

File No. 120946

Committee Item No. _____
Board Item No. 35

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date: 09/25/12

Cmte Board

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

OTHER (Use back side if additional space is needed)

- Final Map 7042 – 750-2nd Street
- _____
- _____

Completed by: Nicole Lyshorn
Completed by: _____

Date: 09/20/12
Date _____

28

1 [Final Map 7042 - 750-2nd Street]

2

3 **Motion approving Final Map 7042, a One Lot Merger and Resubdivision and a 14**
4 **Residential Unit & 1 Commercial Unit Mixed-Use Condominium Project, located at 750**
5 **2nd Street being a subdivision of Lot 002A in Assessors Block No. 3794 and adopting**
6 **findings pursuant to the General Plan and City Planning Code Section 101.1**

7

8 MOVED, That the certain map entitled "FINAL MAP 7042", comprising 2 sheets,
9 approved August 29, 2012, by Department of Public Works Order No. 180,615 is hereby
10 approved and said map is adopted as an Official Final Map 7042; 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 April 4, 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.

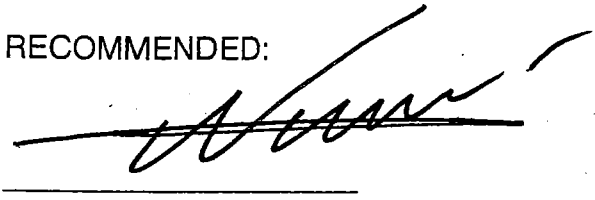
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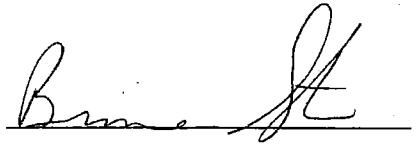
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RECOMMENDED:



Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



Office of the City and County Surveyor
875 Stevenson Street, Room 410
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: 180615

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

APPROVING FINAL MAP 7042, 750 2ND STREET, A ONE LOT MERGER AND RESUBDIVISION AND A 14 RESIDENTIAL UNIT & 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 002A IN ASSESSORS BLOCK NO. 3794.

A ONE LOT MERGER AND RESUBDIVISION AND A 14 RESIDENTIAL UNIT & 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated April 4, 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 7042", 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 April 4, 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.



RECOMMENDED:

Bruce R. Storrs, PLS
City and County Surveyor, DPW

cc: File (2)
Board of Supervisors (signed)
Tax Collector's Office

APPROVED:

Mohammed Nuru
Director of Public Works

APPROVED: August 29, 2012

MOHAMMED NURU, DIRECTOR

9/5/2012

9/5/2012

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X Mohammed Nuru

Nuru, Mohammed
Director





**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, Interim Director

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

Date: February 28, 2012

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

Project ID: 7042			
Project Type: 15 Units New Construction			
Address#	StreetName	Block	Lot
750	02ND ST	3794	002A
Tentative Map Referral			

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.

Enclosures:

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

Sincerely,

Bruce R. Storrs
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. ~~_____~~

See Attached

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

DATE 4/14/2012

Aaron Hollister
for Mr. Scott F. Sanchez, Zoning Administrator



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Approved per Mitigated Negative Declaration dated 14 July 2009 for Case No. 2007.0007EAX, per Case No. 2007.0007EAX approved by the Historic Preservation Commission on 19 August 2009 as set forth in Historic Preservation Motion No. M0022, per NSR #I859082 (attached) for Case No. 2007.0007EAX approved by the Planning Commission on 10 September 2009 as set forth in Planning Commission Motion No. 17949 and per Building Permit Nos. 2008.0731.8077 & 2008.0731.8072 for the demolition of a one-story commercial building and the construction of an eight-story mixed use building with 14 dwelling units and commercial retail space.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)
And When Recorded Mail To:)
Name: Steve Atkinson)
Luce, Forward, Hamilton &)
Address: Scripps LLP)
121 Spear Street - Suite 200)
City: San Francisco)
California 94105)

CONFORMED COPY of document recorded o
as No. 10/14/2009.20091859082
This document has not been compared with the original
SAN FRANCISCO ASSESSOR | ECOF

Space Above This Line For Recorder's Use

I (We) 750 Second, LLC, the
owner(s) of that certain real property situated in the City and County of San Francisco, State of
California, more particularly described as follows (or see attached sheet marked Exhibit A on
which property is more fully described):

Being Assessor's Block 3794, Lot(s) 002A, commonly known as 750 2nd Street, hereby
give notice that there are special restrictions on the use of said property under Part II, Chapter II
of the San Francisco Municipal Code (Planning Code).

Said restrictions consist of conditions attached to Large Project Authorization
Application No. 2007.0007X authorized by the Planning Commission of the City and County of
San Francisco on September 10, 2009 as set forth in Planning Commission Motion No. 17949,
to allow construction of an eight-story with mezzanine, 95-foot high building with
approximately 40,000 gross square feet of floor area containing up to 14 dwelling units,
approximately 500 square feet of retail space, and up to 14 off-street parking spaces, and to:
(1) allow exceptions to the rear yard requirements of Planning Code Sections 134 and 134(f);
(2) allow exceptions to dwelling unit exposure requirements of Planning Code Section 140
for seven units that would not face onto a street or public alley, or code-complying rear yard

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or open space; (3) provide off-street parking at a ration of one space per dwelling unit pursuant to Planning Code Sections 151.1 and 151.1(f); and, (4) adopting findings and mitigation monitoring and reporting program under the California Environmental Quality Act, for the site located within the MUO Zoning District with a 105-F Height and Bulk Designation, and the South End Historic District, and subject to a Certificate of Appropriateness approved with conditions by the Historic Preservation Commission.

The restrictions and conditions of which notice is hereby given are:

Whenever "Project Sponsor" is used in the following conditions, the conditions shall also bind any successor to the Project or other persons having an interest in the Project or underlying property.

General Conditions

1. This approval is for authorization under Planning Code Section 329 on the property at 750 2nd Street, Lot 002A in Assessor's Block 3794 (hereinafter "Property") to allow for the construction of an eight-story with mezzanine, 95-foot high building with approximately 40,000 gross square feet of floor area containing up to 14 dwelling units, approximately 500 square feet of retail space, and up to 14 off-street parking spaces, and to: (1) allow exceptions to the rear yard requirements of Planning Code Sections 134 and 134(f); (2) allow exceptions to dwelling unit exposure requirements of Planning Code Section 140 for seven units that would not face onto a street or public alley, or code-complying rear yard or open space; and, (3) provide off-street parking at a ratio of one space per dwelling unit pursuant to Planning Code Sections 151.1 and 151.1(f).
2. The Project approved by this Motion is in general conformity with the plans dated June 3, 2009, on file with the Department in the docket for Case No. 2007.0007X (labeled EXHIBIT B), reviewed and approved by the Commission on September 10, 2009.

Design

3. The final plans shall meet the standards of the Planning Code and be in general conformity with the plans approved by the Commission on September 10, 2009 as Exhibit B found in the Case docket and with conditions of the Certificate of Appropriateness approved by the Historic Preservation Commission on August 19, 2009 pursuant to Motion No. 0022.
4. The project sponsor shall continue to work with Planning Department staff on the details of the design of the project.
5. Space for the collection and storage of garbage shall be provided within enclosed areas on the property. Garbage containers shall be kept inside buildings, and placed outside only when being serviced by the disposal company. Space for the collection and storage of recyclable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program, shall be provided at the ground level of the building.
6. The Project shall comply with the provision of street trees as required by Planning Code Section 143.
7. The Project shall comply with the provision of an in-lieu fee for two square feet of usable open space for the approximately 500 square feet of proposed ground floor retail space as required by Planning Code Section 135(e).

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8. Ground level storefronts in general conformity with Exhibit A shall be maintained in an attractive manner, providing transparency into the tenancy behind. Visibility of the commercial interiors and activity through all storefront windows shall be maintained in order to ensure that the ground level of the building remains visually active, provides visual interest to pedestrians, and enhances sidewalk security. Commercial interior layouts should be designed with these requirements in mind. Generally, storefront windows should not be visually obscured with the following: blinds, shades or curtains; shelving; equipment; darkly tinted, translucent or opaque film; painted, stenciled or adhesive signage applied to individual window surfaces that has an overall transparency of less than 50%, or any signage that covers more than 1/3 of the area of any individual window; full or partial height interior partition walls placed directly against or within 10 feet from the window glazing; or any other items that significantly block the vision of pedestrians through the storefront windows into the occupiable commercial space. Solid roll-down security gates shall not be installed in storefront openings. The property owner shall ensure that this condition of approval is incorporated into all commercial leases.

Housing

9. Covenants, conditions and restrictions approved by the Planning Department shall be imposed upon the project units to restrict use to occupancy for permanent residents and to preclude time-share ownership or occupancy. No residential units shall be used as hotel units, as defined in Section 203.8 of the San Francisco Housing Code.
10. The Project Sponsor shall ensure that initial sales of more than two dwelling units to any one entity if not for owner occupancy, will be for residential rental purposes for rental periods of not less than one month.

Below Market Rate Units (BMR Units)

11. **Requirement** Pursuant to Planning Code 315.6, the Project Sponsor has elected to pay a fee in-lieu of providing twenty percent (20%) off-site affordable below-market-rate units ("BMR units") to satisfy its Inclusionary Requirement.
12. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 315 et seq. of the Planning Code and the terms of the Residential Inclusionary Affordable Housing Monitoring and Procedures Manual (hereinafter "Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 315 (collectively the "Inclusionary Housing Ordinance"). Terms used in these Conditions of Approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the Mayor's Office of Housing at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at:
http://www.sfgov.org/site/uploadedfiles/planning/inclusionaryhousingproceduresmanual6_28_07.pdf.

As provided in the Inclusionary Housing Ordinance, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale or rent.

- a. The in-lieu fee must be paid in full sum prior to the issuance of the first site or building permit by the Department of Building Inspection (DBI).
- b. Prior to the issuance of the first site or building permit by the DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that records a copy of this

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to the Mayor's Office of Housing or its successor (MOH), the monitoring agency for the BMR requirements.

- c. If project applicant fails to comply with the Inclusionary Housing requirement, the Director of Building Inspection shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A project applicant's failure to comply with the requirements of Planning Code Sections 315 to 315.9 shall constitute cause for the City to record a lien against the development project.

Parking

13. All off-street parking spaces shall be made available to Project residents only as a separate "add-on" option for purchase or rent and shall not be bundled with any Project dwelling units. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space.
14. The parking spaces must be marketed and sold or leased as an addition to, not a subtraction from, the base purchase or rental price of a dwelling unit, and units may not be marketed or offered as a bundled package that includes parking without clear accompanying language that the parking is available only at additional cost. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner's rules be established, which prevent or preclude the separation of parking spaces from dwelling units.
15. One of the spaces within the mechanical stacking machine will be permanently modified such that parking of an automobile can not be accommodated in order to maintain the maximum allowable parking spaces at 14 for the Project. This modified space will be provided for scooter, or similar, parking.
16. The project will provide not less than 7 bicycle parking spaces, pursuant to Planning Code Section 155.5.

Eastern Neighborhoods Public Benefit Fund

17. The Project Sponsor shall comply with the Eastern Neighborhoods Public Benefit Fund provisions of proposed Planning Code Section 327 through payment of an Impact Fee to the Treasurer, or the execution of a Waiver Agreement or an In-Kind agreement approved as described per proposed Planning Code Section 327 prior to the issuance by Department of Building Inspection of the first site or building permit for the development project.

Performance

18. The Project Sponsor shall appoint a community liaison officer to deal with issues of concern to the owners and occupants of nearby properties at all times during Project construction. Prior to the commencement of Project construction, the Project Sponsor shall give the Zoning Administrator and the owners of properties within 300 feet of the Project site boundaries written notice of the name, business address and telephone number of the community liaison.
19. Prior to the issuance of any new building or site permit for the construction of the Project, the Zoning Administrator shall approve and order the recordation of a notice in the Official Records of the Recorder of the City and County of San Francisco, which notice shall state that construction of the Project has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor or the successor

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thereto, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.

20. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor. This authorization may be extended for up to two years at the discretion of the Zoning Administrator only if the failure to issue a permit by the Department of Building Inspection is delayed by a city, state, or federal agency or by appeal of the issuance of such permit.

Monitoring and Violation

21. Violation of the conditions noted above or any other provisions of the Planning Code may be subject to abatement procedures and fines up to \$500 a day in accordance with Code Section 176.
22. Should monitoring of the Conditions of Approval of this Motion be required, the Project Sponsor shall pay fees as established in Planning Code Section 351(e)(1).
23. Failure to comply with these Conditions of Approval shall be grounds for revocation of the authorization. Should the Project result in complaints from neighbors that are not resolved by the Project Sponsor and are subsequently reported to the Zoning Administrator and found to be in violation of the Planning Code and/or the specific Conditions of Approval contained in this Exhibit A of this motion, the Zoning Administrator shall report such complaints to the Planning Commission which may thereafter hold a public hearing on the matter in accordance with the hearing notification and conduct procedures in Planning Code Section 174, 306.3 and 306.4 to consider revocation of this Large Project Authorization.

Mitigation and Improvement Measures

24. **Conditions Related to Construction Monitoring and Mitigation.** All conditions in the Mitigation Monitoring and Reporting Program, attached as Exhibit C, as developed as part of the Mitigated Negative Declaration (Case No. 2007.0007E), shall be conditions of this large project authorization by reference
25. The following mitigation measures, all of which are necessary to avoid potential significant effects of the Project, have been adopted by the Project Sponsor in an agreement dated June 8, 2009.

a. Mitigation Measure 1: Archeological Resources

Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect resulting from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered

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draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).

Archeological Testing Program. The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.

At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:

- A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or
- B) Data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.

Archeological Monitoring Program. If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall minimally include the following provisions:

- The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils-disturbing activities, such as demolition, foundation removal, excavation, grading,

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utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archeological resources and to their depositional context;

- The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;
- The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;
- The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;
- If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO.

Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.

Archeological Data Recovery Program. The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical. The scope of the ADRP shall include the following elements:

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

- Field Methods and Procedures. Descriptions of proposed field strategies, procedures, and operations.
- Cataloguing and Laboratory Analysis. Description of selected cataloguing system and artifact analysis procedures.
- Discard and Deaccession Policy. Description of and rationale for field and post-field discard and deaccession policies.
- Interpretive Program. Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.
- Security Measures. Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
- Final Report. Description of proposed report format and distribution of results.
- Curation. Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

Human Remains and Associated or Unassociated Funerary Objects. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.

Final Archeological Resources Report. The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the

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FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.

b. Mitigation Measure 2: Paleontological Resources

The encounter of any feature of apparent potential to be a paleontological resource (fossilized invertebrate, vertebrate, plant, or micro-fossil) during soils disturbing activities associated with the project, requires the immediate cessation of any soils disturbing activity within 25 ft of the feature, notification of the ERO, and notification of a qualified paleontologist in

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of a final paleontological excavation and recovery report.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Exhibit C
Mitigation Monitoring and Reporting Program

MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM

MONITORING PROGRAM			
Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Status/Date Completed

Mitigation Measures Adopted As Conditions of Approval

ARCHAEOLOGICAL RESOURCES:

Mitigation Measure 1. Archeological Resources

Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect resulting from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (e)(c)

Archeological Testing Program. The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.

At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that

Project Sponsor
(subject to ERO approval)

Prior to soil disturbing activities

Project Sponsor to submit documentation to ERO that a qualified archeological consultant has been retained.

Project Sponsor and archeological consultant

In the event that archeological deposit is determined to be significant

The project sponsor in consultation with the ERO shall either redesign the project to avoid any adverse effect or implement data recovery program

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL, AND MITIGATION MONITORING PROGRAM (Continued)

	MONITORING PROGRAM		
	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility
			Status/Date Completed
<p>Mitigation Measures Adopted As Conditions of Approval</p> <p>Significant archeological resources may be present. The ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. If the ERO determines that a significant archeological resource is present, and that the resource could be adversely affected by the proposed project at the discretion of the project sponsor either:</p> <p>A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or</p> <p>B) Data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive value than research's significance and that interpretive use of the resource is feasible.</p> <p>Archeological Monitoring Program If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall minimally include the following provisions:</p> <ul style="list-style-type: none"> • The archeological consultant project sponsor and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.) site remediation etc shall require archeological monitoring because of the risk these activities pose to potential archeological resources and to their depositional context. • The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s) of how to identify the evidence of the expected resource(s) and of the appropriate protocol in the event of apparent discovery of an archeological resource; 	<p>Project Sponsor and archeological consultant</p>	<p>During so disturbing activities</p>	<p>Project Sponsor and archeological consultant implement AMP in consultation with ERO</p>
	<p>Project Sponsor and archeological consultant</p>	<p>During soil disturbing activities</p>	<p>Archeological consultant and project contractors</p>

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL

Mitigation Measures Adopted As Conditions of Approval

- The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant determined that project construction activities could have no effects on significant archeological deposits;
- The archeological monitor shall record and be authorized to collect soil samples and artifacts/factual material as warranted for analysis;
- If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily retract demolition/excavation/pile driving/construct on activities and equipment until the deposit is evaluated. If in the case of pile driving activity (foundation shoring etc) the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO

Whether or not significant archeological resources are encountered the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.

MONITORING PROGRAM

Responsibility for Implementation	Violation Schedule	Monitoring/Reporting Responsibility	Status/Date Completed
Project Sponsor and archaeologist consultant	During soil disturbing activities	Archaeological consultant and Project Contractors	
Project Sponsor and archaeologist consultant	During soil disturbing activities	Archaeological consultant and Project Contractors	
Project Sponsor and archaeologist consultant	In the event that archeological deposits are encountered	Archaeological consultant and project contractors shall report finding to ERO conduct appropriate significance evaluation and report findings to ERO	

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL

MONITORING PROGRAM

Mitigation Measures Adopted As Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Status/Date Completed
<p>Archaeological Data Recovery Program The archaeological data recovery program shall be conducted in accord with an archaeological data recovery plan (ADRP). The archaeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archaeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archaeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practical. The scope of the ADRP shall include the following elements.</p> <ul style="list-style-type: none"> Field Methods and Procedures Descriptions of proposed field strategies, procedures and operations Cataloguing and Laboratory Analysis Description of selected cataloguing system and artifact analysis procedures. Discard and Deaccession Policy Description of and rationale for field and post-field discard and deaccession policies Interpretive Program Consideration of an on-site/off-site public interpretive program during the course of the archaeological data recovery program Security Measures Recommended security measures to protect the archaeological resource from vandalism, looting, and non-intentionally damaging activities Final Report Description of proposed report format and distribution of results Curation Description of the procedures and recommendations for the curation of any recovered data having potential research value. Identification of appropriate curatorial facilities and a summary of the accession policies of the curatorial facilities 	<p>Project Sponsor and archaeological consultant</p>	<p>In the event that archaeological data recovery program is required by the ERO</p>	<p>The project sponsor and archaeological consultant shall consult with ERO for approval of ADRP</p>	<p>Completed</p>

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

MONITORING PROGRAM			
Mitigation Measures Adopted As Conditions of Approval	Responsibility for Implementation	Mitigation Schedule	Status/Date Completed
<p>Human Remains and Associated or Unassociated Funerary Objects The treatment of human remains and of associated or unassociated funerary objects discovered during any sort of disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub Res Code Sec 509.88). The archeologist consultant, project sponsor and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines Sec 15064.5(d)). The agreement should take into consideration the appropriate excavation removal recordation, analysis, custodial preservation, and final disposition of the human remains and associated or unassociated funerary objects.</p>	<p>Project Sponsor and archaeological consultant</p>	<p>In the event human remains and/or funerary objects are encountered</p>	<p>Archeologist consultant in consultation with the San Francisco Coroner NAHC and if applicable MLD</p>
<p>Final Archeological Resources Report The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeologist consultant monitoring/data recovery program(s) undertaken. Information that may not be included in any archeological resource shall be provided in a separate removable insert within the final report.</p>	<p>Project Sponsor and archeological consultant</p>	<p>After all monitoring and data recovery (if necessary) is complete</p>	<p>Submit Draft and Final Archeological Resources Report to the ERO</p>

Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the final FARR to the NWIC. The Major Environmental Analysis Division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource the ERO may require a different final report content format and distribution than that presented above.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL AND MITIGATION MONITORING PROGRAM (Continued)

Mitigation Measures Adopted As Conditions of Approval	MONITORING PROGRAM			Status/Date Completed
	Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	
<p>PALEONTOLOGICAL RESOURCES:</p> <p><u>Mitigation Measure 2: Paleontological Resources</u></p> <p>The project sponsor shall retain the services of a qualified paleontological consultant, either as part of the archeological consultant team or to work with the archeological consultant to be retained through Mitigation Measure 1 - Archeological Resources. The paleontologist shall provide the archeologist information sufficient to allow the archeological testing program specified in Mitigation Measure 1 to serve also as a preliminary paleontological testing program. The paleontologist shall be available to assist the archeologist in conducting a monitoring and/or data recovery program, if required pursuant to Mitigation Measure 1, to the extent that paleontological resources would be involved in the program.</p>	Project Sponsor (subject to ERO approval)	Prior to soil disturbing activities	Project Sponsor to submit documentation to ERO that a qualified paleontological consultant has been retained	Completed

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code, this document would no longer be in effect and would be null and void.

Dated: October 9, 2009 at Manchester, Vermont



Peter D. Swift, Member
750 Second, LLC, the Owner

The signature must be acknowledged by a notary public before recordation; add Notary Public Certification and Official Notarial Seal below.

STATE OF VERMONT)
)SS.
COUNTY OF BENNINGTON)

I, Jeffrey S. Hall, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Peter D. Swift, as Member of 750 Second, LLC, personally known to me, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he, being thereunto duly authorized, signed and delivered said instrument as his own free and voluntary act, for the uses and purposes set therein.

GIVEN under my hand and notarial seal this 9th day of October, 2009.

My Commission expires: 2/10/2011



Notary Public

Exhibit A

LEGAL DESCRIPTION

All that real property situated in the city and county of San Francisco, state of California, described as follows:

PARCEL I:

Beginning at a point on the southwesterly line of 2nd street, distant thereon 81 feet and 7-1/2 inches northwesterly from the northwesterly line of king street; running thence northwesterly along said line of 2nd street 50 feet; thence at a right angle southwesterly 120 feet; thence at a right angle southeasterly 50 feet; thence at a right angle northeasterly 120 feet to the point of beginning.

Being part of 100 vara block no. 361.

PARCEL II:

Beginning at a point on the southwesterly line of 2nd street, distant thereon 131 feet and 7-1/2 inches northwesterly from the northwesterly line of king street; running thence northwesterly along said line of 2nd street 2 feet and 5 inches; thence at a right angle southwesterly and parallel with the northwesterly line of king street 138 feet and 6 inches, more or less, to a point in the northeasterly line of a brick wall and on the southwesterly line of parcel of land described in the deed from warehouse investment company, a corporation, to savings union bank and trust company, a corporation, dated June 4, 1913, recorded June 4, 1913, in 734 deeds, 231 records of the city and county of San Francisco, state of California; thence southeasterly along said line of brick wall and along southwesterly line of the parcel described in said deed, 134 feet and 0-1/2 inches, more or less, to a point on the northwesterly line of king street, distant thereon 138 feet and 7-1/2 inches southwesterly from the southwesterly line of 2nd street; thence northeasterly along said line of king street 2 inches, more or less, to a line drawn from a point on the northwesterly line of king street, distant thereon 138 feet and 5-1/2 inches southwesterly from the southwesterly line of 2nd street to a point 138 feet and 4 inches southwesterly from the southwesterly line of 2nd street measured at a right angle from a point distant thereon 133 feet and 10-1/2 inches northwesterly from the northwesterly line of king street; thence northwesterly along last said line so drawn 131 feet and 7-1/2 inches, more or less, to a line drawn southwesterly from the point of beginning at a right angle to said southwesterly line of 2nd street; thence at a right angle northeasterly along last said line so drawn 138 feet and 4 inches to the point of beginning.

Being a portion of 100 vara block no. 361.

Lot 002A; block 3794



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:

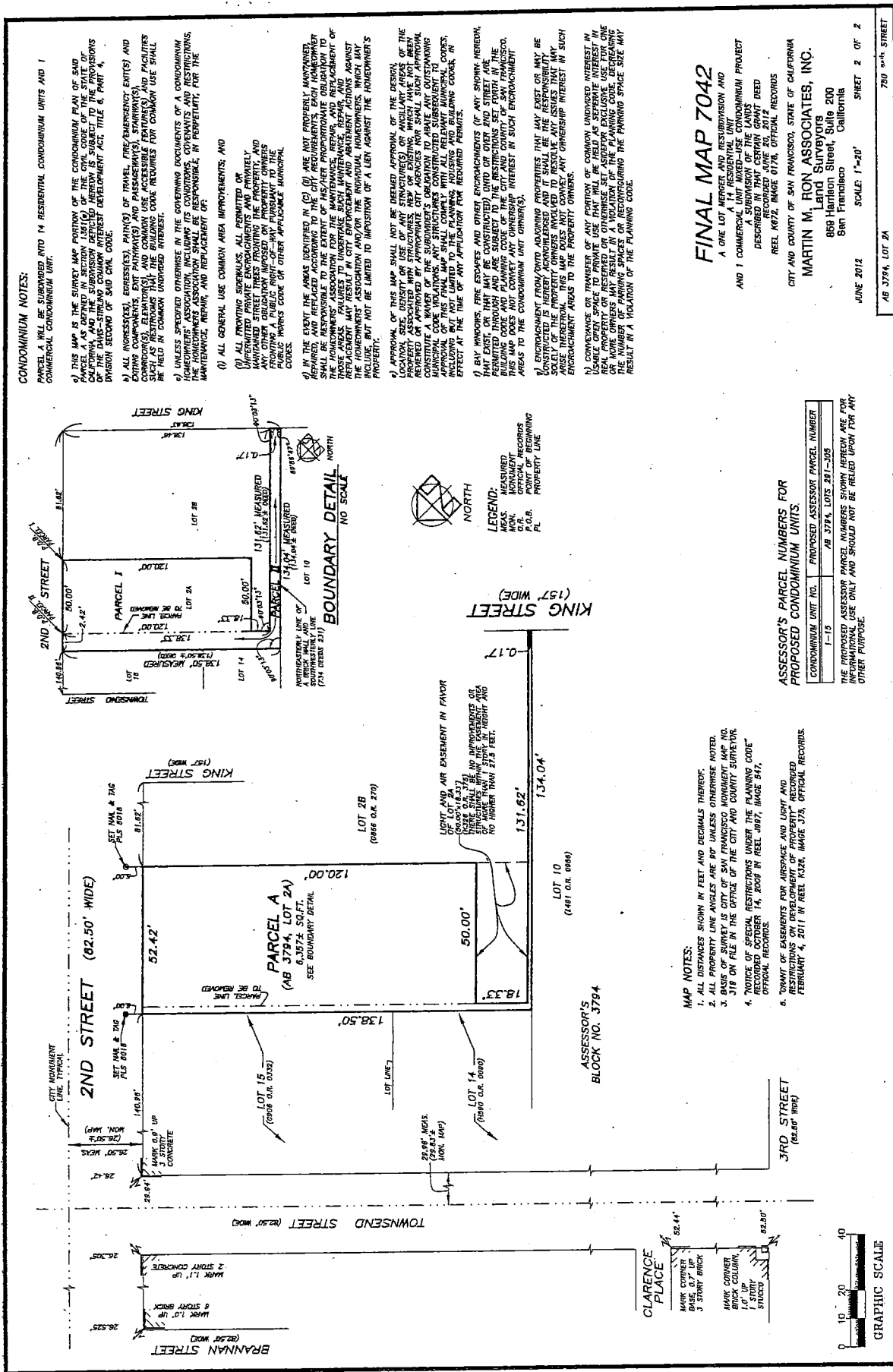
Block No. 3794 Lot No. 002A
Address: 0750 02ND ST

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


José Cisneros

Tax Collector

Dated this 17th day of July 2012



CONDOMINIUM NOTES:

- PARCEL A WILL BE SUBDIVIDED INTO 14 RESIDENTIAL CONDOMINIUM UNITS AND 1 COMMERCIAL CONDOMINIUM UNIT.
- THIS MAP IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN OF SAID PARCEL A AS DEFINED IN SECTION 15310 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS SUBJECT TO THE DEVELOPMENT OF THE SAID CONDOMINIUM UNITS BY THE DIVISION SECOND OF SAID CIVIL CODE.
 - ALL IMPROVEMENTS, EGRESS(S), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXITS(S) AND EXISTING COMPONENTS, EXIT PATHWAYS(S) AND PASSAGEWAYS(S), STAIRWAYS(S), COMMON(S), ELEVATORS(S), AND COMMON USE, ACCESSIBLE FEATURES(S) AND FACILITIES SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
 - UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM, THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF:
 - ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
 - ALL IMPROVING IMPROVEMENTS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATE MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER IMPROVEMENTS OR STRUCTURES THAT ARE SUBJECT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.
 - IN THE EVENT THE AREAS IDENTIFIED IN (C) (1) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURES TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT SHALL BE A VIOLATION OF THE PLANNING CODE. THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS SHOULD INCLUDE, BUT NOT BE LIMITED TO, PROVISIONS IN THEIR COVENANTS, CONDITIONS, AND RESTRICTIONS THAT ARE NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES IN EFFECT AT THE TIME OF ANY APPLICATION FOR HOUSING PERMITS.
 - APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR AUXILIARY AREAS OF THE PROPERTY. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF ANY STRUCTURE(S) OR AUXILIARY AREAS OF THE PROPERTY AS APPROVED BY APPROPRIATE CITY AGENCIES NOT SHOWN ON THIS MAP. THIS MAP DOES NOT CONVEY ANY OTHER UNDIVIDED INTEREST IN ANY OUTSTANDING MUNICIPAL CODE REGULATIONS, ANY STRUCTURES CONSTRUCTED OR UNDER CONSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES IN EFFECT AT THE TIME OF ANY APPLICATION FOR HOUSING PERMITS.
 - BUY INVIOLABLES, FIRE ESCAPES AND OTHER ENCROACHMENTS OF ANY KIND, HEREIN, THAT EXIST OR THAT MAY BE CONSTRUCTED, DATED OR OVER AND STREET ARE TO BE REMOVED OR ABANDONED BY THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENTS AREAS TO THE CONDOMINIUM UNIT OWNERS(S).
 - ENCROACHMENT FROM/ONTO ADJOINING PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS TO ABANDON OR REMOVE THEREFROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENTS AREAS TO THE PROPERTY OWNERS.
 - CONVEYANCE OR TRANSFER OF ANY PORTION OF COMMON UNDIVIDED INTEREST IN USABLE OPEN SPACE TO PRIVATE USE THAT WILL BE HELD AS SEPARATE INTEREST IN THE CONDOMINIUM UNIT SHALL BE A VIOLATION OF THE PLANNING CODE. DECREASES IN THE NUMBER OF PARKING SPACES OR RECONFIGURING THE PARKING SPACE SIZE MAY RESULT IN A VIOLATION OF THE PLANNING CODE.

FINAL MAP 7042
 A ONE LOT MERGER AND RESUBDIVISION AND
 A 14 RESIDENTIAL UNIT
 AND 1 COMMERCIAL UNIT MERGED-USE CONDOMINIUM PROJECT
 DESCRIBED IN THAT CERTAIN GRANT DEED
 RECORDED JUNE 20, 2012
 REEL 1672, IMAGE 0176, OFFICIAL RECORDS
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 869 Harrison Street, Suite 200
 San Francisco, California
 JUNE 2012 SCALE: 1"=20' SHEET 2 OF 2
 AB 3784, LOT 2A

ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS

CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
1-13	AB 3784, LOTS 2B-2C
1-14	AB 3784, LOTS 2A-2C

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

- MAP NOTES:**
- ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
 - ALL DISTANCES MEASURED TO THE CENTER OF MONUMENT.
 - BASE OF BLOCK IS THE CITY OF SAN FRANCISCO MONUMENT MAP NO. 3718 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR, RECORDED OCTOBER 14, 2009 IN REEL 1087, IMAGE 547, OFFICIAL RECORDS.
 - NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE RECORDED OCTOBER 14, 2009 IN REEL 1087, IMAGE 547, OFFICIAL RECORDS.
 - TRAIL OF EASEMENTS FOR AIRSPACE AND LIGHT AND RESTRICTIONS ON DEVELOPMENT OF PROPERTY RECORDED FEBRUARY 4, 2011 IN REEL K326, IMAGE 373, OFFICIAL RECORDS.

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF AND HOLDERS OF SECURITY INTEREST OR HAVE SOME RIGHT IN THE REAL PROPERTY DESCRIBED IN THE SUBDIVISION SHOWN ON THE MAP ATTACHED TO THIS MAP, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NEEDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP TO SPLIT THE MAP INTO SEVERAL PROPERTIES, THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP TO SPLIT THE MAP INTO SEVERAL PROPERTIES AND CONSENTS TO THE MAKING AND RECORDING OF SAID MAP TO SPLIT THE MAP INTO SEVERAL PROPERTIES AND CONSENTS TO THE MAKING AND RECORDING OF SAID MAP TO SPLIT THE MAP INTO SEVERAL PROPERTIES...

OWNERS: SEVEN-BY SEVEN, L.L.C., 1821 MARINE LINDRY COMPANY

BY: JOHN F. STAFF
MANA ATIA

OWNER'S ACKNOWLEDGEMENT:
STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

ON: JUNE 27, 2012 BEFORE ME: SAHIB R. KHADEE
NOTARY PUBLIC, PERSONALLY APPEARED: John F. Staff

WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE INTERESTS IN THE REAL PROPERTY DESCRIBED IN THE MAP ATTACHED TO THIS MAP I HAVE RECORDED AS OWNERS OF SAID REAL PROPERTY AND WHOSE INTERESTS I HAVE RECORDED AS OWNERS OF SAID REAL PROPERTY...

SIGNATURE OF SAHIB R. KHADEE
COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
COMMISSIONER OF NOTARY PUBLIC

TAX STATEMENT:

I, ANGELO GONZALES, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN ON THE MAP ATTACHED TO THIS MAP IS NOT SUBJECT TO ANY UNLAWFUL TAXES OR SPECIAL ASSESSMENTS...

DATED THIS 27th DAY OF JUNE, 2012.

SIGNED: CLERK OF THE BOARD OF SUPERVISORS
STATE OF CALIFORNIA

CLERK'S STATEMENT:

I, ANGELO GONZALES, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT SAID MAP WAS PREPARED BY ME UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECTION...

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

APPROVALS:

THIS MAP IS APPROVED THIS 27th DAY OF JUNE, 2012.
BY: SAHIB R. KHADEE, DIRECTOR OF PUBLIC WORKS AND ASSISTANT AGENCY DIRECTOR OF SAN FRANCISCO, STATE OF CALIFORNIA

APPROVED AS TO FORM:

DEBRA J. HENNEA, CITY ATTORNEY
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISORS' APPROVAL:

ON JUNE 27, 2012, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, APPROVED AND PASSED A RESOLUTION APPROVING THIS MAP AND PASSED UNANIMOUSLY...

CITY AND COUNTY SUPERVISOR'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 APPEARED TO BE IN ACCORDANCE WITH THE CITY AND COUNTY MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE TO THE CITY AND COUNTY MAP ACT...

BY: BRUCE R. STORNS, CLERK OF THE BOARD OF SUPERVISORS
DATE: SEPTEMBER 20, 2012

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECTION...

BY: BRUCE R. STORNS
DATE: 7-18-12
MY LICENSE EXPIRES DECEMBER 31, 2013



RECORDER'S STATEMENT:

FILED FOR RECORD THIS 27th DAY OF JUNE, 2012, IN BOOK 20 AT THE COUNTY CLERK'S OFFICE OF THE COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF SAHIB R. KHADEE, ASSOCIATES.

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 7042

AND 1 CORNER OF LOT 14 RESIDENTIAL UNIT DESCRIBED IN THAT OFFICIAL MAP BEING RECORDED JAN 24, 2012, OFFICIAL RECORDS
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. BON ASSOCIATES, INC.
869 Harrison Street, Suite 200
San Francisco, California

JUNE 2012 1 OF 2

20 374, LOT 24 3RD STREET

