

File No. 130699

Committee Item No. _____
Board Item No. 55

COMMITTEE/BOARD OF SUPERVISORS AGENDA PACKET CONTENTS LIST

Committee: _____ Date _____

Board of Supervisors Meeting Date 7/16/2013

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Legislative Analyst Report
- Youth Commission Report
- Introduction Form (for hearings)
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER (Use back side if additional space is needed)

- ROUTING SHEET
- DPW ORDER NO. 181439
- TENTATIVE MAP REFERRAL
- TAX COLLECTOR
- MYLAR SHEET
- _____
- _____
- _____
- _____
- _____

Completed by: Erica Dayrit Date 07/11/2013
Completed by: _____ Date _____

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document can be found in the file.

1 [Final Map 7232 - 2299 Market Street]

2
3 **Motion approving Final Map 7232, a Two Airspace Subdivision, being a 18 Residential**
4 **Unit and One Commercial Unit, and a Mixed-Use Condominium Project, located at 2299**
5 **Market Street being a subdivision of Assessor's Block No. 3564, Lot No. 091, and**
6 **adopting findings pursuant to the General Plan and Planning Code, Section 101.1.**
7

8 MOVED, That the certain map entitled "FINAL MAP 7232", comprising 6 sheets,
9 approved July 1, 2013, by Department of Public Works Order No. 181439 is hereby approved
10 and said map is adopted as an Official Final Map 7232; and, be it

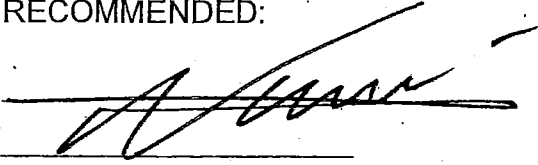
11 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
12 and incorporates by reference herein as though fully set forth the findings made by the City
13 Planning Department, by its letter dated August 6, 2012, that the proposed subdivision is
14 consistent with the objectives and policies of the General Plan and the Eight Priority Policies
15 of Section 101.1 of the Planning Code; and, be it

16 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
17 the Director of the Department of Public Works to enter all necessary recording information on
18 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's
19 Statement as set forth herein; and, be it

20 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
21 the subdivider with all applicable provisions of the San Francisco Subdivision Code and
22 amendments thereto.
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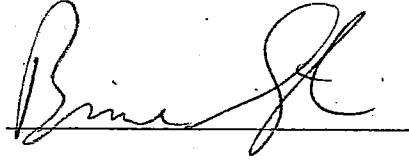
RECOMMENDED:



Mohammed Nuru

Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS

City and County Surveyor



Edwin M. Lee, Mayor
 Mohammed Nuru, Director
 Fuad S. Sweiss, PE, PLS,
 City Engineer & Deputy Director of Engineering



Department of Public Works
 Bureau of Street-Use & Mapping
 1155 Market Street, 3rd Floor
 San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO

2013 JUL -8 AM 10:06

le

FINAL MAP ROUTING SHEET

Everyone involved in the processing of this Final Map is requested to complete this form so that the department has a written record of the steps taken. Please notify BSM Surveys at 554-5827 or the sender (see below) of any delays or questions.

MAP

Final Map No. 7232	Date Sent: July 2, 2013	Date Due at BOS July 8, 2013
Block/Lot 3564 / 091	Map Address 2299 Market Street	

SENDER

Name: Cheryl Chan	Telephone: 415-554-4885
Address: 1155 Market Street, 3 rd Floor	Email: Cheryl.Chan@sfdpw.org

ROUTE

Date Received	To	Date Forwarded or Signed
7/2/13	Frank W. Lee Executive Assist. To Director City Hall, Room 348	
7/3/13	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: John.Malamut@sfdpw.org Tel: (415) 554-4622	
7/3/13	Mohammed Nuru Director of Public Works City Hall, Room 348	
	Clerk of Board of Supervisors (BOS) City Hall, Room 244 (Submit a copy of this sheet with map.)	7/8/13 Please calendar before BOS goes on vacation.
	When map is submitted to BOS, please return this original routing sheet to sender.	



130699



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



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 181439

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

APPROVING FINAL MAP 7232, 2299 MARKET STREET, A TWO AIRSPACE SUBDIVISION BEING AN 18 RESIDENTIAL UNIT AND ONE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS BLOCK NO. 3564, LOT NO. 091.

A TWO AIRSPACE SUBDIVISION BEING AN 18 RESIDENTIAL UNIT AND ONE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated August 6, 2012, 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. Four (4) paper copies 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 7232", each comprising 6 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 August 6, 2012, 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.





**Department of Public Works
Office of the City and County Surveyor**

875 Stevenson Street, Room 410
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

Edwin M. Lee, Mayor
Mohammed Nuru, Director

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

Date: June 4, 2012

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

Project ID: 7232			
Project Type: 2 Air Space and 19 Multi Use New Construction Condo			
Address#	StreetName	Block	Lot
2299	MARKET ST	3564	091
Tentative Map Referral			

SW

Attention: Mr. Scott F. Sanchez

Pursuant to Section 1325 of the City and County of San Francisco Subdivision Code and Section 4.105 of the 1996 City Charter, a print of the above referenced Map is submitted for your review, CEQA and General Plan conformity determination. Under the provisions of the Subdivision Map Act and the City and County of San Francisco Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the receipt of the application or CEQA Determination per SMA 664521(c). Under these same state and local codes, DPW is required to approve, conditionally approve, or disapprove the above referenced map within 50 days of the receipt of the application or CEQA Determination per SMA 664521(c). Failure to do so constitutes automatic approval. Thank you for your timely review of this Map.

12 AUG -9 AM 9:18
RECEIVED

Enclosures:

- Print of Parcel Map
- List "B"
- Proposition "M" Findings
- Photos

Sincerely,

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 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):

PLANNING DEPARTMENT

Mr. Scott F. Sanchez, Zoning Administrator

DATE 8-6-2012



I, José Cisneros, Tax Collector of the City and County San Francisco, State of California, do hereby certify that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 3564 Lot No. 091

Address: 2299 Market St.

for unpaid City & County property taxes or special assessments collected as taxes.

José Cisneros

Tax Collector

Dated this 31st day of May 2013

OWNER'S STATEMENT:
 THE ABOVE STATE THAT WE ARE ALL THE OWNERS OF AND HOLDERS OF SECURITY INTEREST OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY THAT WE HEREBY CONSENT THAT SAID REAL PROPERTY BE CONVEYED TO THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND THAT WE HEREBY CONSENT TO THE LAYING AND RECORDING OF SAID MAP IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF THE COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND THAT WE HEREBY CONSENT TO THE LAYING AND RECORDING OF SAID MAP IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF THE COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND THAT WE HEREBY CONSENT TO THE LAYING AND RECORDING OF SAID MAP IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF THE COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA. IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED

OWNERS:
 2399 MARKET STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Andrew W. Gifford
 Andrew W. Gifford
 ANGLIS INCORPORATED, MANAGER AND TRUSTEE
Ed Duffin
 Ed Duffin, Manager and Trustee

OWNER'S ACKNOWLEDGMENT:
 STATE OF CALIFORNIA)
 COUNTY OF Marina) SS
 ON 4-30-13 BEFORE ME, Maui Walsh)
 (INSERT NAME)
 PERSONALLY APPEARED: Angus McCraith
 WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT WAS THE PERSON(S) WHOSE SIGNATURE(S) ON THE INSTRUMENT UNDER WHICH THE PERSON(S) AGED, EXECUTED THE INSTRUMENT, OF WHICH THE PERSON(S) AGED, 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: Maui Walsh PRINTED NAME: Maui Walsh
02-03-15 COMMISSION # OF NOTARY: 1920122
 COMMISSION EXPIRES: _____
 PRINCIPAL COUNTY OF BUSINESS: Marina



RECORDER'S STATEMENT:
 FILED FOR RECORD THIS _____ DAY OF _____ 2013, AT _____ MINUTES PAST _____ IN BOOK _____ OF CONCORDANCE MAPS, AT PAGES _____ INCLUDING OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF FREDERICK T. SEHER.

SURVEYOR'S STATEMENT:
 THIS MAP WAS PREPARED BY ME, OR UNDER MY SUPERVISION, AND IS BASED UPON A FIELD SURVEY MADE BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE SURVEYOR MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ANGUS MCCRAITH ON JANUARY 17, 2012. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY COMPLETES TO THE COMPLETELY APPROVED TENTATIVE MAP. IF ANY, I FURTHER STATE THAT ALL THE MONUMENTS ARE OF THE DIMENSIONS AND LOCATIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO DEFINE THE SURVEY TO BE TECHNICALLY CORRECT.



Frederick T. Seher
 Frederick T. Seher, PLS
 LICENSE NO. 6216
 LICENSE EXPIRES MARCH 31, 2014
 DATE: 06-25-13

TRUSTEE/BENEFICIARY ACKNOWLEDGMENT:

BY: Bank of Marin
 (NAME OF TRUSTEE/BENEFICIARY)
Senior Vice President
 TITLE
 BY: Sigvetti Hendrickson
 (PRINT NAME)
 STATE OF CALIFORNIA)
 COUNTY OF Marina) SS
 ON 4-30-13 BEFORE ME, Maui Walsh)
 (INSERT NAME)
 PERSONALLY APPEARED: Sigvetti Hendrickson
 WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT WAS THE PERSON(S) WHOSE SIGNATURE(S) ON THE INSTRUMENT UNDER WHICH THE PERSON(S) AGED, EXECUTED THE INSTRUMENT, OF WHICH THE PERSON(S) AGED, 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: Maui Walsh PRINTED NAME: Maui Walsh
02-03-15 COMMISSION # OF NOTARY: 1920122
 COMMISSION EXPIRES: _____
 PRINCIPAL COUNTY OF BUSINESS: Marina



Bruce R. Stovns
 BRUCE R. STOVNS, CITY AND COUNTY SURVEYOR
 CITY AND COUNTY OF SAN FRANCISCO
 DATE: July 22, 2013
 MY LICENSE EXPIRES SEPTEMBER 30, 2013

FINAL MAP NO. 7232
 A 2 AIRSPACE SUBDIVISION PROJECT,
 PARCEL "A" BEING AN 18 UNIT RESIDENTIAL
 AN AIRSPACE PARCEL FOR COMMERCIAL USE
 BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN
 THAT CERTAIN DEED FILED FOR RECORD ON APRIL 13, 2007, ON REEL 1386 AT
 IMAGE 674 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER
 OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.
 ALSO BEING A PORTION OF MISSION BLOCK NO. 104
 CITY AND COUNTY OF SAN FRANCISCO



Frederick T. Seher & Associates, Inc.
 PROFESSIONAL LAND SURVEYORS
 574 ALVARADO STREET, SAN FRANCISCO, CA 94133
 PHONE (415) 321-7860 FAX (415) 321-7655

OWNERS' KNOWLEDGE:

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

NOTARY PUBLIC

PERSONALLY APPEARED: SA FRANKLIS

8-16-104

COMMISSION EXPIRES: 1895-100

NOTARY NAME: MARIANA J. SERRA

PRINTED NAME: MARIANA J. SERRA

COMMISSION # OF NOTARY: 1895-100

SA FRANKLIS

PRINCIPAL COUNTY OF BUSINESS: SAN FRANCISCO

NOTES:

THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE TERMS AND PROVISIONS AS DESCRIBED IN THE FOLLOWING RECORDED DOCUMENTS:

NOTICE OF SPECIAL RESTRICTIONS: RECORDED ON AUGUST 26, 2010

DOC. 2010-03007-00, ON REEL N216 AT PAGE 0001

NOTICE OF SPECIAL RESTRICTIONS: RECORDED ON APRIL 04, 2011

DOC. 2011-00034-00, ON REEL N370 AT PAGE 0001

NOTICE OF SPECIAL RESTRICTIONS: RECORDED ON APRIL 04, 2011

DOC. 2011-00034-00, ON REEL N370 AT PAGE 0001

NOTICE OF SPECIAL RESTRICTIONS: RECORDED ON FEBRUARY 02, 2012

DOC. 2012-00417-00, ON REEL N470 AT PAGE 0135

NOTICE OF SPECIAL RESTRICTIONS: RECORDED ON FEBRUARY 02, 2012

DOC. 2012-00417-00, ON REEL N470 AT PAGE 0135

NOTICE OF SPECIAL RESTRICTIONS: RECORDED ON JUNE 8, 2013

DOC. 2013-07670-00, ON REEL N471 AT PAGE 0178

JOB # 1486-11

TAX STATEMENT:

I, ANGELA OLIVILLO, 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 COMPTROLLER OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES ON SPECIAL ASSESSMENTS NOT YET PAYABLE WHICH ARE ESTIMATED TO BE:

PROPERTY IDENTIFICATION NUMBER (PIN) AND HEREBY STATE THAT THE AMOUNT PAID BY SAID BOARD AND BY ITS TERMS MADE TO PAYMENT OF THE ABOVE TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, HAS BEEN FILED WITH AND APPROVED BY THE BOARD.

DATED: 2011 DAY OF: 2011

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

CLERK'S STATEMENT:

I, ANGELA OLIVILLO, 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 ACTION NO. 2011-00034-00, ADOPTED, APPROVED THE MAP ENTITLED "FINAL MAP NO. 7232" IN TESTIMONY WHEREOF I HAVE HEREBY SUBSCRIBED MY HAND AND CLOSED THE SEAL OF THIS OFFICE TO BE ATTESTED.

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

APPROVALS:

THIS MAP IS APPROVED THIS 20th DAY OF 2011 BY ORDER NO. 2011

MARIANA J. SERRA, CITY ATTORNEY

APPROVED AS TO FORM: DENNIS J. HERRERA, CITY ATTORNEY

DEPUTY CITY ATTORNEY, CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISORS' APPROVAL:

ON 20th DAY OF JUNE, 2013, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. 2013-07670-00, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. 2013-07670-00

APPROVED AS TO FORM: DENNIS J. HERRERA, CITY ATTORNEY

DEPUTY CITY ATTORNEY, CITY AND COUNTY OF SAN FRANCISCO

APPROVED AS TO FORM: DENNIS J. HERRERA, CITY ATTORNEY

DEPUTY CITY ATTORNEY, CITY AND COUNTY OF SAN FRANCISCO

APPROVED AS TO FORM: DENNIS J. HERRERA, CITY ATTORNEY

DEPUTY CITY ATTORNEY, CITY AND COUNTY OF SAN FRANCISCO

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DEPUTY CITY ATTORNEY, CITY AND COUNTY OF SAN FRANCISCO

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DEPUTY CITY ATTORNEY, CITY AND COUNTY OF SAN FRANCISCO

APPROVED AS TO FORM: DENNIS J. HERRERA, CITY ATTORNEY

DEPUTY CITY ATTORNEY, CITY AND COUNTY OF SAN FRANCISCO

GENERAL NOTES:

1) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN SECTION 15116, CALIFORNIA CIVIL CODE. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF EIGHTEEN (18) DWELLING UNITS AND ONE (1) COMMERCIAL UNIT.

2) ALL INDENTURES, EGRESSIVES, PATHS OF TRAVEL, FIRE/EGRESSIVE EIGHTS AND EIGHTS, COMPANIES, EIT PATHWAYS AND PASSAGEWAYS, STAIRWAYS, COMMONS, SEAWAYS, AND COMMON USE ACCESSIBLE FEATURES AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE FIELD IN COMMON RESTROOMS.

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

a) ALL GENERAL USE COMMON AREA IMPROVEMENTS, AND b) ALL PRIVATE ENCLAVES AND PRIVATELY MAINTAINED STREET TREES FROM THE PROPERTY AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PAVEMENT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.

4) IN THE EVENT THE AREAS IDENTIFIED IN (2) ARE NOT PROPERLY MAINTAINED, REPAIRED AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPRIETORSHIP OBLIGATION TO THE HOMEOWNERS ASSOCIATION FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THESE AREAS FAILURE TO MAINTAIN OR REPLACE THESE AREAS SHALL BE CONSIDERED A BREACH OF THE HOMEOWNERS ASSOCIATION'S COVENANTS AND RESTRICTIONS AND SHALL BE SUBJECT TO THE HOMEOWNERS ASSOCIATION'S ENFORCEMENT ACTIONS AGAINST THE HOMEOWNERS ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT LIMITED TO IMPOSITION OF A LITIGATION AGAINST THE HOMEOWNERS' PROPERTY.

5) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURES OR ANY OTHER AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY THE CITY AND COUNTY OF SAN FRANCISCO. THE CITY AND COUNTY OF SAN FRANCISCO DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCLAVEMENT AREAS TO THE CONDOMINIUM UNIT OWNERS.

6) ENCROACHMENT FROM ADJACENT PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE THEREFROM. THE MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCLAVEMENT AREAS TO THE PROPERTY OWNERS.

FINAL MAP NO. 7232

A 2 AIRSPACE SUBDIVISION PROJECT: PARCEL "A" BEING AN 18 UNIT RESIDENTIAL CONDOMINIUM PROJECT & PARCEL "B" BEING AN AIRSPACE PARCEL FOR COMMERCIAL USE

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON APRIL 13, 2007, ON REEL 1389 AT IMAGE 0174 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

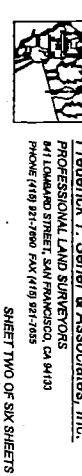
ALSO BEING A PORTION OF MISSION BLOCK NO. 104 CITY AND COUNTY OF SAN FRANCISCO

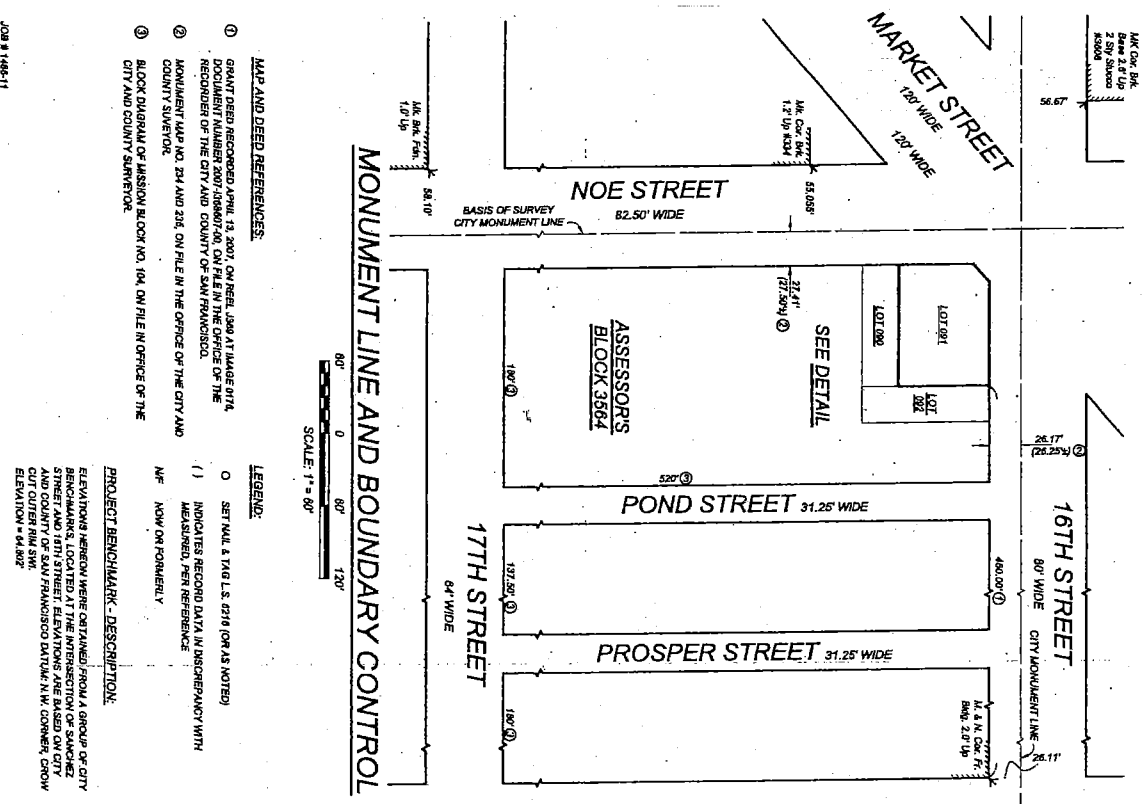
CALIFORNIA JUNE, 2013

Fredenick T. Seher & Associates, Inc. PROFESSIONAL LAND SURVEYORS 641 LOMA WOOD STREET, SAN FRANCISCO, CA 94133 PHONE (415) 921-7800 FAX (415) 921-7855

SHEET TWO OF SIX SHEETS

AB, 3564 LOT: 091 2289 MARKET STREET CALIFORNIA JUNE, 2013





MAP AND DEED REFERENCES:

- ① GRANT DEED RECORDED APRIL 13, 2007, ON REEL JAW AT IMAGE WITH DOCUMENT NUMBER 200714880700, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
- ② MONUMENT MAP NO. 214 AND 215, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SHERIFF.
- ③ BLOCK DIAGRAM OF MISSION BLOCK NO. 104, ON FILE IN OFFICE OF THE CITY AND COUNTY SHERIFF.

LEGEND:

- SETBACK & TAG L.S. 4214 (ON AS NOTED)
- (1) INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
- MF NOW OR FORMERLY

PROJECT BENCHMARK - DESCRIPTION:

ELEVATIONS HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF SANCHEZ STREET AND 18TH STREET. ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM: N.T.M. CORNER, CHOW ELEVATION = 44.802'

BOUNDARY NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- MONUMENT LINES ARE AS SHOWN.
- ALL DISTANCES SHOWN HEREON ARE MEASURED UNLESS SHOWN OTHERWISE.
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

BASIS OF SURVEY:

BLOCK LINES OF BLOCK 344 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE DESCRIBED AS 82.50' OF SANCHEZ STREET AND 80' WIDE. MONUMENT LINES AND CORNER LINES WERE ESTABLISHED IN CONFORMANCE WITH CORNER LINES EVIDENCE OF OCCUPATION AND FIELD SURVEY DATA SUCH AS T. CUTS, BUILDING STRUCKONES, FENCES, RESTRAINING WALLS AND REINFORCED CONCRETE CURBS, ALONG WITH THE MAP AND DEED REFERENCES AS LISTED HEREON.

ASSASSOR'S PARCEL NUMBER (APN) NOTE:

THE PROPOSED ASSASSOR PARCEL NUMBERS APN SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY. APN'S SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

PARCEL "A"	UNIT NO.	PROPOSED APN
301 - 208	101	163-101
301 - 208	108-112	163-108
401 - 403	113-115	173-113
401 - 404	116-118	173-116
401 - 405	119-121	173-119
401 - 406	122-124	173-122

ASSASSOR'S PARCEL NUMBER (APN) NOTE:

THE PROPOSED ASSASSOR PARCEL NUMBERS APN SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY. APN'S SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

BOUNDARY NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- MONUMENT LINES ARE AS SHOWN.
- ALL DISTANCES SHOWN HEREON ARE MEASURED UNLESS SHOWN OTHERWISE.
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

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ASSASSOR'S PARCEL NUMBER (APN) NOTE:

THE PROPOSED ASSASSOR PARCEL NUMBERS APN SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY. APN'S SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

BOUNDARY NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- MONUMENT LINES ARE AS SHOWN.
- ALL DISTANCES SHOWN HEREON ARE MEASURED UNLESS SHOWN OTHERWISE.
- ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

BASIS OF SURVEY:

BLOCK LINES OF BLOCK 344 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE DESCRIBED AS 82.50' OF SANCHEZ STREET AND 80' WIDE. MONUMENT LINES AND CORNER LINES WERE ESTABLISHED IN CONFORMANCE WITH CORNER LINES EVIDENCE OF OCCUPATION AND FIELD SURVEY DATA SUCH AS T. CUTS, BUILDING STRUCKONES, FENCES, RESTRAINING WALLS AND REINFORCED CONCRETE CURBS, ALONG WITH THE MAP AND DEED REFERENCES AS LISTED HEREON.

ASSASSOR'S PARCEL NUMBER (APN) NOTE:

THE PROPOSED ASSASSOR PARCEL NUMBERS APN SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY. APN'S SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

BOUNDARY NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- MONUMENT LINES ARE AS SHOWN.
- ALL DISTANCES SHOWN HEREON ARE MEASURED UNLESS SHOWN OTHERWISE.
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FINAL MAP NO. 7232

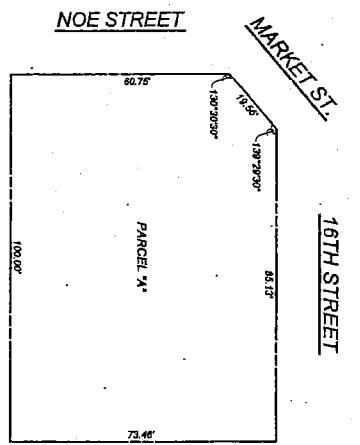
A 2 AIRSPACE SUBDIVISION PROJECT. PARCEL "A" BEING AN 18 UNIT RESIDENTIAL CONDOMINIUM PROJECT & PARCEL "B" BEING AN AIRSPACE PARCEL FOR COMMERCIAL USE

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON APRIL 13, 2007, ON REEL 2889 AT IMAGE 0170 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA, ALSO BEING A PORTION OF MISSION BLOCK NO. 104 CITY AND COUNTY OF SAN FRANCISCO SCALE AS NOTED

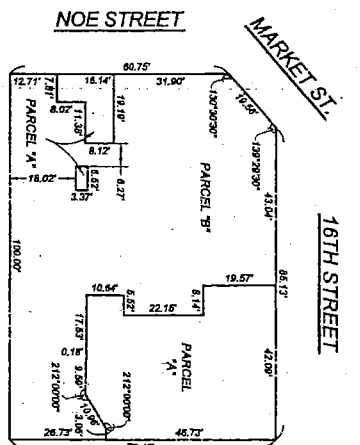


Fredrick T. Seiler & Associates, Inc.
 PROFESSIONAL LAND SURVEYORS
 841 LOMBARD STREET, SAN FRANCISCO, CA 94133
 PHONE (415) 821-7800 FAX (415) 821-7855

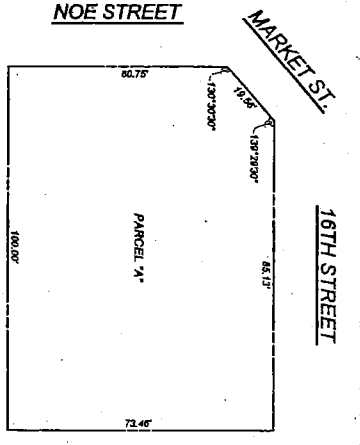
CALIFORNIA
 JUNE, 2013



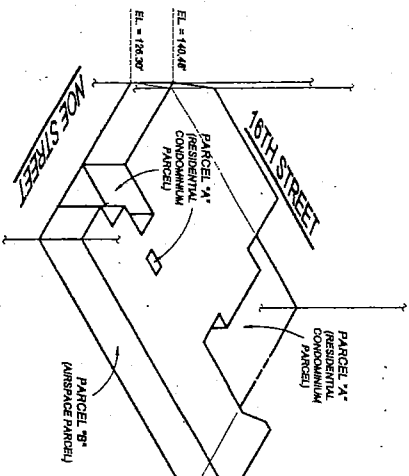
PARCEL 'A'
AIRSPACE DETAIL
BASEMENT LEVEL - CENTER OF EARTH
UPPERMOST ELEVATION = 124.30'
LOWERMOST ELEVATION = CENTER OF EARTH



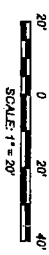
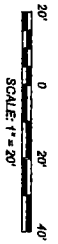
PARCEL 'A' & PARCEL 'B'
AIRSPACE DETAIL
STREET LEVEL
UPPERMOST ELEVATION = 146.44'
LOWERMOST ELEVATION = 124.30'



PARCEL 'A'
AIRSPACE DETAIL
2ND FLOOR - INFINITY
UPPERMOST ELEVATION = INFINITY
LOWERMOST ELEVATION = 146.44'



PARCEL 'A' & PARCEL 'B' ISOMETRIC VIEW



PARCEL AREA PER LEVEL
(SQ. FT.)

LOT #:	PARCEL 'A'	PARCEL 'B'
BASEMENT	7,281	742
STREET LEVEL	2,195	5,066
2ND FLOOR	7,281	0
3RD FLOOR	7,281	0
4TH FLOOR	7,281	0
5TH FLOOR	7,281	0
ROOF	7,281	0

- NOTES:**
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
 3. ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM, SEE PROJECT BENCHMARK DESCRIPTION, ON SHEETS

FINAL MAP NO. 7232

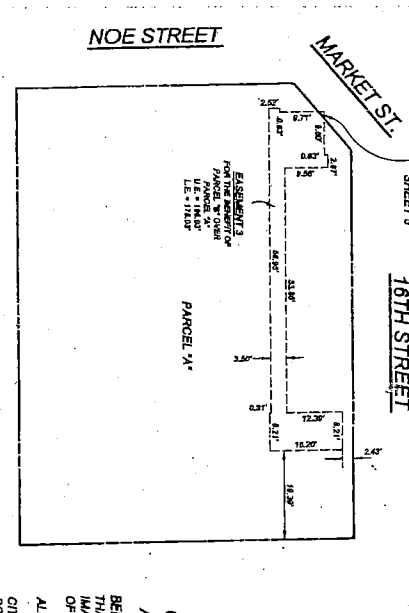
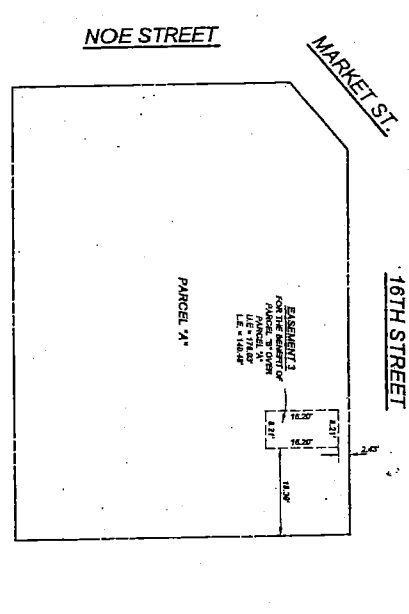
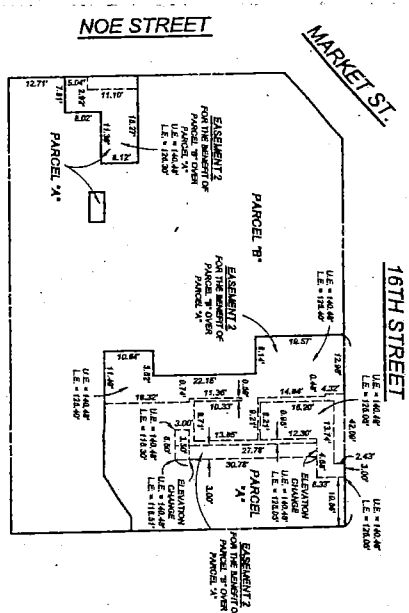
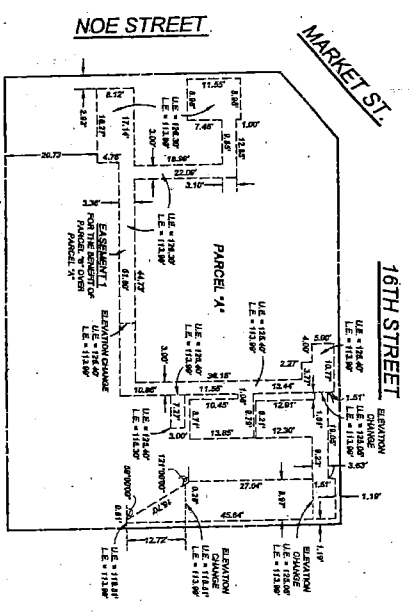
A 2 AIRSPACE SUBDIVISION PROJECT:
PARCEL 'A' BEING AN 18 UNIT RESIDENTIAL CONDOMINIUM PROJECT & PARCEL 'B' BEING AN AIRSPACE PARCEL FOR COMMERCIAL USE

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON APRIL 13, 2007, ON REEL 3088 AT THE OFFICE OF THE COUNTY CLERK OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA, ALSO BEING A PORTION OF MISSION BLOCK NO. 104 CITY AND COUNTY OF SAN FRANCISCO
SCALE 1" = 20'



Fradette T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
641 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 321-7890 FAX (415) 321-7855

SHEET FOUR OF SIX SHEETS
AB: 3564 LOT: 091 2299 MARKET STREET

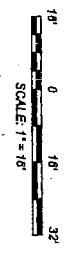


**EASEMENT DETAIL
BASEMENT LEVEL**
ELEVATIONS AS NOTED

**EASEMENT DETAIL
STREET LEVEL**
ELEVATIONS AS NOTED

**EASEMENT DETAIL
2ND FLOOR - 5TH FLOOR**
ELEVATIONS AS NOTED

**EASEMENT DETAIL
ROOF LEVEL**
ELEVATIONS AS NOTED



EASEMENT NOTE:
EASEMENT FOR BENEFIT OF PARCEL 1A OVER PARCEL 1B, WILL BE CREATED IN THE DECLARATION OF RESTRICTIONS FROM 2299 MARKET STREET, SAN FRANCISCO, CALIFORNIA.
TO BE RECORDED.

EASEMENT ENCROACHMENT NOTE:
ENCROACHMENT OF IMPROVEMENTS AND EASEMENTS WITHIN (THAT EXIST) ON PARCELS 1A AND 1B, 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.



FINAL MAP NO. 7232

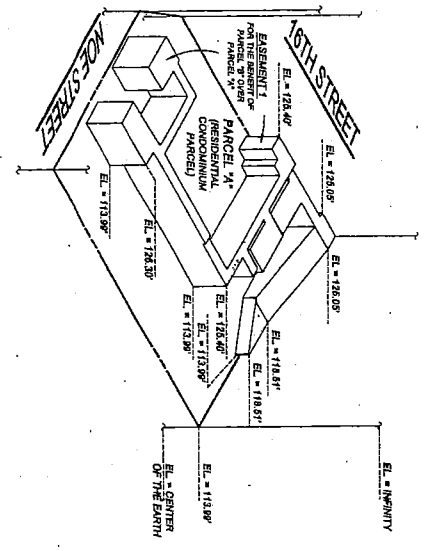
**A 2 AIRSPACE SUBDIVISION PROJECT,
PARCEL "A" BEING AN 18 UNIT RESIDENTIAL
CONDOMINIUM PROJECT & PARCEL "B" BEING
AN AIRSPACE PARCEL FOR COMMERCIAL USE**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON APRIL 13, 2007, ON REEL 1389 AT IMAGE 0178 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA,
ALSO BEING A PORTION OF MISSION BLOCK NO. 104
CITY AND COUNTY OF SAN FRANCISCO
SCALE 1" = 16'

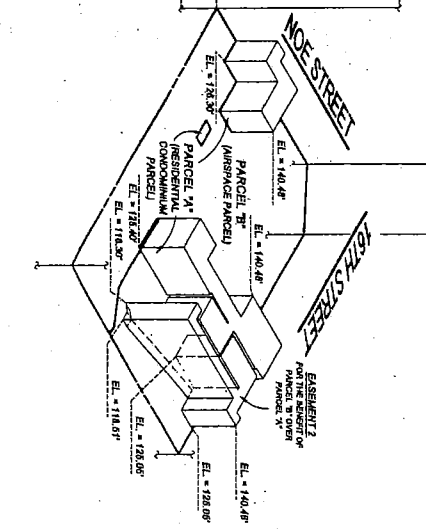
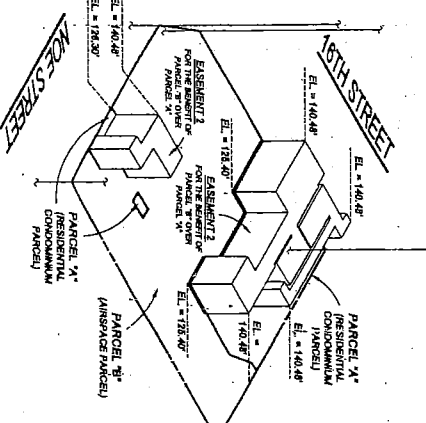


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BASEMENT LEVEL EASEMENT ISOMETRIC VIEW



STREET LEVEL EASEMENT ISOMETRIC VIEWS

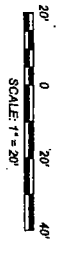
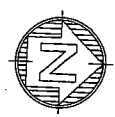
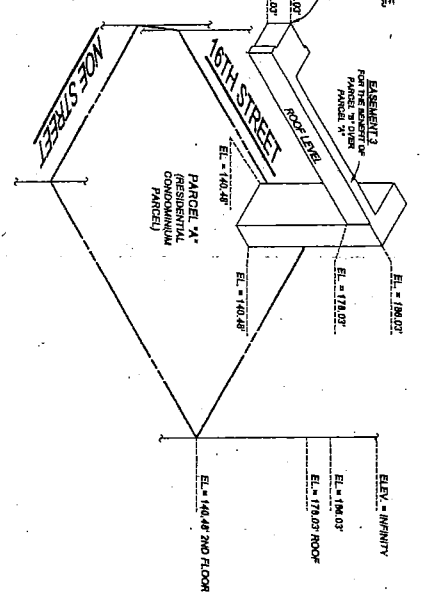


SEE EASEMENT ENCROACHMENT NOTE SHEET 8

EASEMENT NOTE:
 EASEMENT FOR BENEFIT OF PARCEL 2 OVER PARCELS 1A, 1B, AND 1C. THIS EASEMENT IS SUBJECT TO ANY RESTRICTIONS FOR 2009 MARKET STREET SAN FRANCISCO, CALIFORNIA TO BE RECORDED.

EASEMENT ENCROACHMENT NOTE:
 ENCROACHMENT OF IMPROVEMENTS, AND EASEMENTS FOR THE BENEFIT OF PARCELS 1A, 1B, AND 1C OVER PARCEL 2. ANY ENCROACHMENT OF IMPROVEMENTS OR EASEMENTS PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

2ND FLOOR - ROOF LEVEL EASEMENT ISOMETRIC VIEW



FINAL MAP NO. 7232

**A 2 AIRSPACE SUBDIVISION PROJECT:
 PARCEL "A" BEING AN 18 UNIT RESIDENTIAL
 CONDOMINIUM PROJECT & PARCEL "B" BEING
 AN AIRSPACE PARCEL FOR COMMERCIAL USE**
 BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN
 THAT CERTAIN DEED FILED FOR RECORD ON APRIL 13, 2007, ON REEL 3869 AT
 IMAGE 0175 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER
 OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PORTION OF MISSION BLOCK NO. 104
 CITY AND COUNTY OF SAN FRANCISCO
 SCALE 1" = 20'



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 PROFESSIONAL LAND SURVEYORS
 641 LOMBARO STREET, SAN FRANCISCO, CA 94133
 PHONE (415) 921-7789 FAX (415) 921-7785

SHEET SIX OF SIX SHEETS
 AB. 3364 LOT: 091 2289 MARKET STREET

