

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

Date: December 18, 2020
To: Carmen Chu, Assessor-Recorder
From: *ACC* Angela Calvillo, Clerk of the Board
Subject: Final Map No. 9767 - 950-974 Market Street

On December 15, 2020, the Board of Supervisors approved Map 9767; the certification is below. Additionally, I have attached the Tax Statement, stating there are no liens against this subdivision or any part thereof for unpaid state, county, municipal or local taxes, or special assessments collected as taxes.

FINAL MAP 9767

AN 11 LOT VERTICAL SUBDIVISION AND 242 RESIDENTIAL UNITS
NEW CONDOMINIUM PROJECT WITHIN LOT 3,
BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY
DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED NOVEMBER 16, 2017
IN DOCUMENT NO. 2017-K539280, OFFICIAL RECORDS

BEING A PORTION OF 50 VARA BLOCK 200

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
CLERK'S STATEMENT:

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF
SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY
ITS MOTION NO. M20-209, ADOPTED December 15, 2020, APPROVED THIS
MAP ENTITLED "FINAL MAP 9767".

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

Angela Calvillo DATE: 12/18/2020
BY: _____
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

TAX STATEMENT:

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

DATED 18 DAY OF December, 2020.

Angela Calvillo

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

BOARD OF SUPERVISOR'S APPROVAL:

ON December 15, 2020, THE BOARD OF SUPERVISOR'S OF THE CITY
AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED
MOTION NO. M20-209, A COPY OF WHICH IS ON FILE IN THE OFFICE
OF THE BOARD OF SUPERVISOR'S IN FILE NO. 201357.

Final Map No. 9767 - 950-974 Market Street
December 18, 2020
Page 2

c: Douglas Legg, Office of the Assessor-Recorder
Holly Lung, Office of the Assessor-Recorder
Copy to the File

1 [Final Map No. 9767 - 950-974 Market Street]

2

3 **Motion approving Final Map No. 9767, an 11 lot vertical subdivision and 242 residential**
4 **unit condominium project within lot 3, located at 950-974 Market Street, being merger**
5 **and subdivision of Assessor’s Parcel Block No. 0342, Lot Nos. 001, 002, 004, and 014;**
6 **adopting findings pursuant to the General Plan, and the eight priority policies of**
7 **Planning Code, Section 101.1.**

8

9 MOVED, That the certain map entitled “Final Map No. 9767”, an 11 lot vertical
10 subdivision and 242 residential unit condominium project within lot 3, located at 950-974
11 Market Street, being merger and subdivision of Assessor’s Parcel Block No. 0342, Lot Nos.
12 001, 002, 004, and 014, comprising 13 sheets, approved October 26, 2020, by Department of
13 Public Works Order No. 203775 is hereby approved and said map is adopted as an Official
14 Final Map No. 9767; and, be it

15 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
16 and incorporates by reference herein as though fully set forth the findings made by the
17 Planning Department, by its letter dated July 1, 2019, that the proposed subdivision is
18 consistent with the General Plan, and the eight priority policies of Planning Code, Section
19 101.1; and, be it

20 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
21 the Director of the Department of Public Works to enter all necessary recording information on
22 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk’s
23 Statement as set forth herein; and, be it

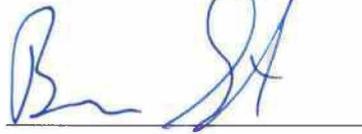
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FURTHER MOVED, That approval of this map is also conditioned upon compliance by the subdivider with all applicable provisions of the San Francisco Subdivision Code and amendments thereto.

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor

RECOMMENDED:



Alaric Degraffried
Acting Director of Public Works



City and County of San Francisco

Tails

Motion: M20-209

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 201357

Date Passed: December 15, 2020

Motion approving Final Map No. 9767, an 11 lot vertical subdivision and 242 residential unit condominium project within Lot 3, located at 950-974 Market Street, being a merger and subdivision of Assessor's Parcel Block No. 0342, Lot Nos. 001, 002, 004, and 014; and adopting findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

December 15, 2020 Board of Supervisors - APPROVED

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

File No. 201357

I hereby certify that the foregoing Motion was APPROVED on 12/15/2020 by the Board of Supervisors of the City and County of San Francisco.

A handwritten signature in blue ink, appearing to read "Angela Calvillo".

Angela Calvillo
Clerk of the Board

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF RECORD TITLE INTEREST IN THE REAL PROPERTY SUBDIVIDED AND SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

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

OWNER: 950 PROPERTY LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: 950 INVESTMENT LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

BY: OU INTERESTS, INC.,
A CALIFORNIA CORPORATION DOING BUSINESS AS GROUP I,
ITS DEVELOPMENT MANAGER

BY: [Signature]
NAME: JOY OU
TITLE: PRESIDENT

BENEFICIARY: EVERTRUST BANK
AS AGENT FOR CTBC BANK CO., LTD., NEW YORK BRANCH, ORIGINAL MANDATED LEAD
ARRANGER AND BOOK RUNNER,
CTBC BANK CO., LTD., NEW YORK BRANCH, AND SUCH OTHER LENDERS WHO HAVE
COMMITMENTS UNDER THE LOAN AGREEMENT

BY: [Signature]
NAME: Charles M. Hsieh
TITLE: Chief Credit Officer

OWNER'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF San Francisco

ON September 30, 2020 BEFORE ME, Yvonne Ho, Notary Public,
PERSONALLY APPEARED Joy Ou,

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF California THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: [Signature]
NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2172221
MY COMMISSION EXPIRES: November 17, 2020
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

BENEFICIARY'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF Los Angeles

ON October 5, 2020 BEFORE ME, Connie Jiang, Notary Public,
PERSONALLY APPEARED Charles M. Hsieh,

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF California THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: [Signature]
NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2216549
MY COMMISSION EXPIRES: October 1, 2021
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Los Angeles

TAX STATEMENT:

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

DATED 18 DAY OF December, 2020.

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

CLERK'S STATEMENT:

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. M20-209, ADOPTED December 15, 2020, APPROVED THIS MAP ENTITLED "FINAL MAP 9767".

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

BY: Signed in counterpart DATE: December 18, 2020
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVALS:

THIS MAP IS APPROVED THIS 26th DAY OF October, 2020
BY ORDER NO. 203775

BY: [Signature] DATE: December 4, 2020
ALARIC DEGRAFINRIED
ACTING DIRECTOR OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY
BY: [Signature]
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL:

ON December 15, 2020, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M20-209, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. 201357.

CITY AND COUNTY SURVEYOR'S STATEMENT:

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

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

BY: [Signature] DATE: October 22, 2020
BRUCE R. STORRS L.S. 6914



SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF 950 PROPERTY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ON JULY 29, 2019. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2021 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: [Signature] DATE: 10-19-2020
BENJAMIN B. RON
PLS No. 5015



RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20____,
AT _____ M. IN BOOK _____ OF FINAL MAPS, AT PAGES _____, AT THE
REQUEST OF MARTIN M. RON ASSOCIATES.

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

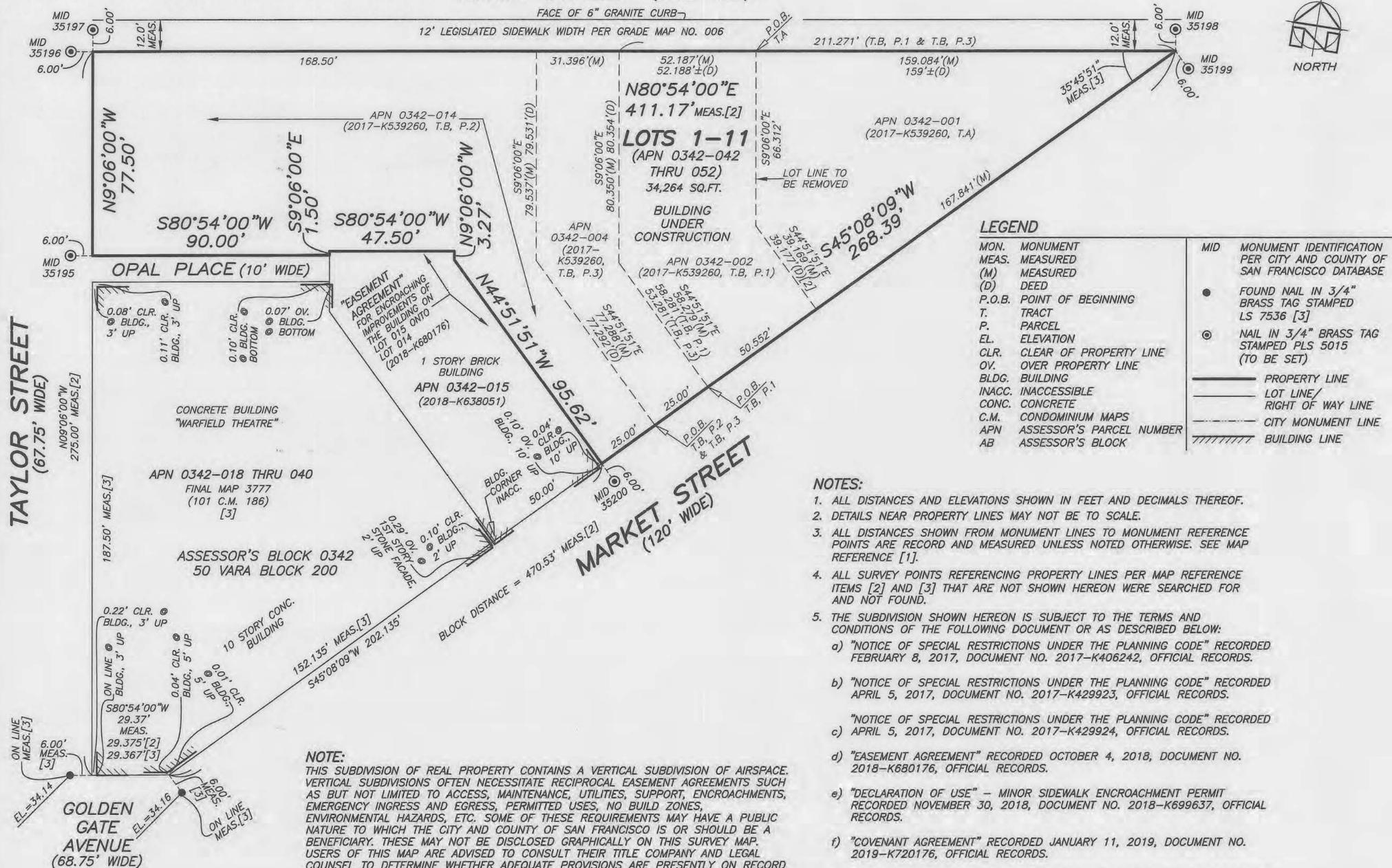
FINAL MAP 9767

AN 11 LOT VERTICAL SUBDIVISION AND 242 RESIDENTIAL UNITS
NEW CONDOMINIUM PROJECT WITHIN LOT 3,
BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY
DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED NOVEMBER 16, 2017
IN DOCUMENT NO. 2017-K539260, OFFICIAL RECORDS
BEING A PORTION OF 50 VARA BLOCK 200
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

OCTOBER 2020 SHEET 1 OF 13

APNs: 0342-001, 002, 004 & 014 950-974 MARKET STREET

TURK STREET (68.75' WIDE)



CONDOMINIUM NOTES:

a) THIS MAP IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 242 DWELLING UNITS WITHIN LOT 3.

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

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

(i) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND

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

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

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

f) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER TAYLOR, TURK OR MARKET STREETS, ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).

g) SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM/ONTO ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DEPICTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

LEGEND

MON.	MONUMENT	MID	MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
MEAS.	MEASURED	●	FOUND NAIL IN 3/4" BRASS TAG STAMPED LS 7536 [3]
(M)	MEASURED	⊙	NAIL IN 3/4" BRASS TAG STAMPED PLS 5015 (TO BE SET)
(D)	DEED	---	PROPERTY LINE
P.O.B.	POINT OF BEGINNING	---	LOT LINE/ RIGHT OF WAY LINE
T.	TRACT	---	CITY MONUMENT LINE
P.	PARCEL		BUILDING LINE
EL.	ELEVATION		
CLR.	CLEAR OF PROPERTY LINE		
O.V.	OVER PROPERTY LINE		
BLDG.	BUILDING		
INACC.	INACCESSIBLE		
CONC.	CONCRETE		
C.M.	CONDOMINIUM MAPS		
APN	ASSESSOR'S PARCEL NUMBER		
AB	ASSESSOR'S BLOCK		

- NOTES:**
- ALL DISTANCES AND ELEVATIONS SHOWN IN FEET AND DECIMALS THEREOF.
 - DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
 - ALL DISTANCES SHOWN FROM MONUMENT LINES TO MONUMENT REFERENCE POINTS ARE RECORD AND MEASURED UNLESS NOTED OTHERWISE. SEE MAP REFERENCE [1].
 - ALL SURVEY POINTS REFERENCING PROPERTY LINES PER MAP REFERENCE ITEMS [2] AND [3] THAT ARE NOT SHOWN HEREON WERE SEARCHED FOR AND NOT FOUND.
 - THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENT OR AS DESCRIBED BELOW:
 - a) "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED FEBRUARY 8, 2017, DOCUMENT NO. 2017-K406242, OFFICIAL RECORDS.
 - b) "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED APRIL 5, 2017, DOCUMENT NO. 2017-K429923, OFFICIAL RECORDS.
 - c) "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED APRIL 5, 2017, DOCUMENT NO. 2017-K429924, OFFICIAL RECORDS.
 - d) "EASEMENT AGREEMENT" RECORDED OCTOBER 4, 2018, DOCUMENT NO. 2018-K680176, OFFICIAL RECORDS.
 - e) "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT RECORDED NOVEMBER 30, 2018, DOCUMENT NO. 2018-K699637, OFFICIAL RECORDS.
 - f) "COVENANT AGREEMENT" RECORDED JANUARY 11, 2019, DOCUMENT NO. 2019-K720176, OFFICIAL RECORDS.
 - g) "TRANSFORMER ROOM AGREEMENT" RECORDED MARCH 26, 2019, DOCUMENT NO. 2019-K747302, OFFICIAL RECORDS.
 - h) "NOTICE OF USE OF TDR" RECORDED APRIL 5, 2019, DOCUMENT NO. 2019-K751412, OFFICIAL RECORDS.
 - i) THE SUBDIVISION IS SUBJECT TO PERMITS ISSUED UNDER THE SAN FRANCISCO MUNICIPAL CODE INCLUDING, BUT NOT LIMITED TO, A SIDEWALK ENCROACHMENT PERMIT AND A VAULT PERMIT. THE OWNER(S) SHALL BE RESPONSIBLE FOR PAYING ANY AND ALL APPLICABLE ANNUAL PERMIT FEES AND/OR ASSESSMENT FEES. SUCH RESPONSIBILITIES SHALL BE MEMORIALIZED AND BUDGETED FOR IN THE SUBDIVISION OWNERS' FUTURE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OR EQUIVALENT INSTRUMENT.

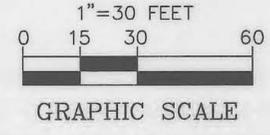
NOTE:
THIS SUBDIVISION OF REAL PROPERTY CONTAINS A VERTICAL SUBDIVISION OF AIRSPACE. VERTICAL SUBDIVISIONS OFTEN NECESSITATE RECIPROCAL EASEMENT AGREEMENTS SUCH AS BUT NOT LIMITED TO ACCESS, MAINTENANCE, UTILITIES, SUPPORT, ENCROACHMENTS, EMERGENCY INGRESS AND EGRESS, PERMITTED USES, NO BUILD ZONES,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

BENCHMARK:
LETTER "O" IN "OPEN", TOP OF HIGH PRESSURE FIRE HYDRANT, 8 FOOT NORTH OF THE NORTHEAST CORNER OF TAYLOR AND TURK STREETS. ELEVATION = 35.88 FEET, HISTORIC (OLD) SAN FRANCISCO CITY DATUM.

BASIS OF BEARINGS:
THE MONUMENT LINE ON GOLDEN GATE AVENUE BETWEEN TAYLOR AND LEAVENWORTH STREETS AS SHOWN HEREON IS ASSUMED TO BE N80°54'00"E FOR THE PURPOSE OF THIS SURVEY.

- MAP REFERENCES:**
- CITY OF SAN FRANCISCO MONUMENT MAP NUMBERS 6 AND 14 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - BLOCK DIAGRAM OF 50 VARA BLOCK 200 DATED NOVEMBER 9, 1906 AND BLOCK DIAGRAM OF 50 VARA BLOCK 228 DATED APRIL 2, 1909 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - FINAL MAP NO. 3777 FILED FOR RECORD ON JULY 19, 2007 IN BOOK 101 OF CONDOMINIUM MAPS, AT PAGES 186-187, INCLUSIVE, OFFICIAL RECORDS.
 - "MONUMENT MAP OF THE FIFTY VARA DISTRICT" APPROVED BY ORDINANCE NO. 1028, DATED DECEMBER 20, 1909, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

FIELD SURVEY COMPLETION:
THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 2/12/2020. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED. NAILS AND TAGS STAMPED PLS 5015 THAT REFERENCE THE PROPERTY CORNERS WILL BE SET PRIOR TO 12/31/2021.



ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS

LOT NO.	CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
LOT 3	1 THRU 242	APN 0342-053 THRU 0342-294

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

FINAL MAP 9767

AN 11 LOT VERTICAL SUBDIVISION AND 242 RESIDENTIAL UNITS NEW CONDOMINIUM PROJECT WITHIN LOT 3, BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED NOVEMBER 16, 2017 IN DOCUMENT NO. 2017-K539260, OFFICIAL RECORDS BEING A PORTION OF 50 VARA BLOCK 200 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

OCTOBER 2020 SCALE: 1"=30' SHEET 2 OF 13

APNs: 0342-001, 002, 004 & 014 950-974 MARKET STREET



LEVEL A

UPPER ELEVATION = 6.1
LOWER ELEVATION = CENTER OF THE EARTH
(BELOW B2 FLOOR SLAB)

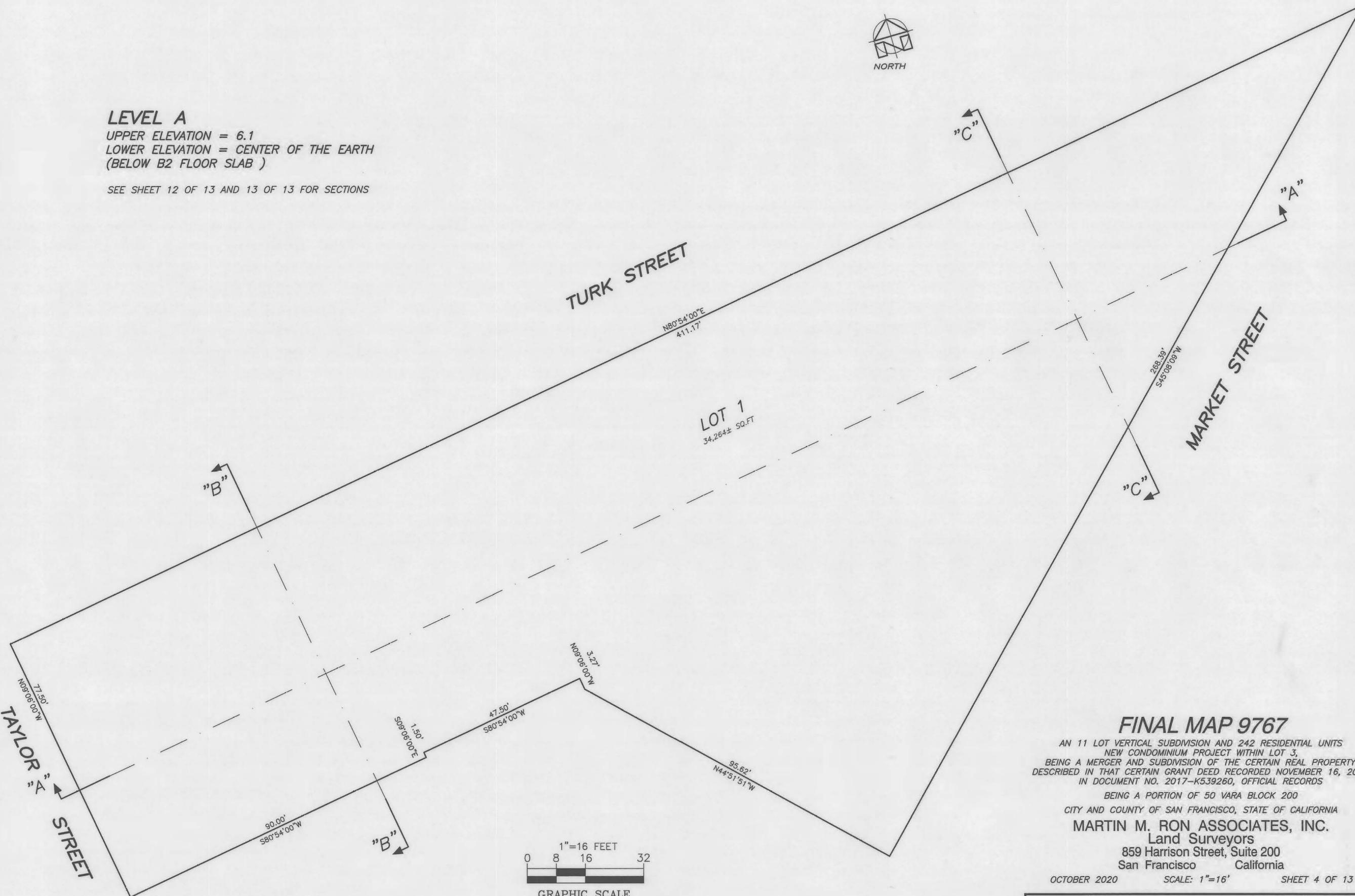
SEE SHEET 12 OF 13 AND 13 OF 13 FOR SECTIONS

TURK STREET

MARKET STREET

TAYLOR STREET

LOT 1
34,264± SQ.FT



FINAL MAP 9767

AN 11 LOT VERTICAL SUBDIVISION AND 242 RESIDENTIAL UNITS
NEW CONDOMINIUM PROJECT WITHIN LOT 3,
BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY
DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED NOVEMBER 16, 2017
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BEING A PORTION OF 50 VARA BLOCK 200
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

OCTOBER 2020 SCALE: 1"=16' SHEET 4 OF 13

APNs: 0342-001, 002, 004 & 014 950-974 MARKET STREET



LEVEL B

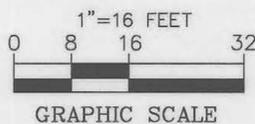
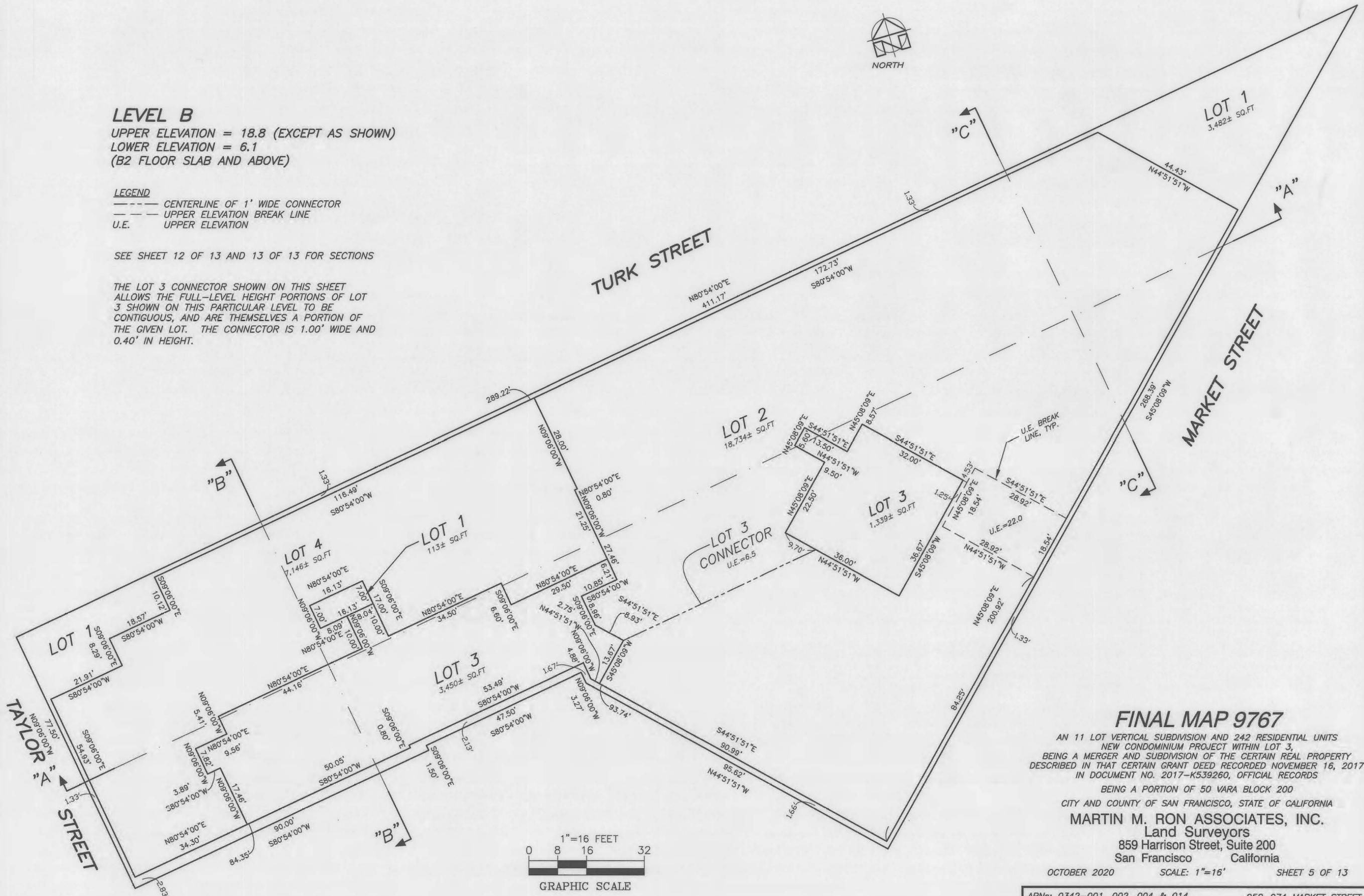
UPPER ELEVATION = 18.8 (EXCEPT AS SHOWN)
LOWER ELEVATION = 6.1
(B2 FLOOR SLAB AND ABOVE)

LEGEND

- CENTERLINE OF 1' WIDE CONNECTOR
- UPPER ELEVATION BREAK LINE
- U.E. UPPER ELEVATION

SEE SHEET 12 OF 13 AND 13 OF 13 FOR SECTIONS

THE LOT 3 CONNECTOR SHOWN ON THIS SHEET ALLOWS THE FULL-LEVEL HEIGHT PORTIONS OF LOT 3 SHOWN ON THIS PARTICULAR LEVEL TO BE CONTIGUOUS, AND ARE THEMSELVES A PORTION OF THE GIVEN LOT. THE CONNECTOR IS 1.00' WIDE AND 0.40' IN HEIGHT.



FINAL MAP 9767

AN 11 LOT VERTICAL SUBDIVISION AND 242 RESIDENTIAL UNITS
NEW CONDOMINIUM PROJECT WITHIN LOT 3,
BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY
DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED NOVEMBER 16, 2017
IN DOCUMENT NO. 2017-K539260, OFFICIAL RECORDS
BEING A PORTION OF 50 VARA BLOCK 200
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

OCTOBER 2020 SCALE: 1"=16' SHEET 5 OF 13

APNs: 0342-001, 002, 004 & 014 950-974 MARKET STREET



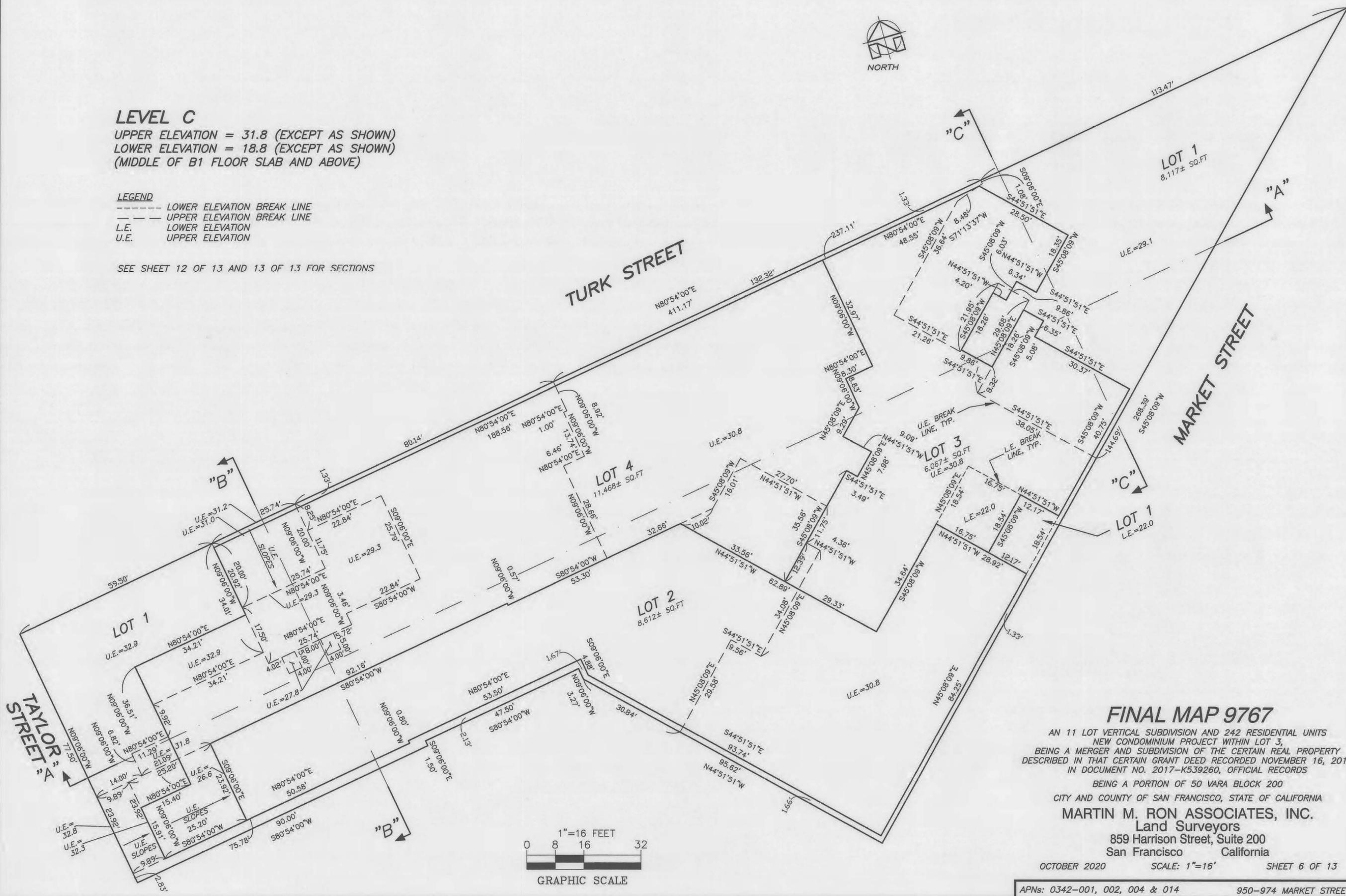
LEVEL C

UPPER ELEVATION = 31.8 (EXCEPT AS SHOWN)
LOWER ELEVATION = 18.8 (EXCEPT AS SHOWN)
(MIDDLE OF B1 FLOOR SLAB AND ABOVE)

LEGEND

- LOWER ELEVATION BREAK LINE
- UPPER ELEVATION BREAK LINE
- L.E. LOWER ELEVATION
- U.E. UPPER ELEVATION

SEE SHEET 12 OF 13 AND 13 OF 13 FOR SECTIONS



FINAL MAP 9767

AN 11 LOT VERTICAL SUBDIVISION AND 242 RESIDENTIAL UNITS
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CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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OCTOBER 2020 SCALE: 1"=16' SHEET 6 OF 13

APNs: 0342-001, 002, 004 & 014 950-974 MARKET STREET

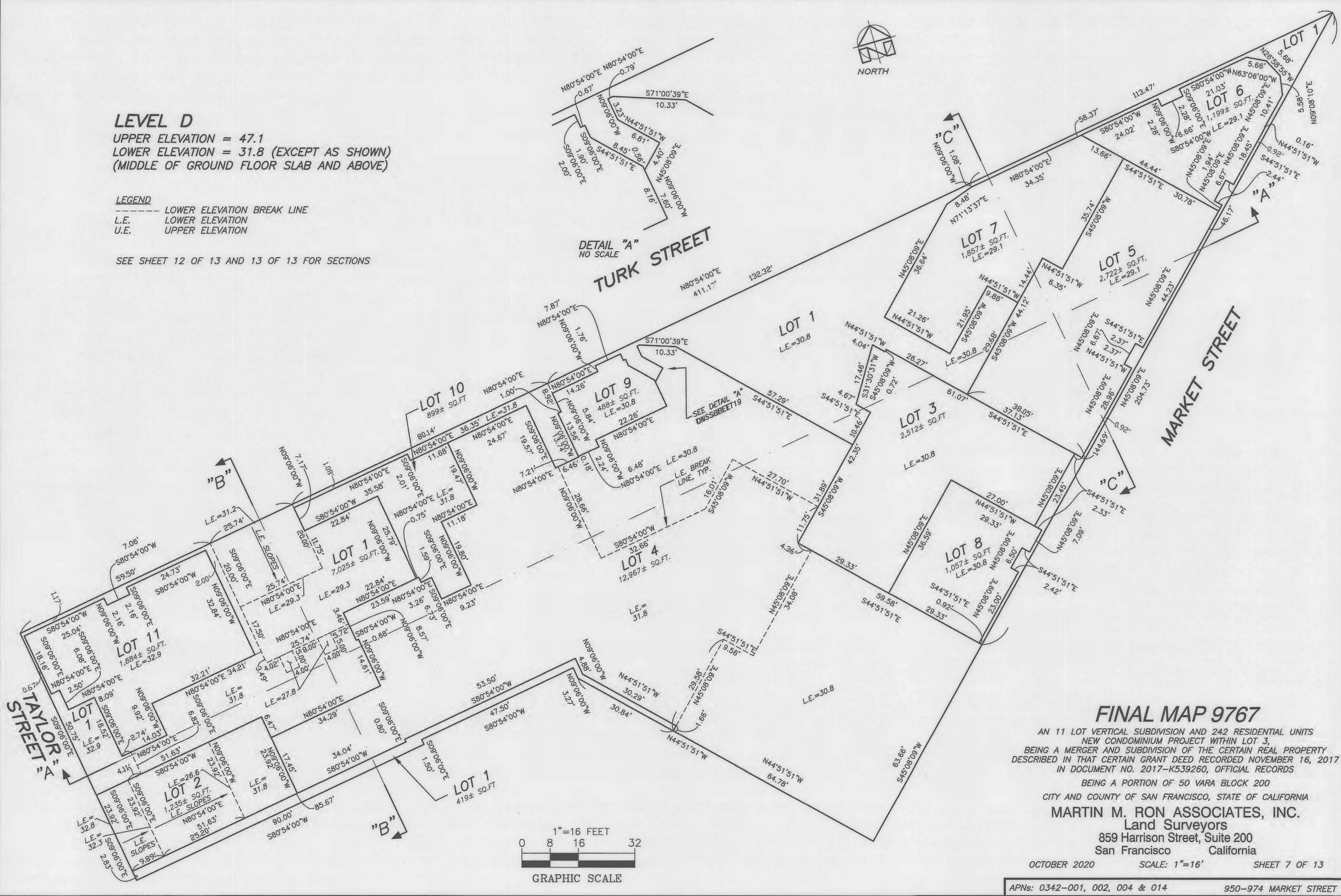
LEVEL D

UPPER ELEVATION = 47.1
LOWER ELEVATION = 31.8 (EXCEPT AS SHOWN)
(MIDDLE OF GROUND FLOOR SLAB AND ABOVE)

LEGEND

--- LOWER ELEVATION BREAK LINE
L.E. LOWER ELEVATION
U.E. UPPER ELEVATION

SEE SHEET 12 OF 13 AND 13 OF 13 FOR SECTIONS



FINAL MAP 9767

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CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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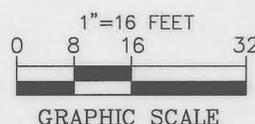
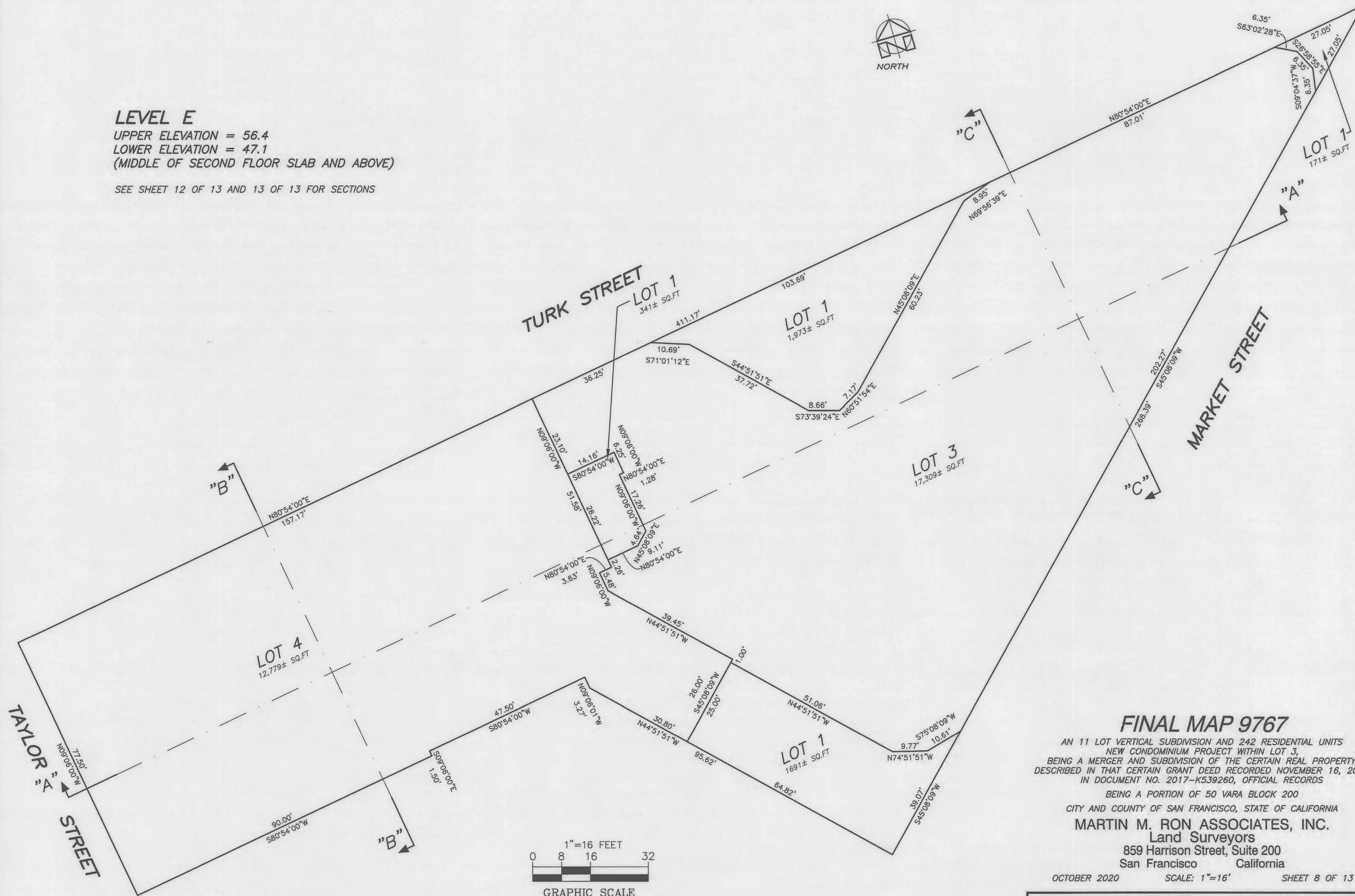
OCTOBER 2020 SCALE: 1"=16' SHEET 7 OF 13

APNs: 0342-001, 002, 004 & 014 950-974 MARKET STREET

LEVEL E

UPPER ELEVATION = 56.4
LOWER ELEVATION = 47.1
(MIDDLE OF SECOND FLOOR SLAB AND ABOVE)

SEE SHEET 12 OF 13 AND 13 OF 13 FOR SECTIONS



FINAL MAP 9767

AN 11 LOT VERTICAL SUBDIVISION AND 242 RESIDENTIAL UNITS
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DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED NOVEMBER 16, 2017
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CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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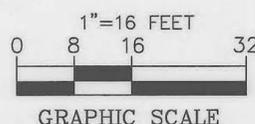
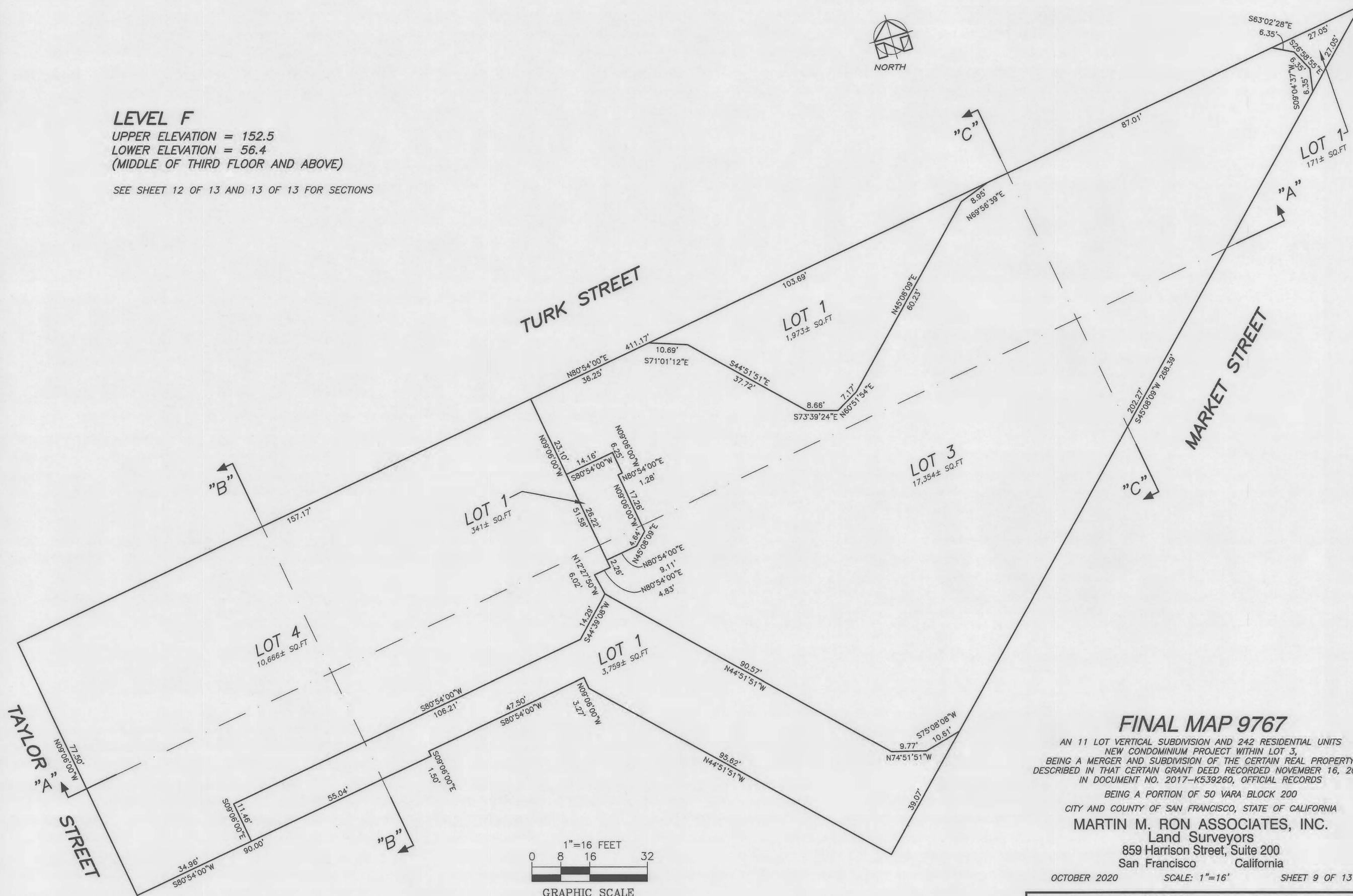
OCTOBER 2020 SCALE: 1"=16' SHEET 8 OF 13

APNs: 0342-001, 002, 004 & 014 950-974 MARKET STREET

LEVEL F

UPPER ELEVATION = 152.5
 LOWER ELEVATION = 56.4
 (MIDDLE OF THIRD FLOOR AND ABOVE)

SEE SHEET 12 OF 13 AND 13 OF 13 FOR SECTIONS



FINAL MAP 9767

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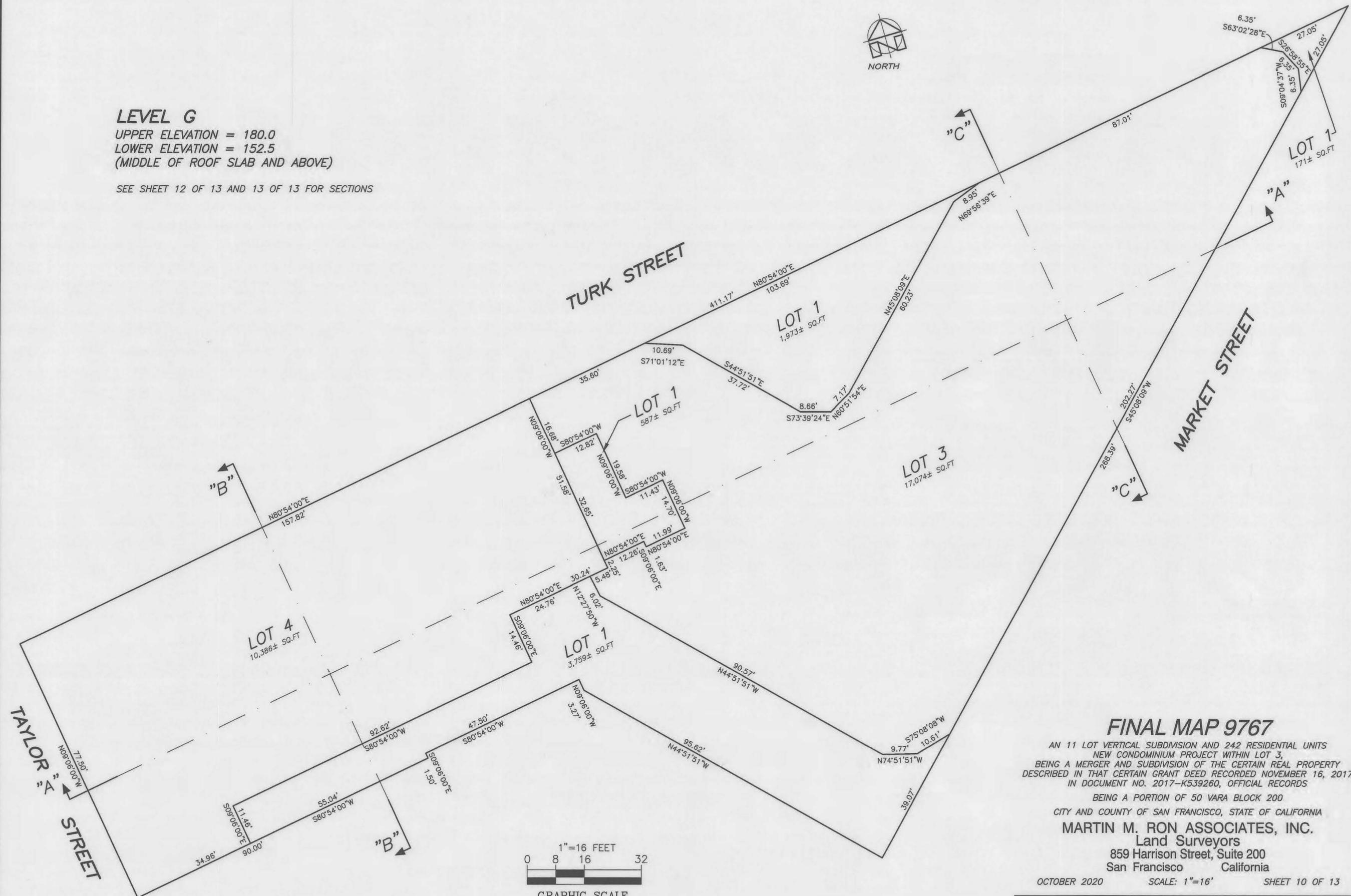
OCTOBER 2020 SCALE: 1"=16' SHEET 9 OF 13

APNs: 0342-001, 002, 004 & 014 950-974 MARKET STREET

LEVEL G

UPPER ELEVATION = 180.0
LOWER ELEVATION = 152.5
(MIDDLE OF ROOF SLAB AND ABOVE)

SEE SHEET 12 OF 13 AND 13 OF 13 FOR SECTIONS



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CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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San Francisco California

OCTOBER 2020 SCALE: 1"=16' SHEET 10 OF 13

APNs: 0342-001, 002, 004 & 014

950-974 MARKET STREET

LEVEL H

UPPER ELEVATION = INFINITY
LOWER ELEVATION = 180.0
(ABOVE HIGH ROOF SLAB)

SEE SHEET 12 OF 13 AND 13 OF 13 FOR SECTIONS

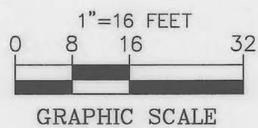


TURK STREET

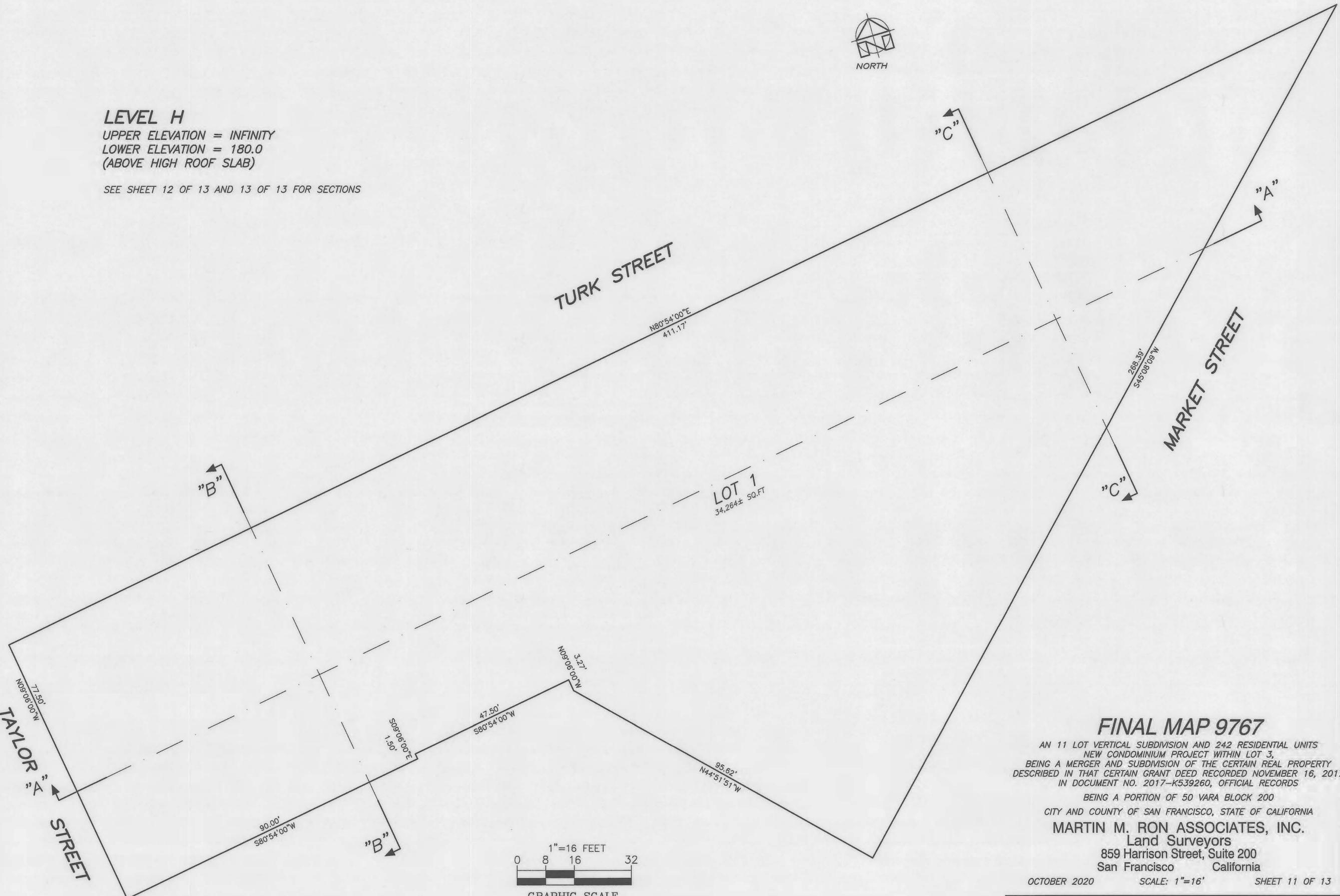
MARKET STREET

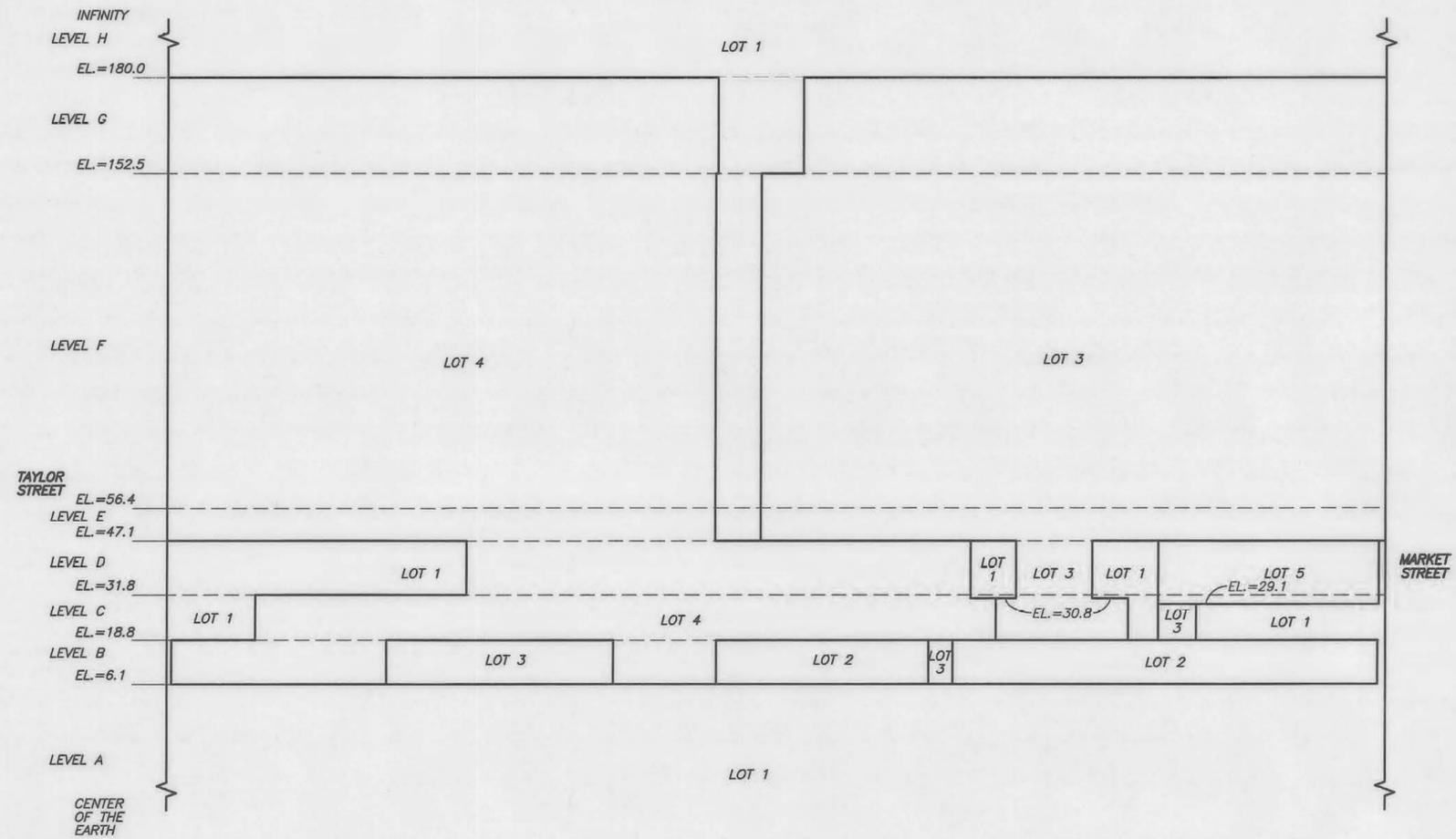
TAYLOR STREET

LOT 1
34,264± SQ.FT

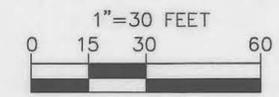


FINAL MAP 9767
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OCTOBER 2020 SCALE: 1"=16' SHEET 11 OF 13
APNs: 0342-001, 002, 004 & 014 950-974 MARKET STREET





SECTION "A"-"A"



GRAPHIC SCALE

FINAL MAP 9767

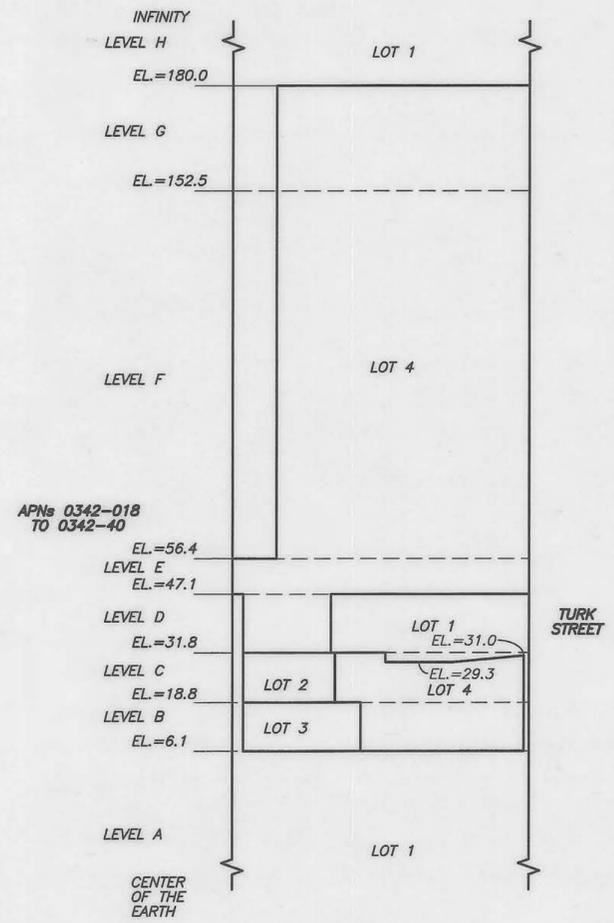
AN 11 LOT VERTICAL SUBDIVISION AND 242 RESIDENTIAL UNITS
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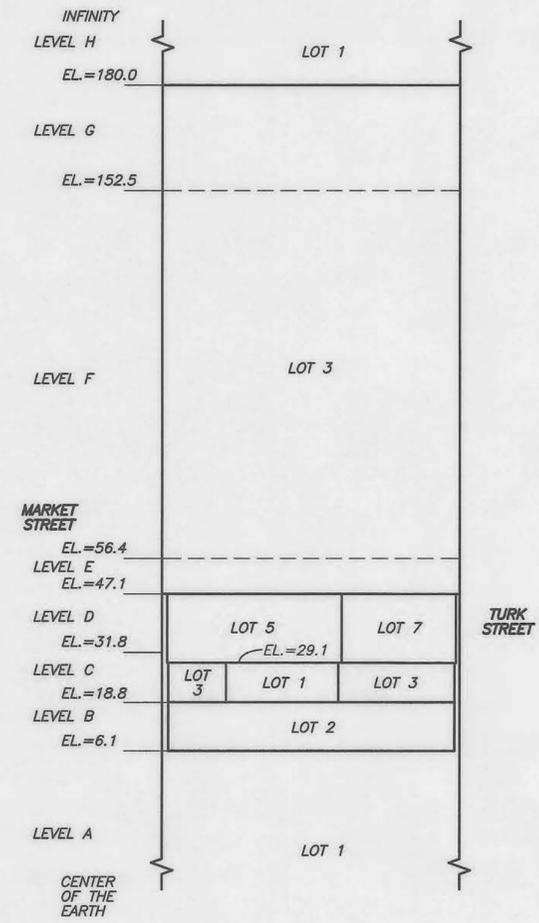
MARTIN M. RON ASSOCIATES, INC.
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OCTOBER 2020 SCALE: 1"=30' SHEET 12 OF 13

APNs: 0342-001, 002, 004 & 014 950-974 MARKET STREET

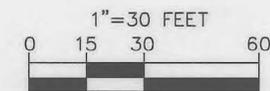


SECTION "B"-"B"



SECTION "C"-"C"

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11
LEVEL	APN 0342-042	APN 0342-043	APN 0342-044	APN 0342-045	APN 0342-046	APN 0342-047	APN 0342-048	APN 0342-049	APN 0342-050	APN 0342-051	APN 0342-052
A	34,264	0	0	0	0	0	0	0	0	0	0
B	3,595	18,734	4,789	7,146	0	0	0	0	0	0	0
C	8,117	8,612	6,067	11,468	0	0	0	0	0	0	0
D	7,444	1,235	2,512	12,967	2,722	1,199	1,857	1,057	488	899	1,884
E	4,176	0	17,309	12,779	0	0	0	0	0	0	0
F	6,244	0	17,354	10,666	0	0	0	0	0	0	0
G	6,804	0	17,074	10,386	0	0	0	0	0	0	0
H	34,264	0	0	0	0	0	0	0	0	0	0
TOTAL:	104,908	28,581	65,105	65,412	2,722	1,199	1,857	1,057	488	899	1,884



GRAPHIC SCALE

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