map Referral			

*SE*



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 environmental review per Class 1 California Environmental Quality Act Guidelines.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

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 reasons (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

**Enclosures:**

- Application
- Print of Tentative Map

Sincerely,

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

PLANNING DEPARTMENT

*Anthony Bendigo (for)*  
3762

*3/17/14*

DATE 3/17/14

Mr. Scott F. Sanchez, Zoning Administrator



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**CERTIFICATE OF REDEMPTIONS OFFICER  
SHOWING TAXES AND ASSESSMENTS PAID.**

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

**Block No.        3748        Lot No.    006**

**Address:        340 Fremont St**

for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

David Augustine, Tax Collector

The above certificate pertains to taxes and special assessments collected as taxes for the period prior to this current tax year.

**Dated this 4th day of March. This certificate is valid for the earlier of 60 days from this date or December 31, 2016. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.**

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

Property Tax Section



José Cisneros, Treasurer

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**CERTIFICATE SHOWING TAXES A LIEN, BUT NOT YET DUE**

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that the subdivision designated on the map entitled is subject to the following City & County property taxes and Special Assessments which are a lien on the property but which taxes are not yet due:

**Block No.            3748            Lot No. 006**

**Address:            340 Fremont St**

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

**Map:                    \$13,966,891**

**Established or estimated tax rate:                    1.2000%**

**Estimated taxes liened but not yet due:                    \$167,603.00**

**Amount of Assessments not yet due:                    \$27,833.00**

**These estimated taxes and special assessments have been paid.**

David Augustine, Tax Collector

**Dated this 4th day of March. This certificate is valid for the earlier of 60 days from this date or December 31, 2016. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.**





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**CERTIFICATE OF REDEMPTIONS OFFICER  
SHOWING TAXES AND ASSESSMENTS PAID.**

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

**Block No.        3748        Lot No.    007**

**Address:        350 Fremont St**

for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

David Augustine, Tax Collector

The above certificate pertains to taxes and special assessments collected as taxes for the period prior to this current tax year.

Dated this 4th day of March. This certificate is valid for the earlier of 60 days from this date or December 31, 2016. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



---

**CERTIFICATE SHOWING TAXES A LIEN, BUT NOT YET DUE**

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that the subdivision designated on the map entitled is subject to the following City & County property taxes and Special Assessments which are a lien on the property but which taxes are not yet due:

**Block No.            3748            Lot No. 007**

**Address:            350 Fremont St**

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

**Map:                    \$7,378,043**

**Established or estimated tax rate:                    1.2000%**

**Estimated taxes liened but not yet due:                    \$88,537.00**

**Amount of Assessments not yet due:                    \$1,404.00**

**These estimated taxes and special assessments have been paid.**

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

David Augustine, Tax Collector

**Dated this 4th day of March. This certificate is valid for the earlier of 60 days from this date or December 31, 2016. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.**



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**CERTIFICATE OF REDEMPTIONS OFFICER  
SHOWING TAXES AND ASSESSMENTS PAID.**

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

**Block No.            3748            Lot No.    008**

**Address:            360 Fremont St**

for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

David Augustine, Tax Collector

The above certificate pertains to taxes and special assessments collected as taxes for the period prior to this current tax year.

Dated this 4th day of March. This certificate is valid for the earlier of 60 days from this date or December 31, 2016. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



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**CERTIFICATE SHOWING TAXES A LIEN, BUT NOT YET DUE**

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that the subdivision designated on the map entitled is subject to the following City & County property taxes and Special Assessments which are a lien on the property but which taxes are not yet due:

**Block No.            3748            Lot No. 008**

**Address:            360 Fremont St**

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

**Map:                    \$11,166,896**

**Established or estimated tax rate:                    1.2000%**

**Estimated taxes liened but not yet due:                    \$134,003.00**

**Amount of Assessments not yet due:                    \$1,691.00**

**These estimated taxes and special assessments have been paid.**

David Augustine, Tax Collector

**Dated this 4th day of March. This certificate is valid for the earlier of 60 days from this date or December 31, 2016. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.**

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

Property Tax Section



José Cisneros, Treasurer

---

**CERTIFICATE OF REDEMPTIONS OFFICER  
SHOWING TAXES AND ASSESSMENTS PAID.**

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

**Block No.            3748            Lot No.    009**

**Address:            360 Fremont St**

for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

David Augustine, Tax Collector

The above certificate pertains to taxes and special assessments collected as taxes for the period prior to this current tax year.

**Dated this 4th day of March. This certificate is valid for the earlier of 60 days from this date or December 31, 2016. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.**



---

**CERTIFICATE SHOWING TAXES A LIEN, BUT NOT YET DUE**

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that the subdivision designated on the map entitled is subject to the following City & County property taxes and Special Assessments which are a lien on the property but which taxes are not yet due:

Block No.            3748            Lot No. 009

Address:            360 Fremont St

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

Map:                    \$4,585,138

Established or estimated tax rate:                    1.2000%

Estimated taxes liened but not yet due:                    \$55,022.00

Amount of Assessments not yet due:                    \$1,193.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

**Dated this 4th day of March. This certificate is valid for the earlier of 60 days from this date or December 31, 2016. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector 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.

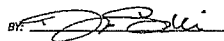
IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNER: ARCHSTONE RINCON HILL LP, A DELAWARE LIMITED PARTNERSHIP

BY: ARCHSTONE RINCON HILL GP LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: ERP OPERATING LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, ITS MEMBER

BY: EQUITY RESIDENTIAL, A MARYLAND REAL ESTATE INVESTMENT TRUST, ITS GENERAL PARTNER

BY: 

NAME: ANDREW M. SULLINS

TITLE: VICE-PRESIDENT

**OWNER'S 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 THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO

ON MARCH 7 2016 BEFORE ME, Shreej Caroline Gennaro, Notary Public

PERSONALLY APPEARED Andrew M Sullins

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/IT/ 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: Shreej Caroline Gennaro

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2116121

MY COMMISSION EXPIRES: 6/19/2019

COUNTY OF PRINCIPAL PLACE OF BUSINESS: 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

**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 7724".

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 NJRU  
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**APPROVED AS TO FORM:**

DENNIS J. HERRERA, CITY ATTORNEY

BY: \_\_\_\_\_

DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**BOARD OF SUPERVISOR'S APPROVAL:**

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

**CITY AND COUNTY SURVEYOR'S STATEMENT:**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO

BY:  DATE: MARCH 27 2016

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 ARCHSTONE RINCON HILL LP ON MARCH 14, 2013. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JUNE 30, 2016 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: 3-8-16

BENJAMIN B. RON  
PLS No. 5015



**RECORDER'S CERTIFICATE OR 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 7724**

A 348 RESIDENTIAL UNIT CONDOMINIUM PROJECT  
BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY  
DESCRIBED IN THAT CERTAIN GRANT DEED  
RECORDED NOVEMBER 2, 2007  
DOCUMENT NO. 2007-1484432, OFFICIAL RECORDS

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

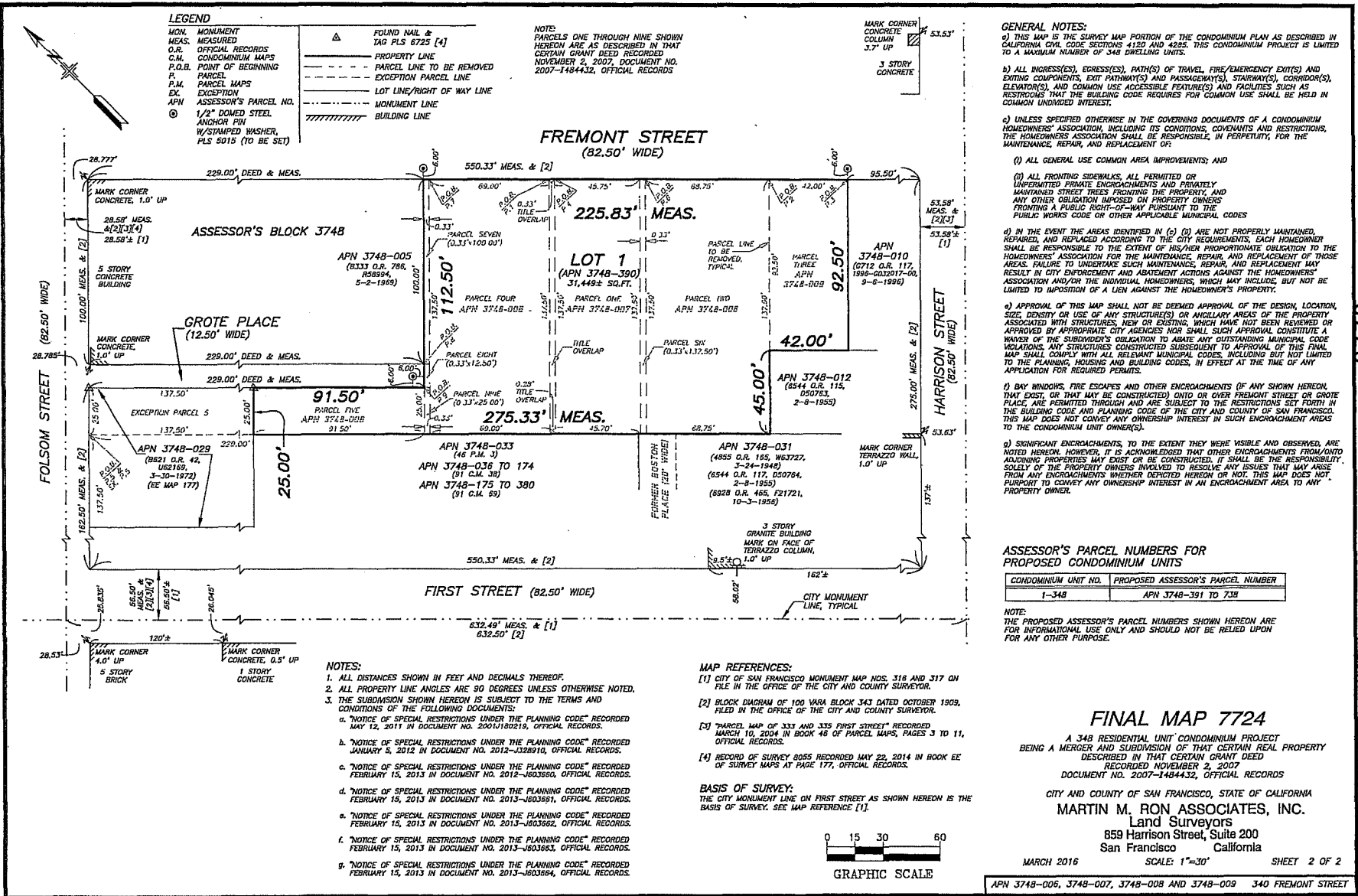
MARTIN M. RON ASSOCIATES, INC.

Land Surveyors  
859 Harrison Street, Suite 200  
San Francisco, California

MARCH 2016

1 OF 2

3771



**LEGEND**

MON. MONUMENT MEAS. MEASURED  
 O.R. OFFICIAL RECORDS  
 C.M. CONDOMINIUM MAPS  
 P.O.B. POINT OF BEGINNING  
 P. PARCEL  
 P.M. PARCEL MAPS  
 EX. EXCEPTION  
 APN ASSESSOR'S PARCEL NO.  
 1/2" DOMED STEEL ANCHOR PIN W/STRAINED WASHER, PLS 5015 (TO BE SET)

FOUND NAIL & TAG PLS 6725 [4]  
 PROPERTY LINE  
 PARCEL LINE TO BE REMOVED  
 EXCEPTION PARCEL LINE  
 LOT LINE/RIGHT OF WAY LINE  
 MONUMENT LINE  
 BUILDING LINE

**NOTE:**  
 PARCELS ONE THROUGH NINE SHOWN HEREON ARE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED NOVEMBER 2, 2007, DOCUMENT NO. 2007-1484432, OFFICIAL RECORDS

MARK CORNER CONCRETE COLUMN 3.7" UP  
 3 STORY CONCRETE

**GENERAL NOTES:**  
 1) THIS MAP IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4122 AND 4225. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 348 DWELLING 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:  
 (1) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND  
 (2) 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 (1) OR (2) 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 HOMEOWNERS' PROPERTY.  
 5) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANNEXY AREA(S) 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 ZONING 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 FREMONT STREET OR GROTE 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).  
 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 DENOTED 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**

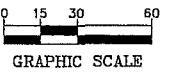
CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
1-348	APN 3748-391 TO 738

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

- NOTES:**
- ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
  - ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
  - THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:
    - "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED MAY 12, 2011 IN DOCUMENT NO. 2001U180219, OFFICIAL RECORDS.
    - "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JANUARY 5, 2012 IN DOCUMENT NO. 2012-1328910, OFFICIAL RECORDS.
    - "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED FEBRUARY 15, 2013 IN DOCUMENT NO. 2012-1603660, OFFICIAL RECORDS.
    - "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED FEBRUARY 15, 2013 IN DOCUMENT NO. 2013-1603661, OFFICIAL RECORDS.
    - "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED FEBRUARY 15, 2013 IN DOCUMENT NO. 2013-1603662, OFFICIAL RECORDS.
    - "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED FEBRUARY 15, 2013 IN DOCUMENT NO. 2013-1603663, OFFICIAL RECORDS.
    - "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED FEBRUARY 15, 2013 IN DOCUMENT NO. 2013-1603664, OFFICIAL RECORDS.

- MAP REFERENCES:**
- CITY OF SAN FRANCISCO MONUMENT MAP NOS. 318 AND 317 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
  - BLOCK DIAGRAM OF 100 VARA BLOCK 343 DATED OCTOBER 1909, FILED IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
  - "PARCEL MAP OF 333 AND 335 FIRST STREET" RECORDED MARCH 10, 2004 IN BOOK 48 OF PARCEL MAPS, PAGES 3 TO 11, OFFICIAL RECORDS.
  - RECORD OF SURVEY 8065 RECORDED MAY 22, 2014 IN BOOK EE OF SURVEY MAPS AT PAGE 177, OFFICIAL RECORDS.

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



**FINAL MAP 7724**

A 348 RESIDENTIAL UNIT CONDOMINIUM PROJECT BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED NOVEMBER 2, 2007 DOCUMENT NO. 2007-1484432, OFFICIAL RECORDS

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

MARCH 2016 SCALE: 1"=30' SHEET 2 OF 2

APN 3748-006, 3748-007, 3748-008 AND 3748-009 340 FREMONT STREET