

File No. 161189

Committee Item No. _____
Board Item No. 50

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____
Board of Supervisors Meeting

Date: _____
Date: November 15, 2016

Cmte Board

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

(Click the text below for a direct link to the document)

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 185380 - October 20, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Ten Map Review - September 17, 2015</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>TTX Tax Certifications - October 14, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>OCII Memo - June 22, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u> |

Prepared by: John Carroll
Prepared by: _____

Date: November 10, 2016
Date: _____

1 [Final Map 8679 - 245-1st Street]

2

3 **Motion approving Final Map 8679, a 16 lot vertical subdivision and a maximum of 124**
4 **residential unit condominium project, located at 245-1st Street, being a subdivision of**
5 **Assessor's Parcel Block No. 3737, Lot No. 040, and adopting findings pursuant to the**
6 **General Plan, and the eight priority policies of Planning Code, Section 101.1.**

7

8 MOVED, That the certain map entitled "FINAL MAP 8679," a 16 lot vertical subdivision
9 and a maximum of 124 residential unit condominium project, located at 245-1st Street, being
10 a subdivision of Assessor's Parcel Block No. 3737, Lot No. 040, comprising 33 sheets,
11 approved October 20, 2016, by Department of Public Works Order No. 185380 is hereby
12 approved and said map is adopted as an Official Final Map 8679; and, be it

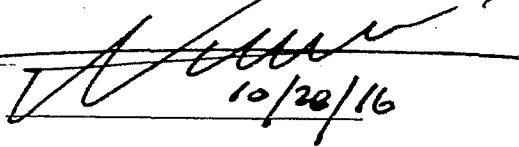
13 FURTHER MOVED, That the Board of Supervisors adopts as its own and incorporates
14 by reference herein as though fully set forth the findings made by the Planning Department,
15 by its letter dated September 17, 2015, that the proposed subdivision is consistent with the
16 objectives and policies of the General Plan, and the eight priority policies of Planning Code,
17 Section 101.1; and, be it

18 FURTHER MOVED, That the Board of Supervisors adopts as its own and incorporates
19 by reference herein as though fully set forth the findings made by the Office of Community
20 Investment and Infrastructure recommending that the City approve the subject Final Map, by
21 its letter dated June 22, 2016; and, be it

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

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

4
5 RECOMMENDED:

6 
7 10/20/16

8 Mohammed Nuru
9 Director of Public Works

DESCRIPTION APPROVED:

10 
11

12 Bruce R. Storrs, PLS
13 City and County Surveyor
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TENTATIVE MAP DECISION

Date: June 3, 2015


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

Attention: Mr. Scott F. Sanchez

Project ID: 8679			
Project Type:		16 Lot Vertical Subdivision and 124 Units New Construction Condominium Project	
Address#	StreetName	Block	Lot
250 - 278	FREMONT ST	3737	005
245 - 291	01ST ST	3737	012
245	01ST ST	3737	027
Tentative Map Referral			

Please review and respond to this referral within 30 days in accordance with the Subdivision Map Act.

Sincerely,

 Digitally signed by Paul Mabry
 Date: 2015.06.03 16:06:33 -07'00'

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

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class , CEQA Determination Date , based on the attached checklist.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

See attached CEQA Findings

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 reason(s):

PLANNING DEPARTMENT

Signed Digitally signed by Carly Grob
 DN: cn=Carly Grob, o=City and County of San Francisco, email=carly.grob@sfplanning.org, c=US
 Date: 2015.06.18 10:14:21 -0700

Date

Planner's Name

for, Scott F. Sanchez, Zoning Administrator



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion 18628

Hearing Date: May 24, 2012
Case No.: 2007.0558E and 2008.0789E
Project Address: Transit Center District Plan and Transit Tower
Zoning: P; C-3-O; C-3-O(SD); C-3-S; TB-DTR
Various Height and Bulk Districts
Block/Lot: Multiple; 3720/001 (Transit Tower)
Project Sponsor: San Francisco Planning Department and Transbay Joint Powers Authority
Staff Contact: Sarah Jones – (415) 575-9034
Sarah.b.jones@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED AREA PLAN AND ASSOCIATED REZONING OF 145 ACRES ROUGHLY BOUNDED BY MARKET STREET, STEUART STREET, FOLSOM STREET, AND A LINE EAST OF THIRD STREET, AND FOR CONSTRUCTION OF AN OFFICE TOWER UP TO 1,070 FEET TALL ON THE SOUTH SIDE OF MISSION STREET BETWEEN FREMONT STREET AND FIRST STREET.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby CERTIFIES the Final Environmental Impact Report identified as Case No. 2007.0558E and 2008.0789E, Transit Center District Plan and Transit Tower (hereinafter "Project") (State Clearinghouse No. 2008072073), based upon the following findings:

1. The City and County of San Francisco, acting through the Planning Department (hereinafter "Department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 *et seq.*, hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 *et seq.*, hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").
 - A. The Department determined that an Environmental Impact Report (hereinafter "EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation on July 20, 2008.
 - B. On September 28, 2011, the Department published the Draft Environmental Impact Report (hereinafter "DEIR") and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice.
 - C. Notices of availability of the DEIR and of the date and time of the public hearing were posted in the project area by Department staff on September 28, 2011.

www.sfplanning.org

Updated 12/3/08

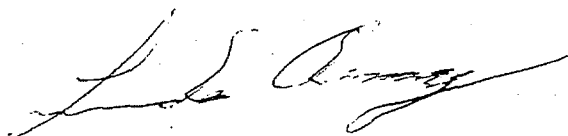
- D. On September 28, 2011, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, to adjacent property owners, and to government agencies, the latter both directly and through the State Clearinghouse.
- E. Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on September 28, 2011.
2. The Commission held a duly advertised public hearing on said DEIR on November 3, 2011 at which opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on November 28, 2011.
3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 61-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, addressed changes to the proposed project, and corrected errors in the DEIR. This material was presented in a Draft Comments and Responses document, published on May 10, 2012, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.
4. A Final Environmental Impact Report (hereinafter "FEIR") has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the Comments and Responses document all as required by law.
5. Project EIR files have been made available for review by the Commission and the public. These files are available for public review at the Department at 1650 Mission Street, Suite 400, and are part of the record before the Commission.
6. On May 24, 2012, the Commission reviewed and considered the FEIR and hereby does find that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
7. The Planning Commission hereby does find that the FEIR concerning File No. 2007.0558E and 2008.0789E, Transit Center District Plan and Transit Tower, reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Comments and Responses document contains no significant revisions to the DEIR, and hereby does CERTIFY THE COMPLETION of said FEIR in compliance with CEQA and the CEQA Guidelines.
8. The Commission, in certifying the completion of said FEIR, hereby does find that the project described in the EIR, including both the Transit Center District Plan and Transit Tower:
 - A. Will have a significant project-specific effect on the environment by altering public views of the Plan area from key long-range vantage points (visual); changing zoning controls in the Plan area in a manner that could result in adverse impacts to historic resources through demolition or substantial alteration (cultural resources); resulting in traffic growth that would adversely affect

local intersection operation (transportation); causing a substantial increase in transit demand that could not be accommodated by adjacent capacity (transportation); resulting in a substantial increase in transit delays (transportation); creating a volume of pedestrian activity that would cause pedestrian level of service to deteriorate (transportation); resulting in development that would create potentially hazardous conditions for pedestrians and bicyclists (transportation); resulting in a loading demand that could not be accommodated within on-site or on-street loading areas (transportation); resulting in construction activity that would result in disruption of circulation (transportation); creating noise levels in excess of standards and introducing sensitive receptors in areas with high noise levels (noise); exposing sensitive receptors to high levels of particulate matter and toxic air contaminants (air quality); resulting in construction-period emissions of criteria air pollutants and dust (air quality); creating shadow that could adversely affect the use of various parks and open spaces (shadow); and

- B. Will have a significant cumulative effect on the environment in that it would, in combination with other reasonably foreseeable probable future projects, alter the visual character of greater Downtown and alter public views of and through Downtown (visual resources); adversely affect historical resources (cultural resources); contribute to congested conditions at the Fourth/Harrison and First/Harrison freeway on-ramps (transportation); result in cumulative noise impacts (noise); result in cumulative air quality impacts (air quality); and create new shadow that would adversely affect the use of various parks and open spaces (shadow).

9. The Planning Commission reviewed and considered the information contained in the FEIR prior to approving the Project.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of May 24, 2012.



Linda Avery
Commission Secretary

AYES: ANTONINI, BORDEN, FONG, WU

NOES: MOORE

ABSENT: MIGUEL

RECUSED: SUGAYA

ADOPTED: May 24, 2012

328246.1



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. 18629

HEARING DATE MAY 24, 2012

Date: May 24, 2012
Case No.: 2007.0558EMTZU
Project: *Transit Center District Plan –
Adoption of CEQA Findings*
Staff Contact: Joshua Switzky - (415) 575-6815
joshua.switzky@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING ENVIRONMENTAL FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND STATE GUIDELINES IN CONNECTION WITH THE ADOPTION OF THE TRANSIT CENTER DISTRICT PLAN AND RELATED ACTIONS NECESSARY TO IMPLEMENT SUCH PLAN.

WHEREAS, the Planning Department, the Lead Agency responsible for the implementation of the California Environmental Quality Act ("CEQA") has undertaken a planning and environmental review process for the proposed Transit Center District Plan and provided appropriate public hearings before the Planning Commission.

In 1985, the City adopted the Downtown Plan into the General Plan to guide growth in the Downtown area. Recognizing the potential for transit-oriented growth in the vicinity of the Transbay Terminal south of Market Street, the Downtown Plan called for concentrating the City's greatest densities and building heights in this area, as well as creating a system to transfer development rights from other parts of the downtown to this area.

Since the adoption of the Downtown Plan several major infrastructure changes have happened or are being undertaken. The Embarcadero Freeway was removed following the 1989 Loma Prieta earthquake, allowing for the renovation of the waterfront and rethinking of the southern side of the downtown. The City and region have embarked on a multi-billion dollar investment in improving and expanding transit infrastructure, further enhancing the transit accessibility of the area, through construction of a new Transbay Transit Center on the site of the former Transbay Terminal and an extension of intra-city rail from the current terminus at 4th and King Streets into the Transit Center. This is the single largest investment in public transit in San Francisco since the construction of BART in the early 1970s. In 2005 the City adopted the Transbay Redevelopment Plan to direct funding toward the Transit Center project and direct the redevelopment of underutilized publicly-owned lands, primarily those that formerly housed the Embarcadero Freeway, into a new high-density residential neighborhood.

In 2006, a Mayor's Interagency Working Group published a report calling for the City to investigate further land use studies around the Transit Center as to whether building densities and heights could be increased further in recognition of the transit investment and as to whether such growth could be leveraged to generate substantial new revenues to help fund the full Transit Center project, including the Downtown Rail Extension.

In 2007, the Planning Department initiated a public planning effort called the Transit Center District Plan, focused on the area roughly bounded by Market Street, Embarcadero, Folsom Street, and Hawthorne Street, whose five fundamental goals were to:

- (1) Build on the General Plan's Urban Design Element and Downtown Plan, establishing controls, guidelines and standards to advance existing policies of livability, as well as those that protect the unique quality of place;
- (2) Capitalize on major transit investment with appropriate land use in the downtown core, with an eye toward long-term growth considerations;
- (3) Create a framework for a network of public streets and open spaces that support the transit system, and provides a wide variety of public amenities and a world-class pedestrian experience;
- (4) Generate financial support for the Transit Center project, district infrastructure, and other public improvements; and
- (5) Ensure that the Transit Center District is an example of comprehensive environmental sustainability in all regards.

The Planning Department held numerous public workshops and worked with consultants throughout 2008 and 2009, resulting in the publication of a Draft Transit Center District Plan in November 2009. In April 2012 the Planning Department published a Plan Addendum revising and clarifying aspects of the Draft Plan.

The Transit Center District Plan ("the Plan"), a sub-area plan of the Downtown Plan, supports and builds on the Downtown Plan's vision for the area around the Transbay Transit Center as the heart of the new downtown. The Plan enhances and augments the Downtown Plan's patterns of land use, urban form, public space, circulation, and historic preservation, and makes adjustments to this specific sub-area based on today's understanding of the issues and constraints facing the area, particularly in light of the Transit Center project. The Plan's core recommendations include:

- Increasing allowable density and strategic increases to height limits in the Plan area to increase the transit-oriented growth capacity of the area while recognizing the importance of these buildings with respect to city form and impacts to the immediate and neighboring districts;
- Ensuring that major development sites incorporate commercial space in order to preserve the job growth capacity for the downtown;
- Enhancing the public realm and circulation system to accommodate growth and provide a world-class pedestrian experience, including widening sidewalks, providing dedicated transit lanes, augmenting the bicycle network, adding signalized mid-block crosswalks, and converting certain alleys into pedestrian plazas;

- Identifying and funding opportunities for new public open space and improved access to planned spaces, including at 2nd/Howard, Transbay Park, Mission Square and City Park on the roof of the Transit Center, as well as providing additional funding for park improvements in the downtown outside of the Plan area;
- Enlarging the New Montgomery-2nd Street Conservation District and updating individual resource ratings based on a newly-adopted survey;
- Identifying opportunities to explore advanced district-level energy and water utility systems to improve environmental performance beyond individual buildings; and
- Adopting a funding program including two new key revenue mechanisms – impact fees and a Mello-Roos Community Facilities District – to ensure that new development contributes substantially toward the implementation of necessary public infrastructure, including the Transit Center/Downtown Extension project.

The San Francisco Planning Department is seeking to adopt and implement the Transit Center District Plan. The core policies and supporting discussion in the Plan have been incorporated into a Sub-Area Plan proposed to be added to the Downtown Plan. The Sub-Area Plan, together with other General Plan, Planning Code, Zoning Map, and Administrative Code Amendments, and approval of an Implementation Document provide a comprehensive set of policies, regulatory controls and implementation programming to realize the vision of the Plan.

The actions listed in Attachment A hereto (“Actions”) are part of a series of considerations in connection with the adoption of the Transit Center District Plan and various implementation actions (“Project”), as more particularly described in Attachment A hereto.

The Planning Department determined that an Environmental Impact Report (hereinafter “EIR”) was required for the proposed Transit Center District Plan and provided public notice of that determination by publication in a newspaper of general circulation on July 20, 2008.

Notices of availability of the DEIR and of the date and time of the public hearing were posted in the project area by Department staff on September 28, 2011.

On September 28, 2011, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, to adjacent property owners, and to government agencies, the latter both directly and through the State Clearinghouse.

Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on September 28, 2011.

The Commission held a duly advertised public hearing on said DEIR on November 3, 2011 at which opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on November 28, 2011.

The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 60 day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in a Draft Comments and Responses document, published on May 10, 2012, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.

A Final Environmental Impact Report (hereinafter "FEIR") was prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the Comments and Responses document all as required by law.

The Planning Commission, on May 24, 2012, by Motion No. 18628 reviewed and considered the FEIR and found that the contents of said report and the procedures through which the FEIR was prepared, publicized and reviewed complied with the provisions of CEQA, the CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code.

Also by Motion No. 18628, the Planning Commission, finding that the FEIR was adequate, accurate and objective, reflected the independent judgment of the Planning Commission and that the Comments and Responses document contains no significant revisions to the DEIR, adopted findings of significant impacts associated with the Project and certified the completion of the FEIR for the Project in compliance with CEQA and the CEQA Guidelines.

The Planning Department prepared proposed Findings, as required by CEQA, including mitigation measures and significant environmental impacts analyzed in the FEIR, adoption of such measures, rejection of alternatives, and overriding considerations for approving the Project, including all of the actions listed in Attachment A hereto, and a proposed mitigation monitoring and reporting program, attached as Exhibit 1 to Attachment A. These materials were made available to the public and this Planning Commission for the Planning Commission's review, consideration, and actions.

THEREFORE BE IT RESOLVED, that the Planning Commission has reviewed and considered the FEIR and hereby adopts the Project Findings attached hereto as Attachment A, including adoption of Exhibit 1, the mitigation monitoring and reporting program, and imposition of those mitigation measures in that are within the Planning Commission jurisdiction as project conditions, and incorporates the same herein by this reference.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of May 24, 2012.

Linda D. Avery

Motion No. 18629
Hearing Date: May 24, 2012

CASE NO. 2007.0558EMTZU
Adoption of CEQA Findings Related to the
Transit Center District Plan and Related Actions

Commission Secretary

AYES: Commissioners Fong, Wu, Antonini, Borden, and Sugaya

NOES: Commissioner Moore

ABSENT: Commissioner Miguel

ADOPTED: May 24, 2012



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

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

Block No. 3737 Lot No. 040

Address: 245 1St St

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

David Augustine, Tax Collector

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

Dated this 14th day of October. This certificate is valid for the earlier of 60 days from this date or December 31, 2016. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.

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

Property Tax Section



José Cisneros, Treasurer

CERTIFICATE SHOWING TAXES A LIEN, BUT NOT YET DUE

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

Block No. 3737 Lot No. 040

Address: 245 1St St

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

Map: \$71,000,000

Established or estimated tax rate: 1.2000%

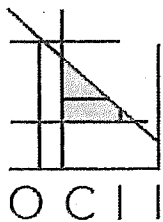
Estimated taxes liened but not yet due: \$852,000.00

Amount of Assessments not yet due: \$810.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 14th day of October. This certificate is valid for the earlier of 60 days from this date or December 31, 2016. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



office of
COMMUNITY INVESTMENT
and INFRASTRUCTURE

122-0272016-197

June 22, 2016

Bruce Storrs
Department of Public Works
Office of the City and County Surveyor
1155 Market Street, 3rd Floor
San Francisco, CA 94103

Re: Block 8 Consistency Determination Letter

Dear Mr. Storrs:

In compliance with the California Subdivision Map Act, the San Francisco Subdivision Code, the San Francisco Subdivision Regulations, and all amendments thereto, and the Tentative Map draft Conditions of Approval for Final Map No. 8679, the Office of Community Investment and Infrastructure has reviewed the pending Application for Assessor's Parcel Number 3737-040, including the Tentative Subdivision Map contained therein and finds that the proposed Final Map for Subdivision 8679, is consistent with the schematic design as approved by the Commission on Community Investment and Infrastructure on April 21, 2015.

Thank you for your assistance on this matter.

Edwin M. Lee
MAYOR

Tiffany Bohee
EXECUTIVE DIRECTOR

Mara Rosales
CHAIR

Miguel Bustos
Marily Mondejar
Leah Pimentel
Darshan Singh
COMMISSIONERS

Regards,


Tiffany Bohee
Executive Director

CC: Shane Hart, OCII, Project Manager, Transbay

One S. Van Ness Ave.
5th Floor
San Francisco, CA
94103

415 749 2400

www.sfocii.org



BOARD OF SUPERVISORS
SAN FRANCISCO

2016 OCT 31 AM 9:43

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



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 185380

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

APPROVING FINAL MAP 8679, 245 FIRST STREET, A 16 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 124 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 040 IN ASSESSORS BLOCK NO. 3737.

A 16 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 124 RESIDENTIAL UNIT CONDOMINIUM PROJECT

The City Planning Department in its letter dated September 17, 2015, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

Also, the Office of Community Investment and Infrastructure in its letter dated June 22, 2016, confirmed that the map has complied with the Agency's conditions of approval issued April 21, 2015, and recommends approval of Final Map 8679.

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

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 8679", each comprising 33 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 September 17, 2015, 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.
5. One (1) copy of the letter dated June 22, 2016, from the Office of Community Investment and Infrastructure recommending the City approve the subject Final Map.

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



San Francisco Public Works
Making San Francisco a beautiful, livable, vibrant, and sustainable city.

RECOMMENDED:

APPROVED:

10/20/2016

10/20/2016

X Bruce R. Storrs

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

X

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



San Francisco Public Works
Making San Francisco a beautiful, livable, vibrant, and sustainable city.

TAX STATEMENT:

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

DATED _____ DAY OF _____, 20__.

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

CLERK'S STATEMENT:

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____ ADOPTED _____, 20__ APPROVED THIS MAP ENTITLED "FINAL MAP 8679" AND ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO COMPLETION AND ACCEPTANCE, THE OFFERS OF DEDICATION AND IMPROVEMENTS IDENTIFIED IN THE OWNER'S STATEMENT.

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

BY: _____ DATE: _____
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVALS:
THIS MAP IS APPROVED THIS 20 DAY OF OCTOBER, 2016
BY ORDER NO. 185380

BY: _____ DATE: _____

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

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY

BY: _____

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL:

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

CITY AND COUNTY SURVEYOR'S STATEMENT:

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

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

BY: Bruce R. Storrs DATE: OCTOBER 24 2016
BRUCE R. STORRS L.S. 6914



SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF 18 URBAN HOUSING ASSOCIATES, LLC ON FEBRUARY 1, 2015. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: Benjamin B. Ron DATE: 10-17-16

BENJAMIN B. RON
PLS No. 5015



RECORDER'S CERTIFICATE OR STATEMENT:

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

SIGNED: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 8679

A 18 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 124 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY SHOWN AS PARCEL A ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 28, 2015, IN BOOK 128 OF PARCEL MAPS, PAGES 197-198, ALSO BEING A PORTION OF 100 YAVA BLOCK 342.

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

OCTOBER 2016 SHEET 1 OF 33

11521

11522

OWNER'S STATEMENT

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

WE HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE CITY AND COUNTY OF SAN FRANCISCO A PUBLIC SIDEWALK EASEMENT AND SIDEWALK IMPROVEMENTS OVER THE AREA SHOWN ON THE MAP SUBJECT TO THE EASEMENT AGREEMENT.

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

OWNER: TR URBAN HOUSING ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: Gregory Vilen
TITLE: PRESIDENT

OWNER'S ACKNOWLEDGEMENT

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

STATE OF California
COUNTY OF San Francisco
ON October 17, 2016 BEFORE ME,
Ruth Emene Foss

NOTARY PUBLIC, PERSONALLY APPEARED
Greg Vilen

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES AND 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. 0129558

MY COMMISSION EXPIRES: 10/19/19

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

FINAL MAP 8679

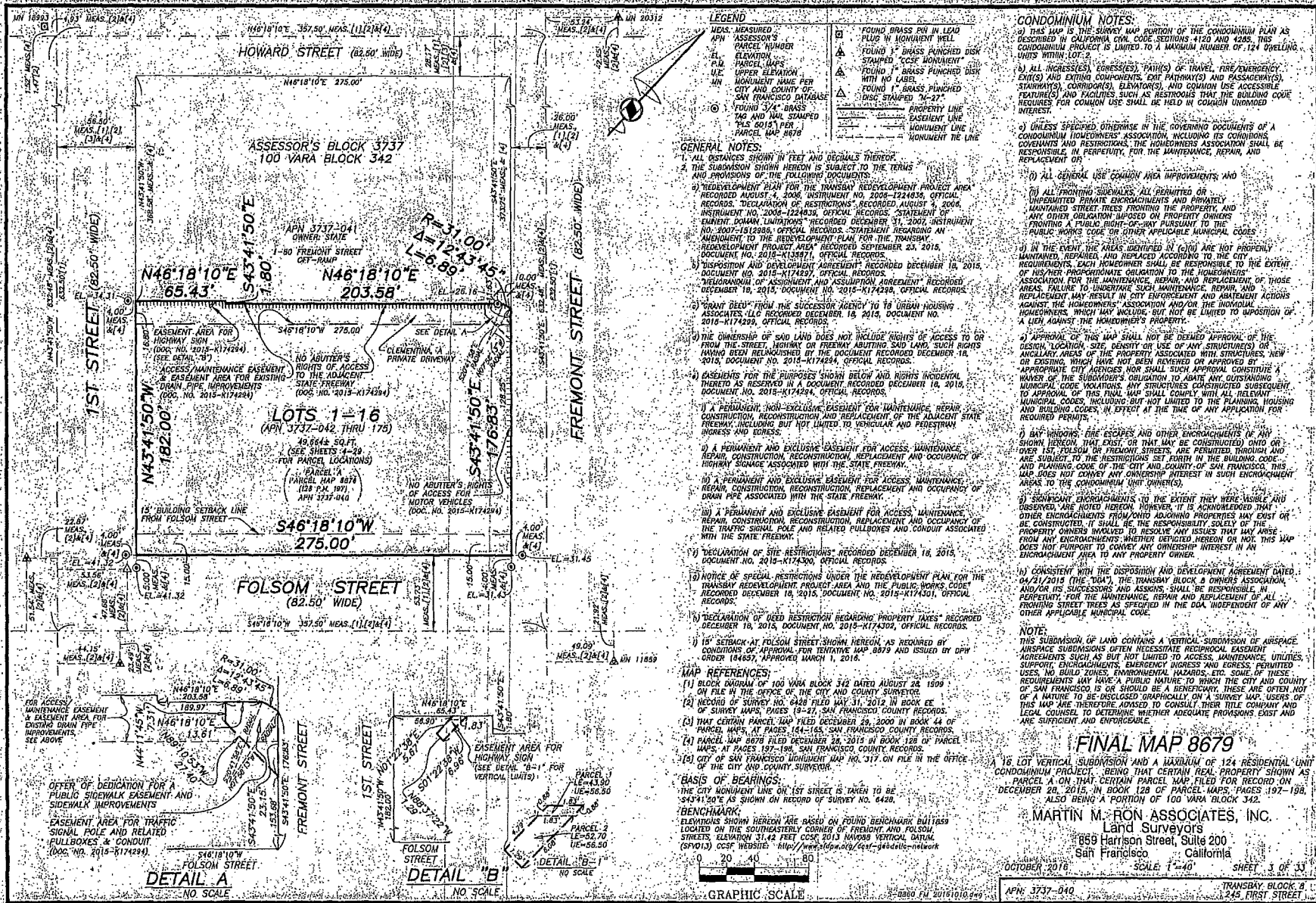
A 16 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 124 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY SHOWN AS PARCEL A ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 28, 2015, IN BOOK 128 OF PARCEL MAPS, PAGES 197-198, ALSO BEING A PORTION OF 100 YARD BLOCK 542.

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

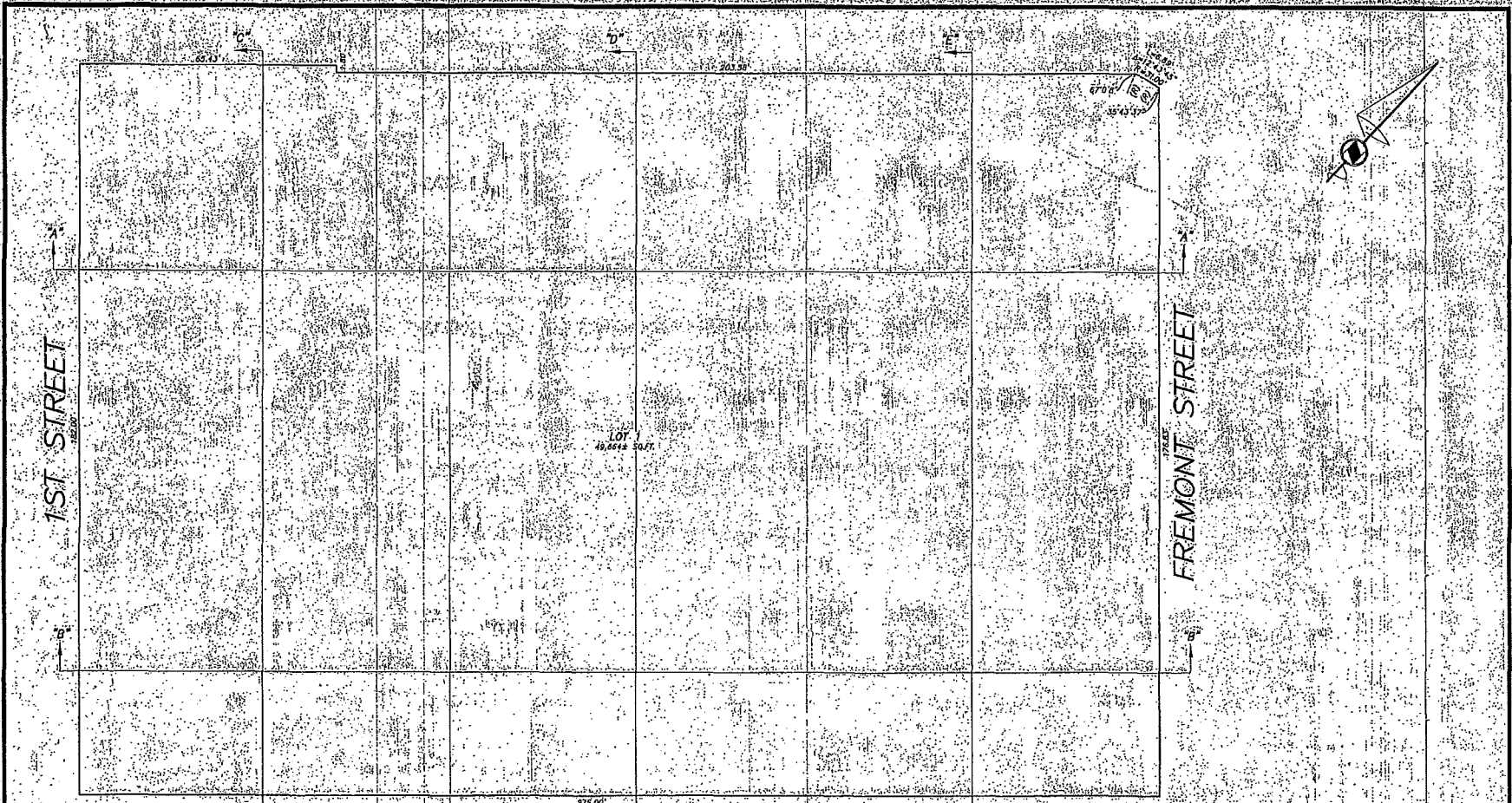
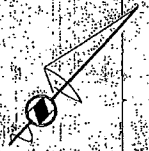
OCTOBER 2016 SHEET 2 OF 3

TRANSBAY BLOCK B
1245 FIFTH STREET

APN: 3737-040



11524

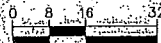


LEVEL A
UPPER ELEVATION = ±10.42
LOWER ELEVATION = CENTER OF THE EARTH

LEGEND
(M) RADIAL

FOLSOM STREET

SEE SECTIONS ON SHEETS J0 TO J2



GRAPHIC SCALE

FINAL MAP 8679

A 16 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 121 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY SHOWN AS PARCEL A ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 28, 2015, IN BOOK 128 OF PARCEL MAPS, PAGES 197-198, ALSO BEING A PORTION OF 100 VARA BLOCK 342.

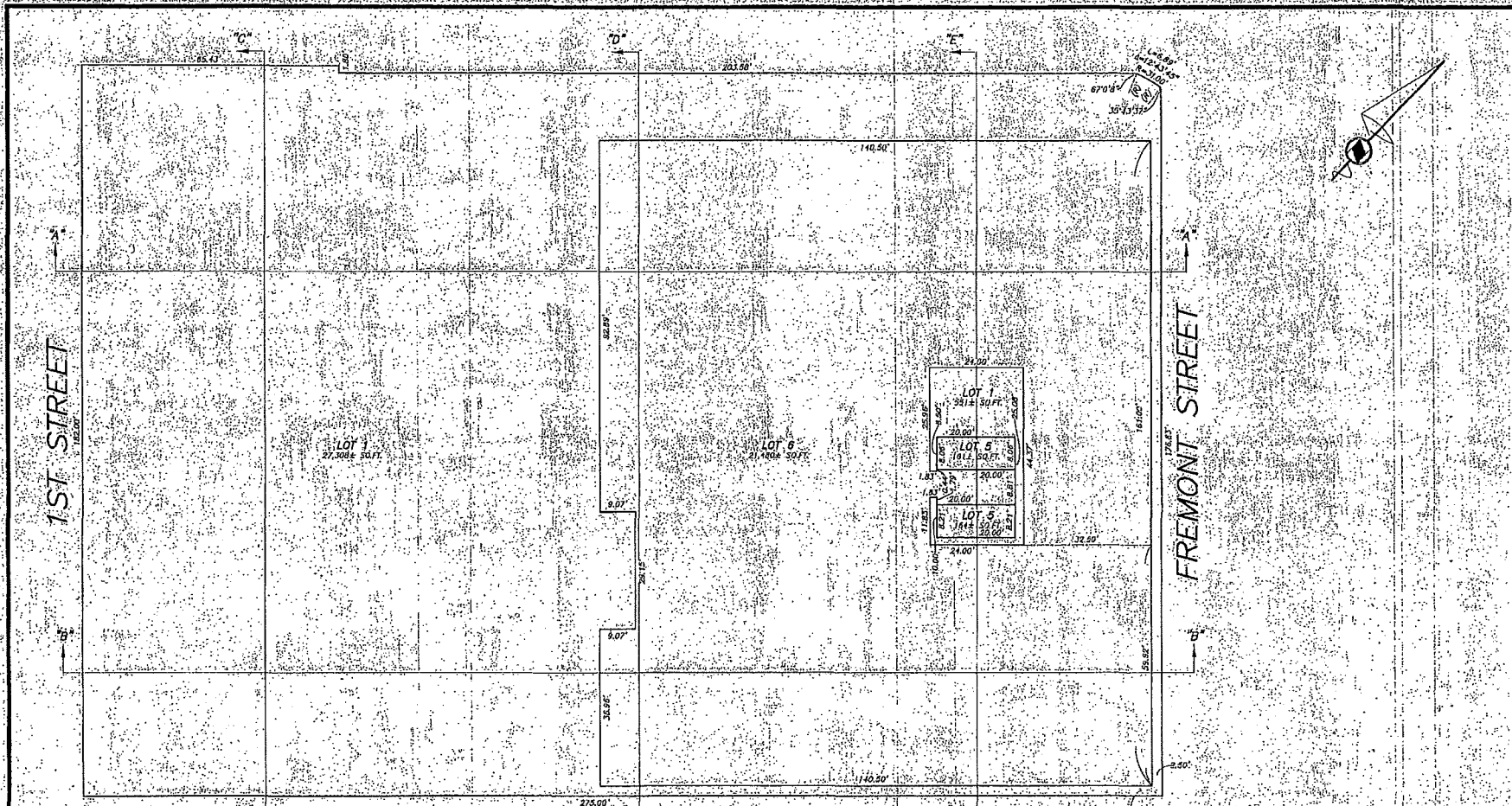
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco, California

OCTOBER 2016 SCALE: 1"=16' SHEET 4 OF 33

APN: 3737-040

TRANSBAY BLOCK B
245 FIRST STREET

11525



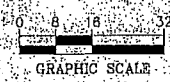
LEVEL B
 UPPER ELEVATION = 6.25
 LOWER ELEVATION = -10.42

LEGEND
 (N) BOUNDARY LINE

FOLSOM STREET

FREMONT STREET

SEE SECTIONS ON SHEETS 30 TO 32



FINAL MAP 8679

A 16 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 124 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY SHOWN AS PARCEL A ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 28, 2015, IN BOOK 128 OF PARCEL MAPS, PAGES 197-198, ALSO BEING A PORTION OF 100 WARD BLOCK 342.

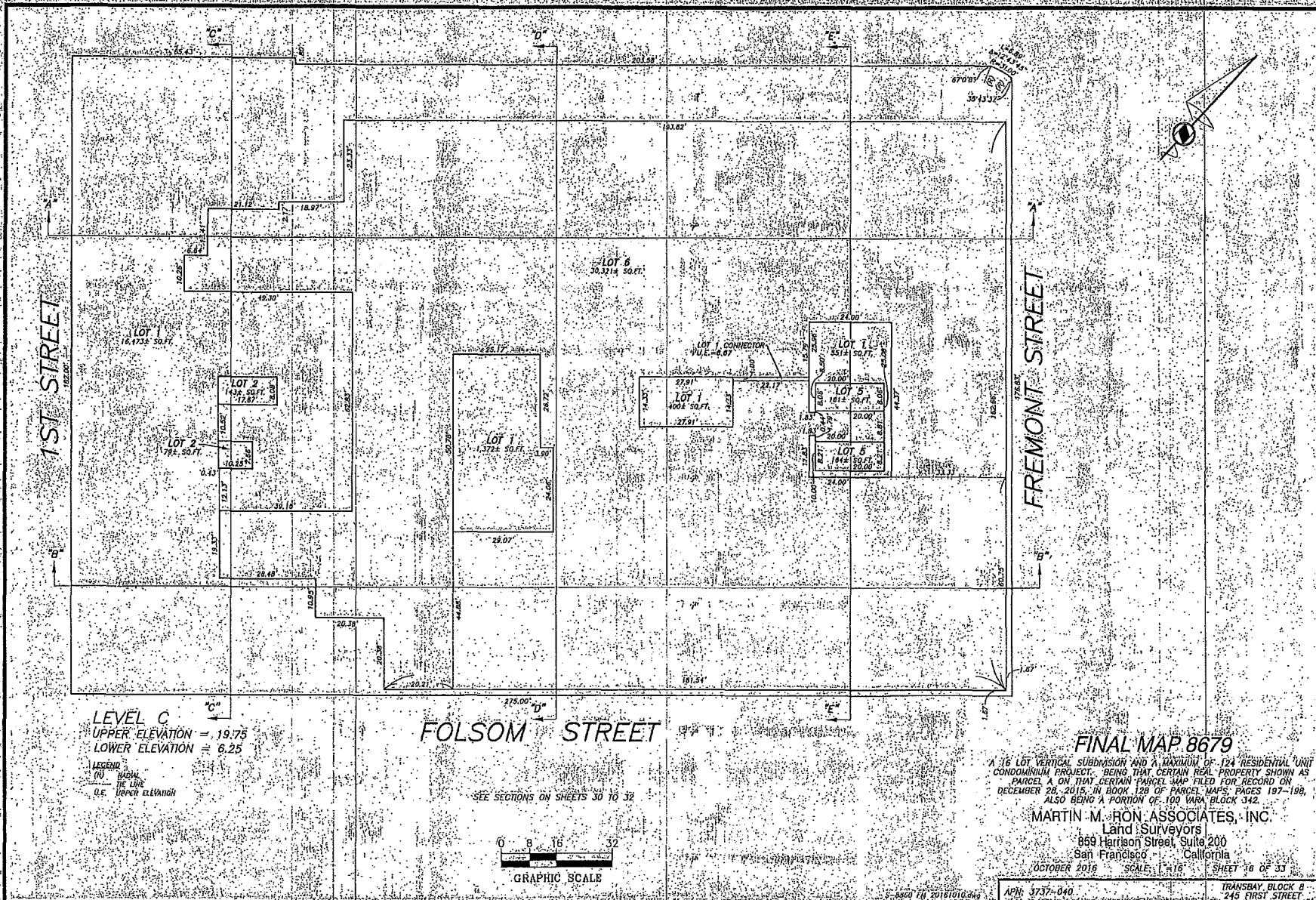
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco, California

OCTOBER 2016 SCALE: 1"=16' SHEET 1 OF 33

APN: 3737-040

TRANSBAY BLOCK B
 245 FIRST STREET

11526

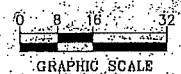


LEVEL C
 UPPER ELEVATION = 19.75
 LOWER ELEVATION = 6.25

LEGEND
 (Symbol) BOUNDARY
 (Symbol) ELEVATION
 (Symbol) U.O.E. UPPER ELEVATION

FOLSOM STREET

SEE SECTIONS ON SHEETS 30 TO 32



FREMONT STREET

FINAL MAP 8679

A 16 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 124 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY SHOWN AS PARCEL A ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 28, 2015, IN BOOK 128 OF PARCEL MAPS, PAGES 197-198, ALSO BEING A PORTION OF 100 VARI BLOCK 342.

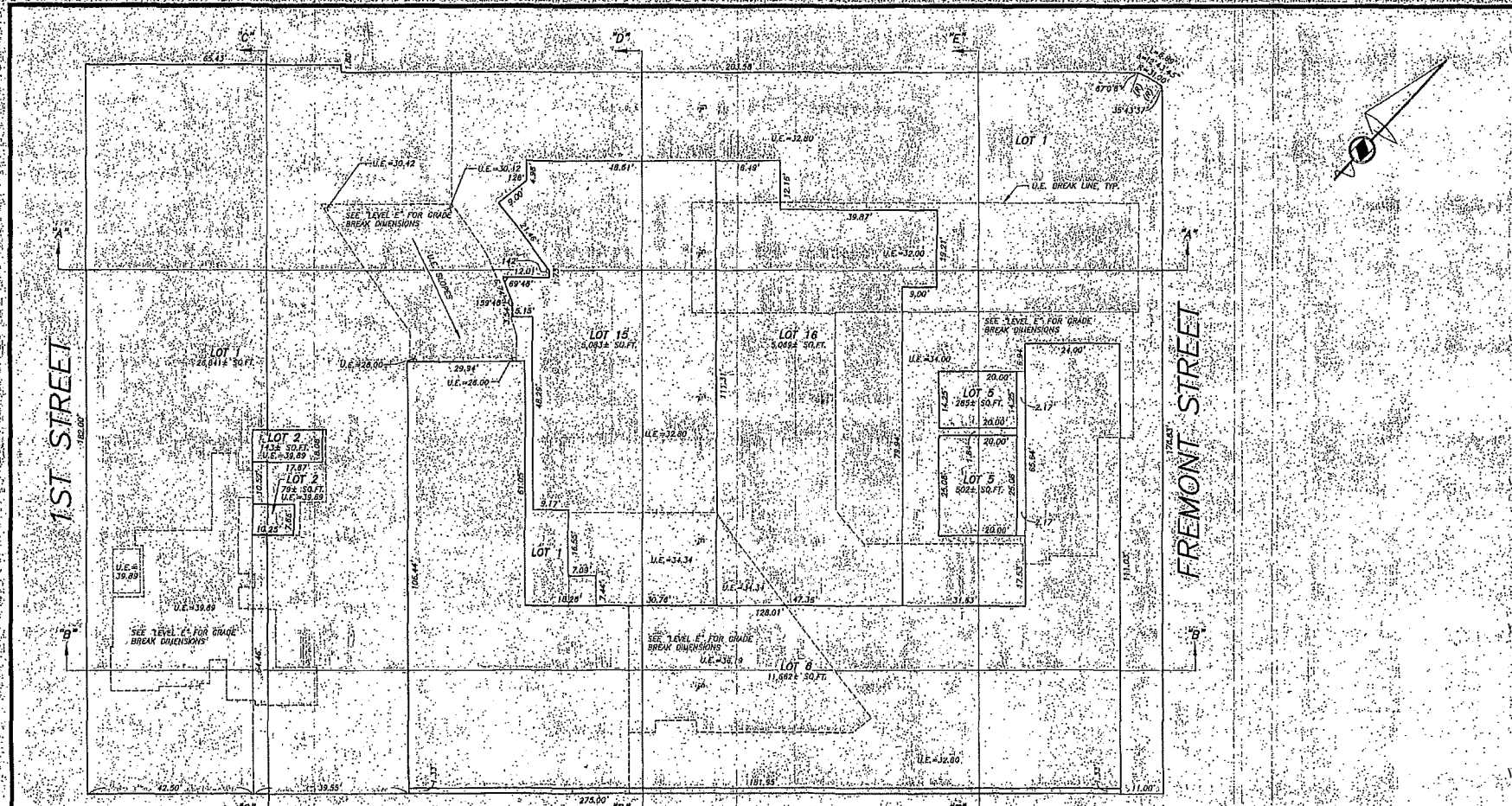
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco, California

OCTOBER 2016 SCALE: 1"=16' SHEET 18 OF 33

APN: 3737-040

TRANSBAY, BLOCK B - 245 FIRST STREET

1527



LEVEL D
 UPPER ELEVATION = 36.62 (EXCEPT AS SHOWN)
 LOWER ELEVATION = 19.75

FOLSOM STREET

LEGEND
 (N) BOUNDARY
 --- TIE LINE
 --- UPPER ELEVATION BREAK LINE
 U.E. UPPER ELEVATION

SEE SECTIONS ON SHEETS 30 TO 32



FINAL MAP 8679

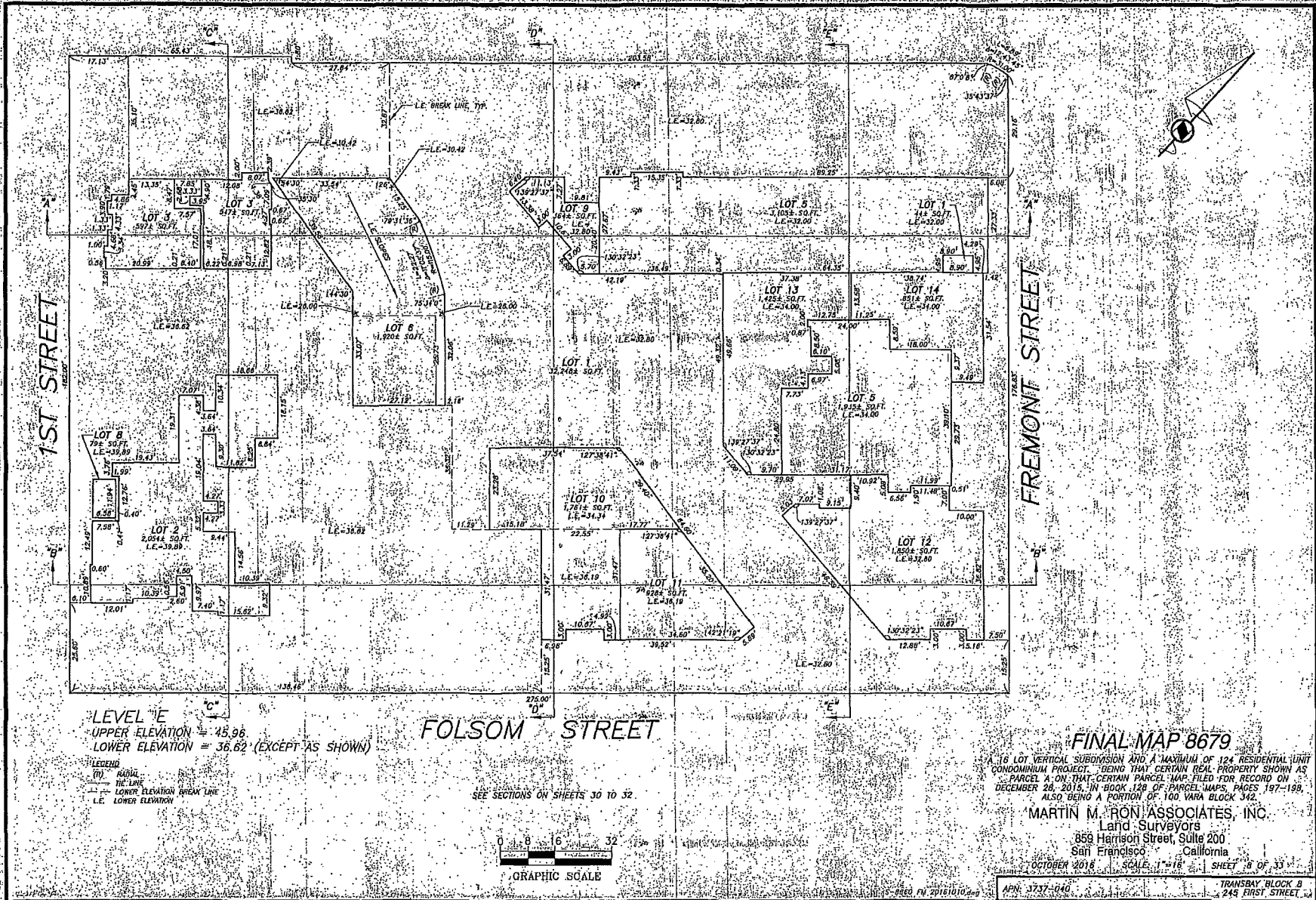
A 16 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 124 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY SHOWN AS PARCEL A ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 29, 2015 IN BOOK 128 OF PARCEL MAPS, PAGES 197-198, ALSO BEING A PORTION OF 100 VARA BLOCK 342.

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

OCTOBER 2018 SCALE: 1"=16' SHEET 7 OF 33

TRANSBAY BLOCK B
 245 FIRST STREET

11528

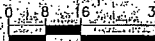


LEVEL "E"
 UPPER ELEVATION = 45.96
 LOWER ELEVATION = 36.62 (EXCEPT AS SHOWN)

LEGEND
 (E) RAVINE
 --- BREAK LINE
 --- LOWER ELEVATION BREAK LINE
 L.E. LOWER ELEVATION

FOLSOM STREET

SEE SECTIONS ON SHEETS 30 TO 32



GRAPHIC SCALE

FINAL MAP 8679

A 16 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 124 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY SHOWN AS PARCEL A ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 28, 2015, IN BOOK 128 OF PARCEL MAPS, PAGES 197-199, ALSO BEING A PORTION OF 100 VARA BLOCK 342.

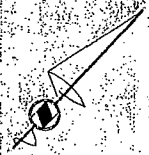
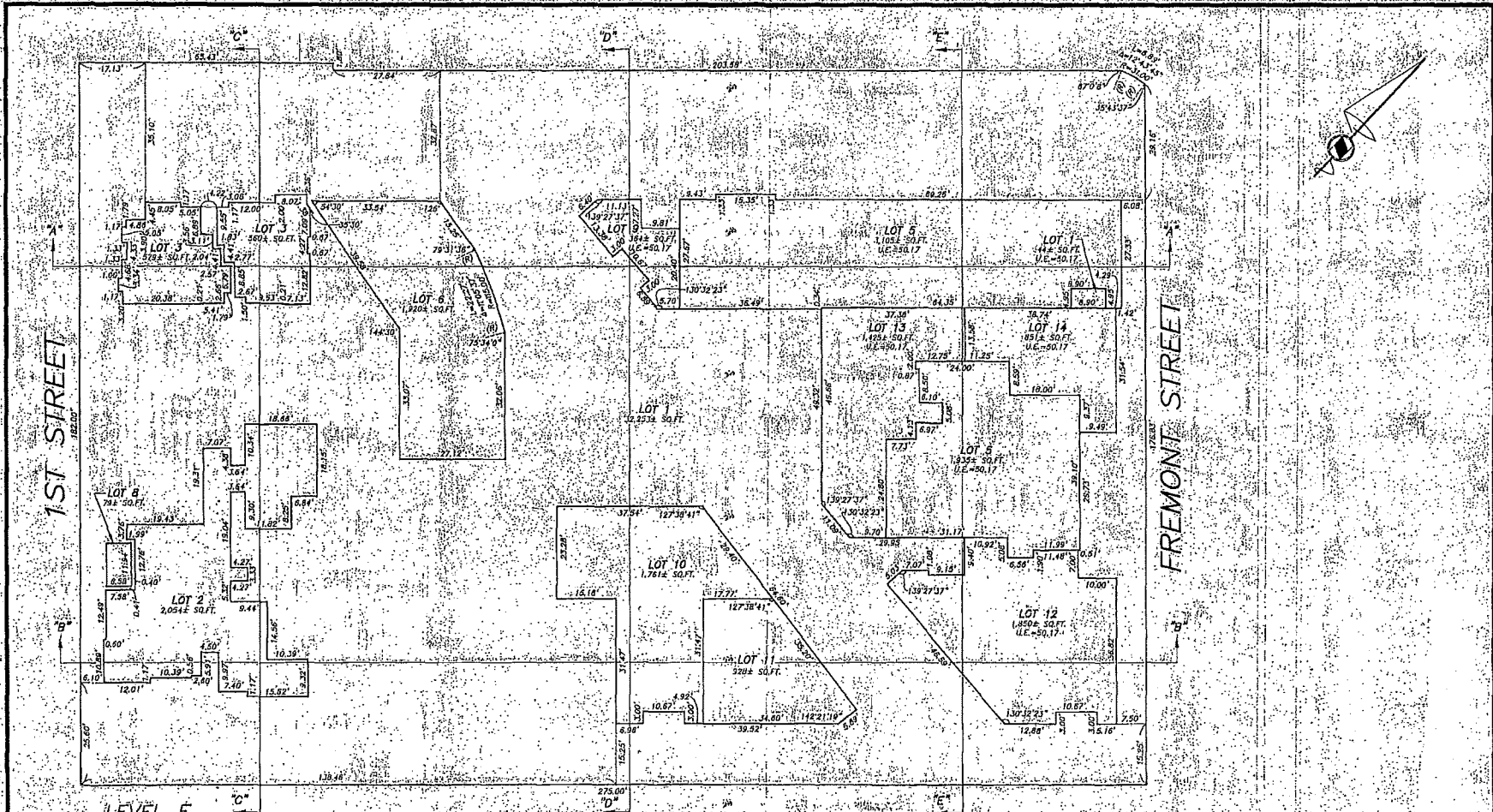
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco, California

OCTOBER 2016 SCALE: 1"=18' SHEET 8 OF 33

APN: 3737-040

TRANSBAY BLOCK B
 245 FIRST STREET, S.F.

11529

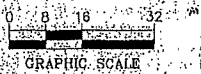


LEVEL F
 UPPER ELEVATION = 56.04 (EXCEPT AS SHOWN)
 LOWER ELEVATION = 45.96

LEGEND
 (R) RADIAL
 --- TIE LINE
 U.E. UPPER ELEVATION

FOLSOM STREET

SEE SECTIONS ON SHEETS 30 TO 32



FINAL MAP 8679

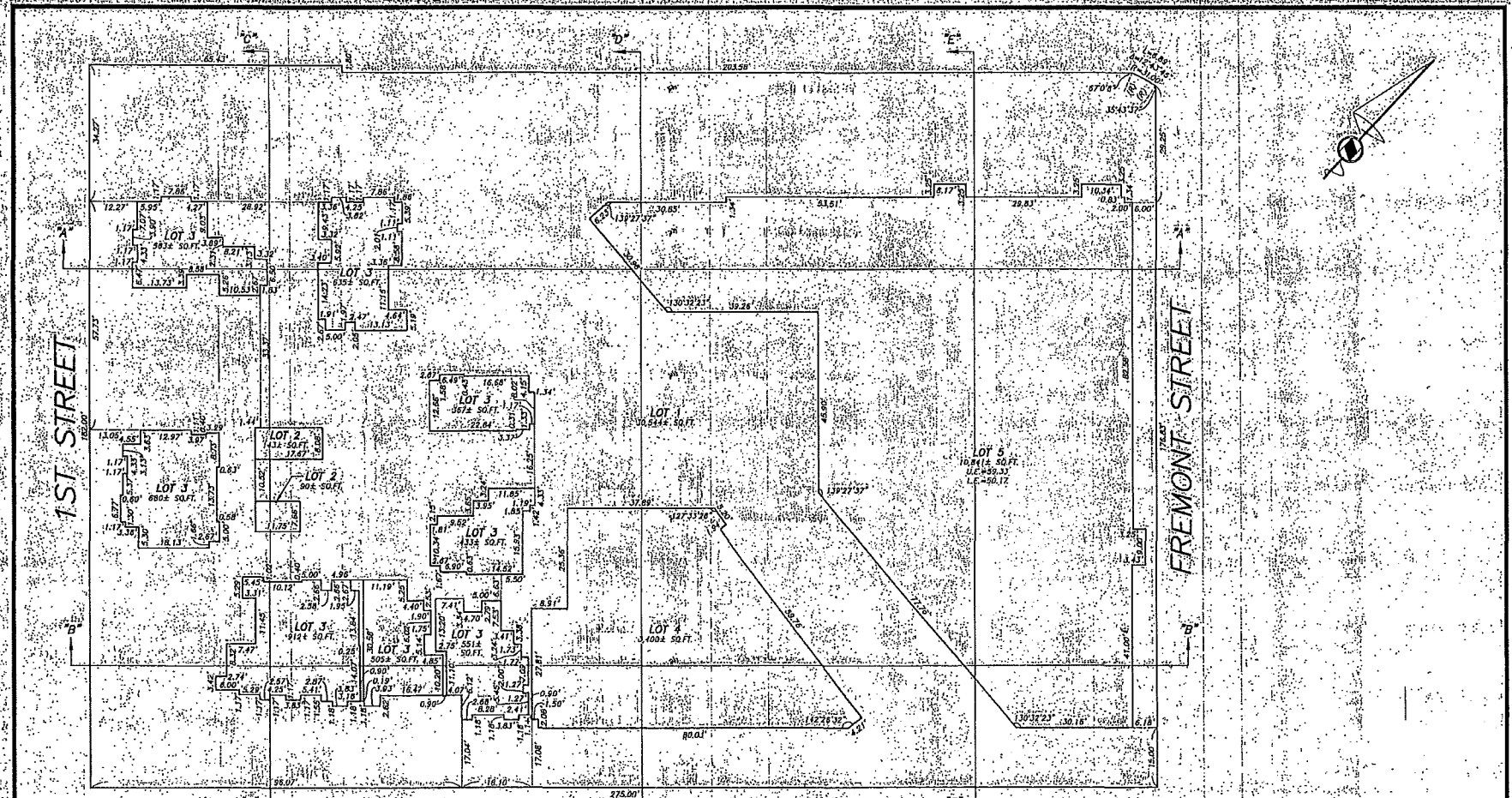
A 16 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 124 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY SHOWN AS PARCEL A ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 26, 2016, IN BOOK 128 OF PARCEL MAPS, PAGES 187-198, ALSO BEING A PORTION OF 100 VARA BLOCK 342,

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

OCTOBER 2018 SCALE: 1"=18' SHEET 9 OF 33

TRANSBAY BLOCK B
 245, FIRST STREET

11530



LEVEL G
 UPPER ELEVATION = 65.20' (EXCEPT AS SHOWN)
 LOWER ELEVATION = 58.04' (EXCEPT AS SHOWN)

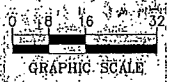
LEGEND
 (○) RADIAL
 (—) DE LINE
 U.E. UPPER ELEVATION
 L.E. LOWER ELEVATION

FOLSOM STREET

FREMONT STREET

1ST STREET

SEE SECTIONS ON SHEETS 30 TO 32.



FINAL MAP 8679

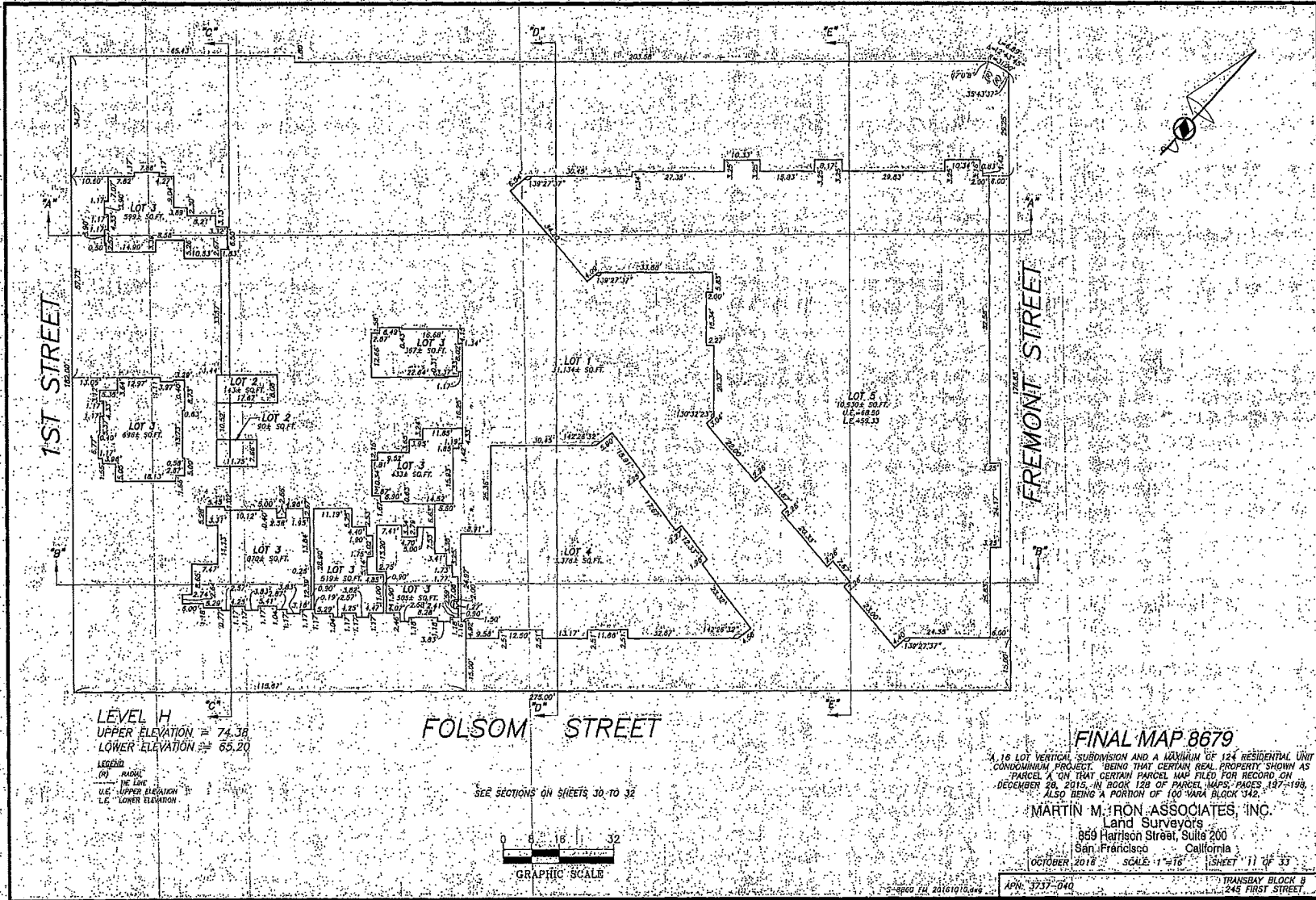
A 16 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 124 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY SHOWN AS PARCEL A ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 28, 2016, IN BOOK 128 OF PARCEL MAPS, PAGES 197-198, ALSO BEING A PORTION OF 100 VARA BLOCK 342.

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 Land Surveyors
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 San Francisco, California

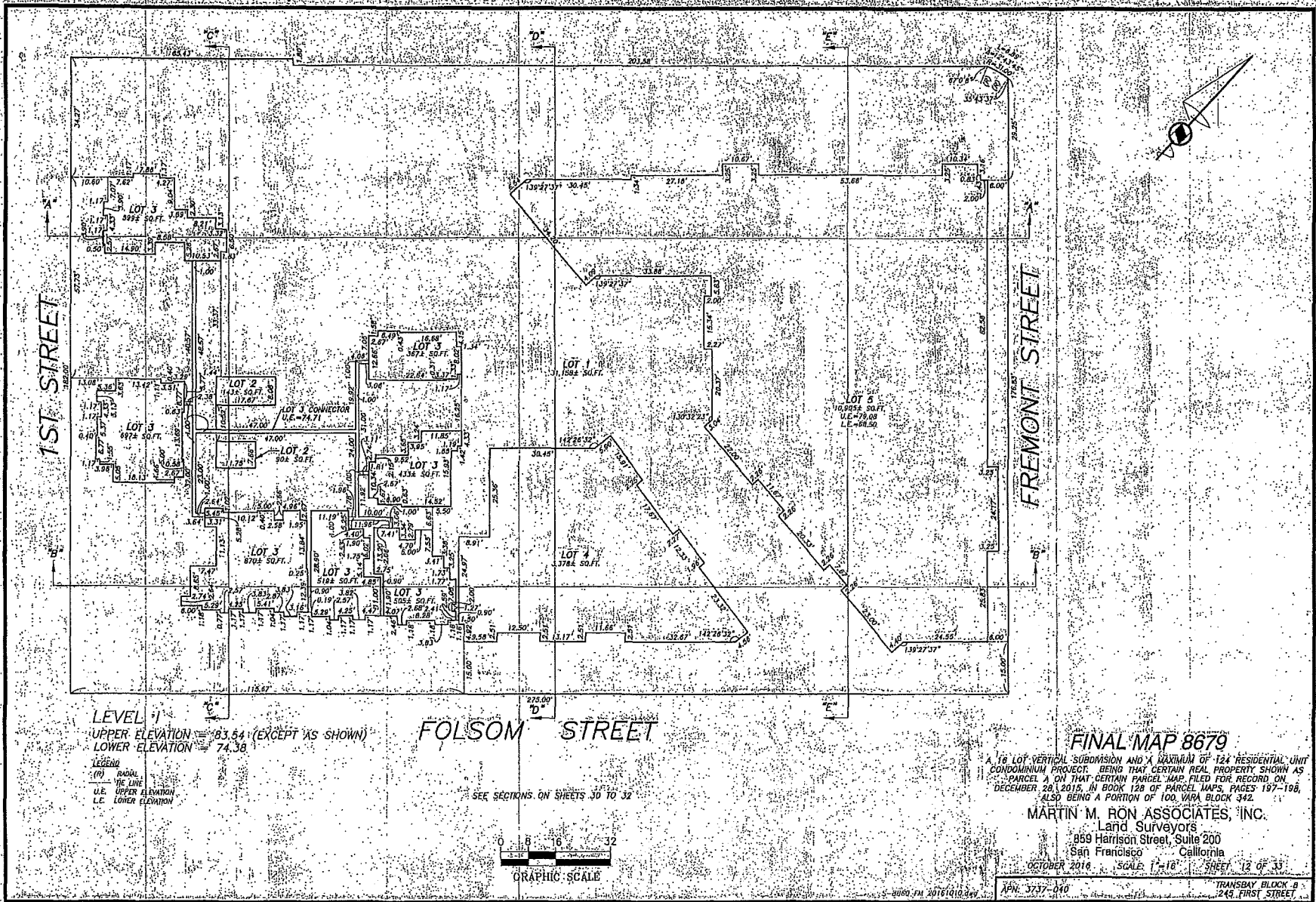
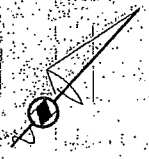
OCTOBER 2016 SCALE: 1"=16' SHEET 10 OF 33

TRANSBAY BLOCK 2
 245 FIRST STREET

11531



11532



LEVEL 1
 UPPER ELEVATION = 83.54 (EXCEPT AS SHOWN)
 LOWER ELEVATION = 74.38

LEGEND
 (R) ROAD
 --- TIE LINE
 U.E. UPPER ELEVATION
 L.E. LOWER ELEVATION

FOLSOM STREET

FREMONT STREET

1ST STREET

SEE SECTIONS ON SHEETS 30 TO 32



FINAL MAP 8679

A 1/8 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 121 RESIDENTIAL UNIT
 CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY SHOWN AS
 PARCEL A ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON
 DECEMBER 28, 2015, IN BOOK 128 OF PARCEL MAPS, PAGES 197-198,
 ALSO BEING A PORTION OF 100, VARA BLOCK 342.

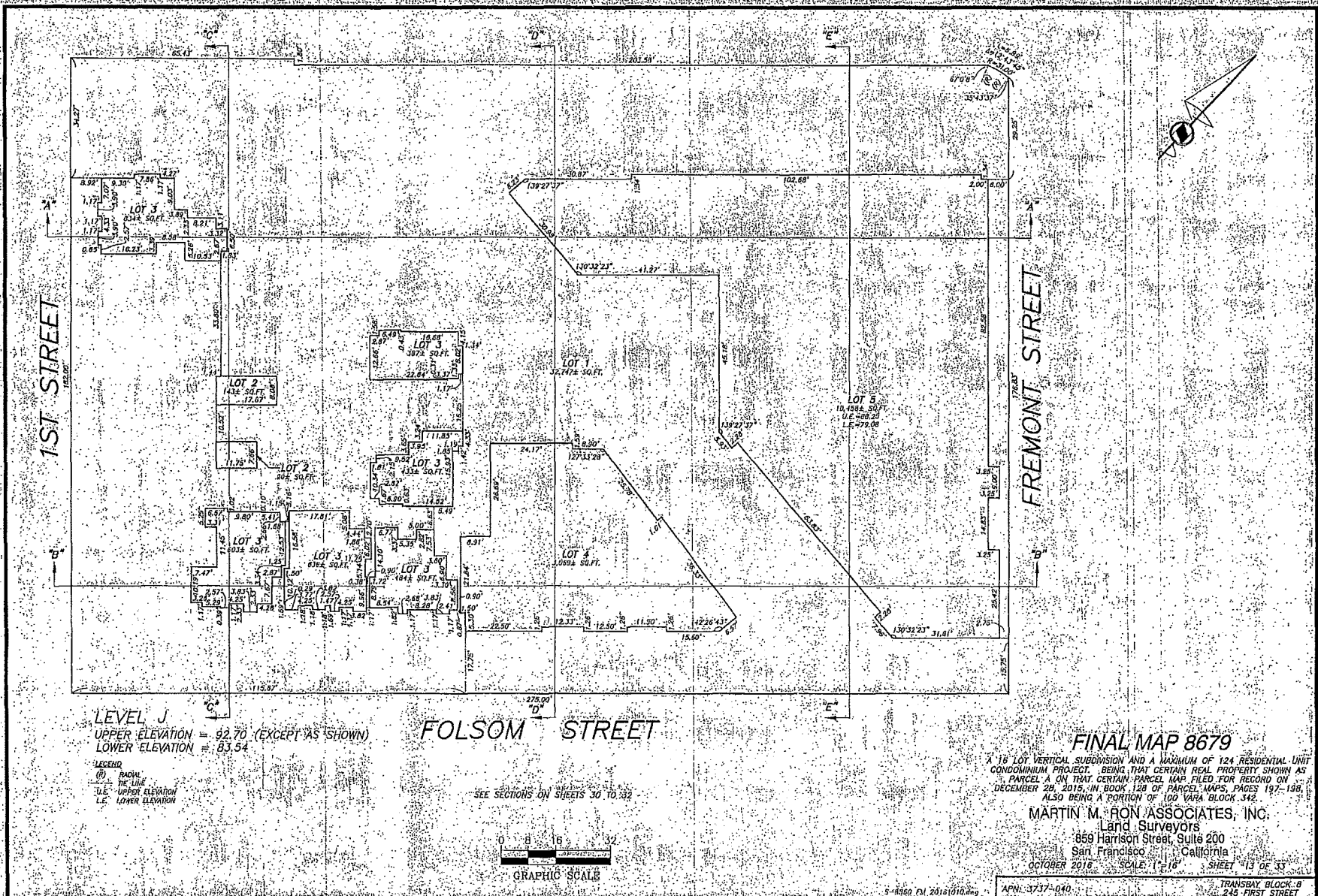
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco, California

OCTOBER 2016 SCALE: 1"=10' SHEET 12 OF 33

APN: 3737-040

TRANSBAY BLOCK B
 249, FIRST STREET

11533



LEVEL J
 UPPER ELEVATION = 92.70 (EXCEPT AS SHOWN)
 LOWER ELEVATION = 83.54

LEGEND
 (R) RADIUS
 BE BEARING
 U.E. UPPER ELEVATION
 L.E. LOWER ELEVATION

FOLSOM STREET

SEE SECTIONS ON SHEETS 30 TO 32



FREMONT STREET

FINAL MAP 8679

A 10 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 124 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY SHOWN AS PARCEL A ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 28, 2015, IN BOOK 128 OF PARCEL MAPS, PAGES 197-198, ALSO BEING A PORTION OF 100 VARA BLOCK 342.

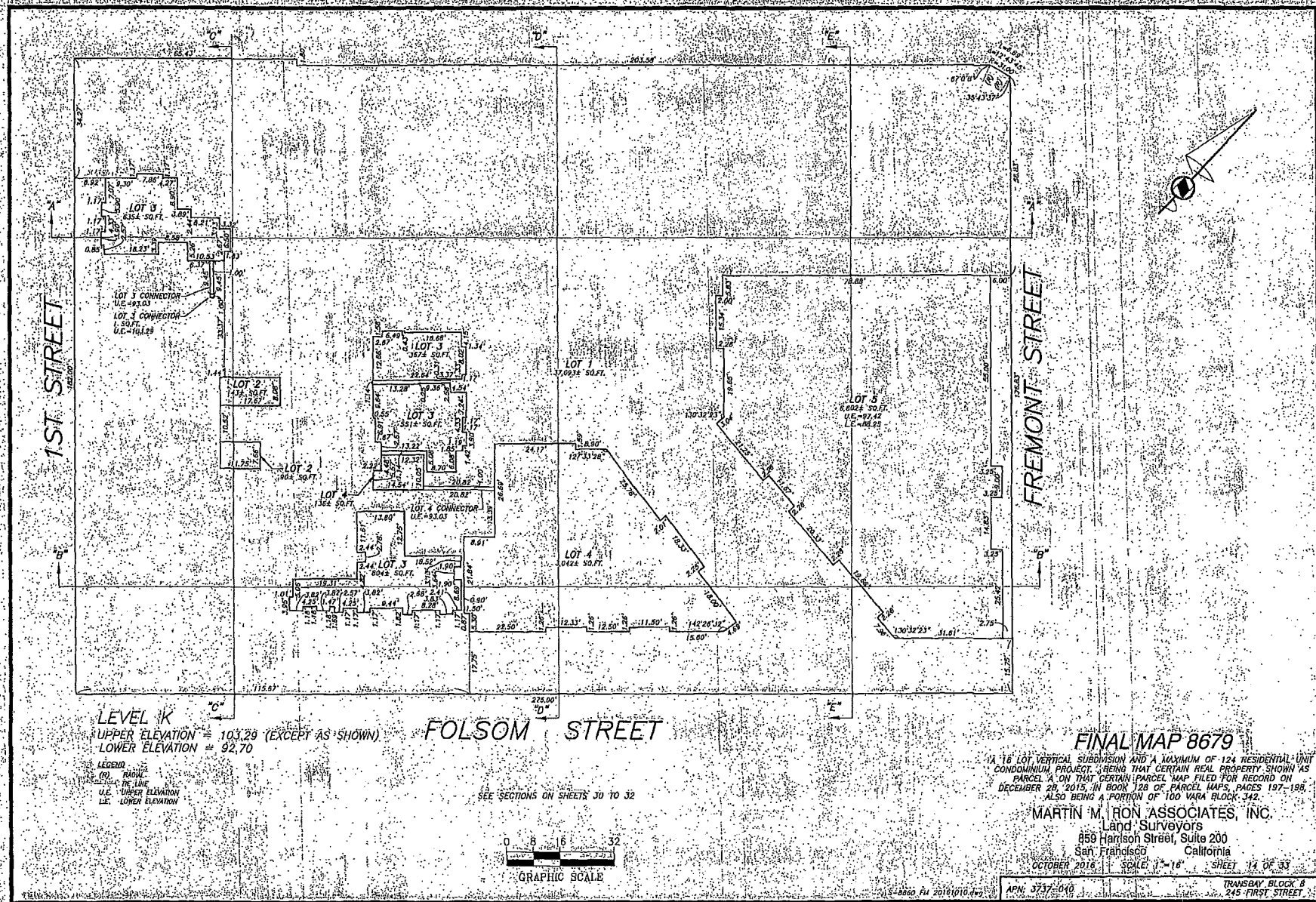
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco, California

OCTOBER 2016 SCALE: 1"=16' SHEET 13 OF 33

APN: 3737-040

TRANSBAY BLOCK B
 245 FIRST STREET

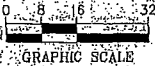
11534



LEVEL K
 UPPER ELEVATION = 103.29 (EXCEPT AS SHOWN)
 LOWER ELEVATION = 92.70

LEGEND
 () WALL
 — LINE
 U.E. - UPPER ELEVATION
 L.E. - LOWER ELEVATION

SEE SECTIONS ON SHEETS J0 TO J2



FINAL MAP 8679

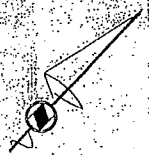
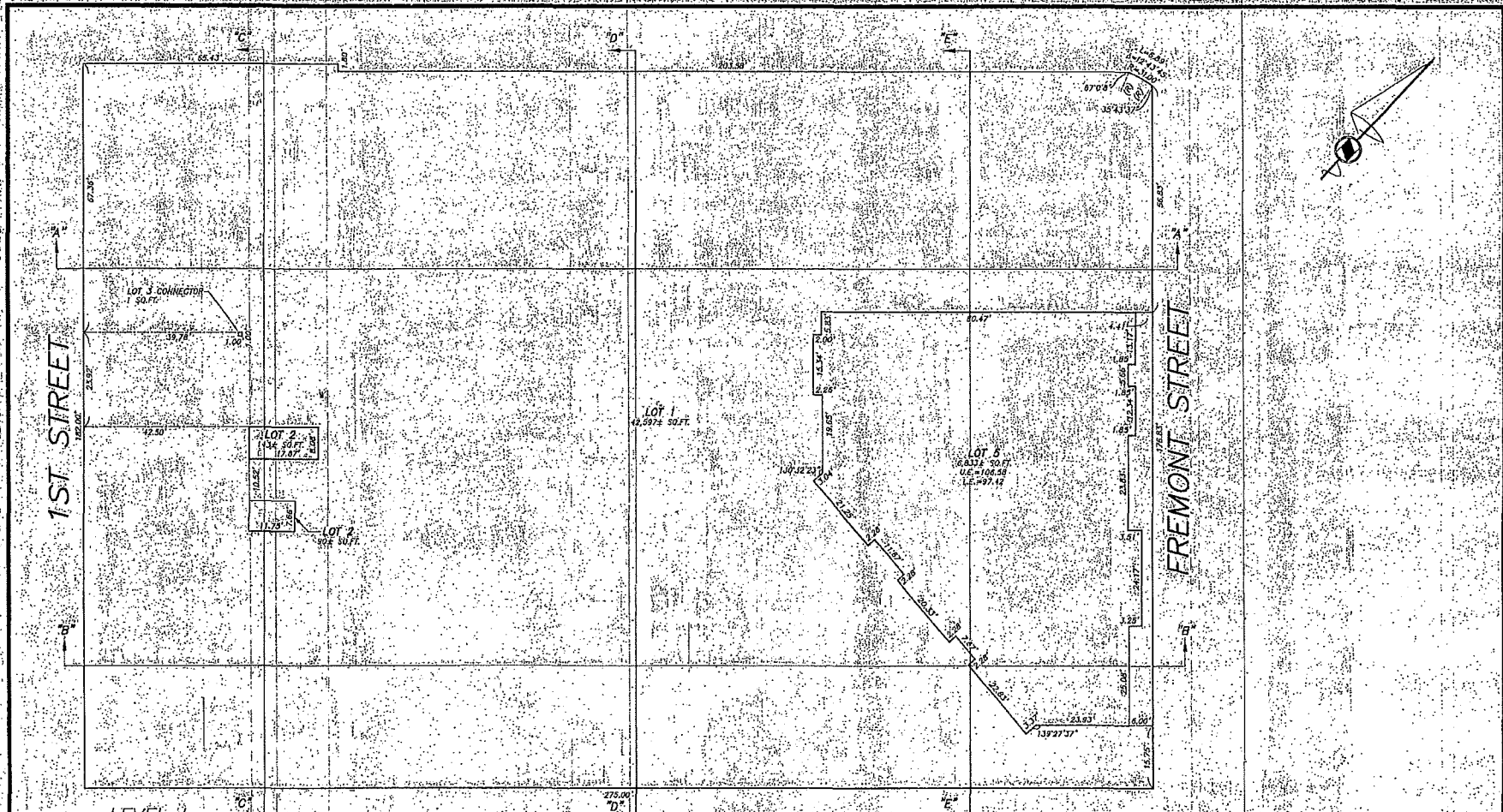
A 16 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 124 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY SHOWN AS PARCEL A ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 29, 2015, IN BOOK 128 OF PARCEL MAPS, PAGES 197-198, ALSO BEING A PORTION OF 100 VARA BLOCK 342.

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

OCTOBER 2018 SCALE: 1" = 16' SHEET 14 OF 33

APN: 3737-010 TRANSBAY BLOCK B
 245 FIRST STREET

11535



LEVEL 1L
 UPPER ELEVATION = 114.48
 LOWER ELEVATION = 103.29

LEGEND
 (R) RADIAL
 --- TIC LINE
 U.E. UPPER ELEVATION
 L.E. LOWER ELEVATION

FOLSOM STREET

SEE SECTIONS ON SHEETS 30 TO 32



FINAL MAP 8679

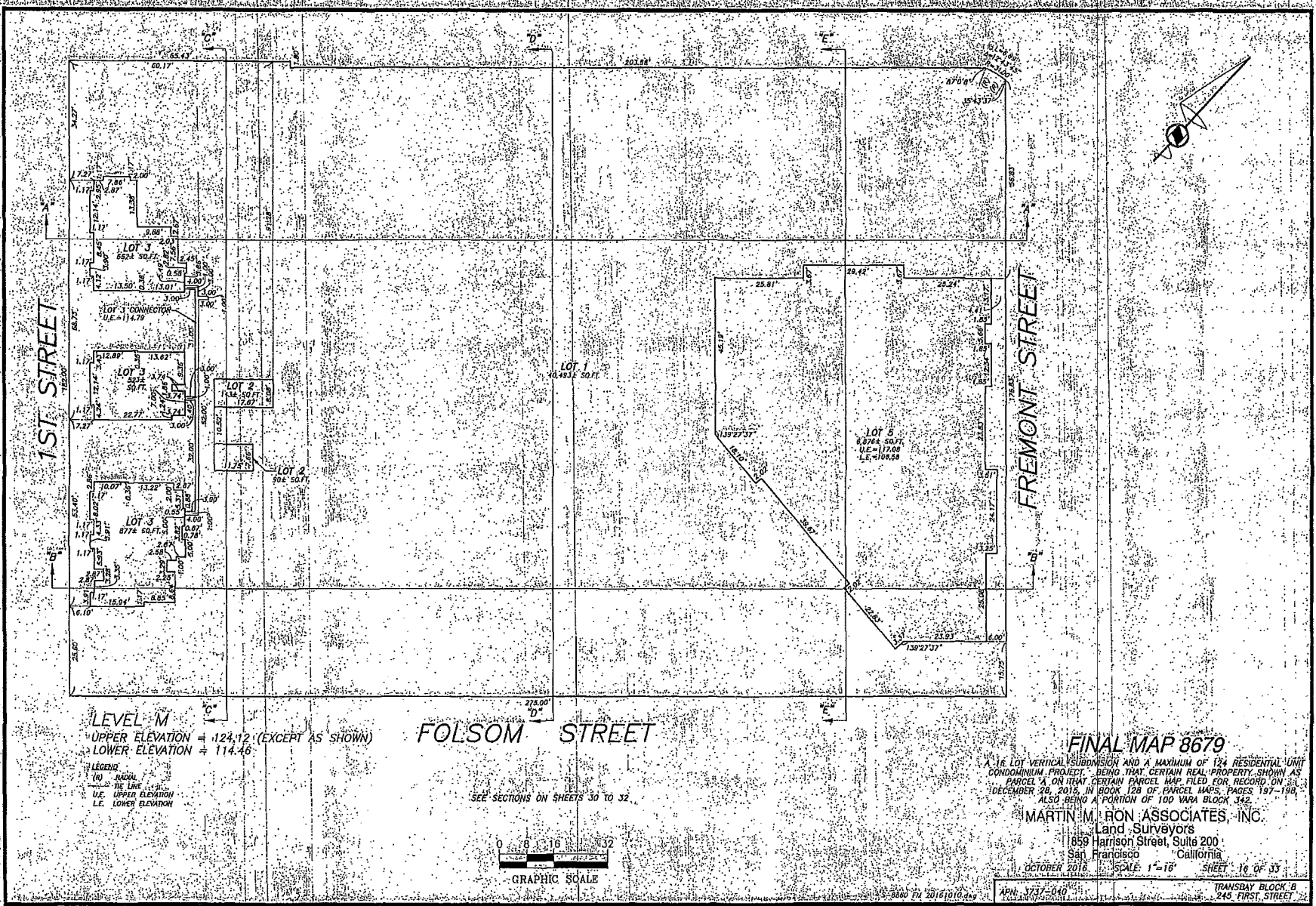
A 16 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 124 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY SHOWN AS PARCEL A ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 29, 2015, IN BOOK 128 OF PARCEL MAPS, PAGES 197-198, ALSO BEING A PORTION OF 100 VASA BLOCK 342.

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

OCTOBER 2016 SCALE: 1"=16' SHEET 13 OF 33

TRANSBAY-BLOCK 8
 415 FIRST STREET

11536



LEVEL M
 UPPER ELEVATION = 124.12 (EXCEPT AS SHOWN)
 LOWER ELEVATION = 114.46

LEGEND
 (N) RADIAL
 --- THE LINE
 U.E. UPPER ELEVATION
 L.E. LOWER ELEVATION

FOLSOM STREET

FREMONT STREET

1ST STREET

SEE SECTIONS ON SHEETS 30 TO 32



FINAL MAP 8679

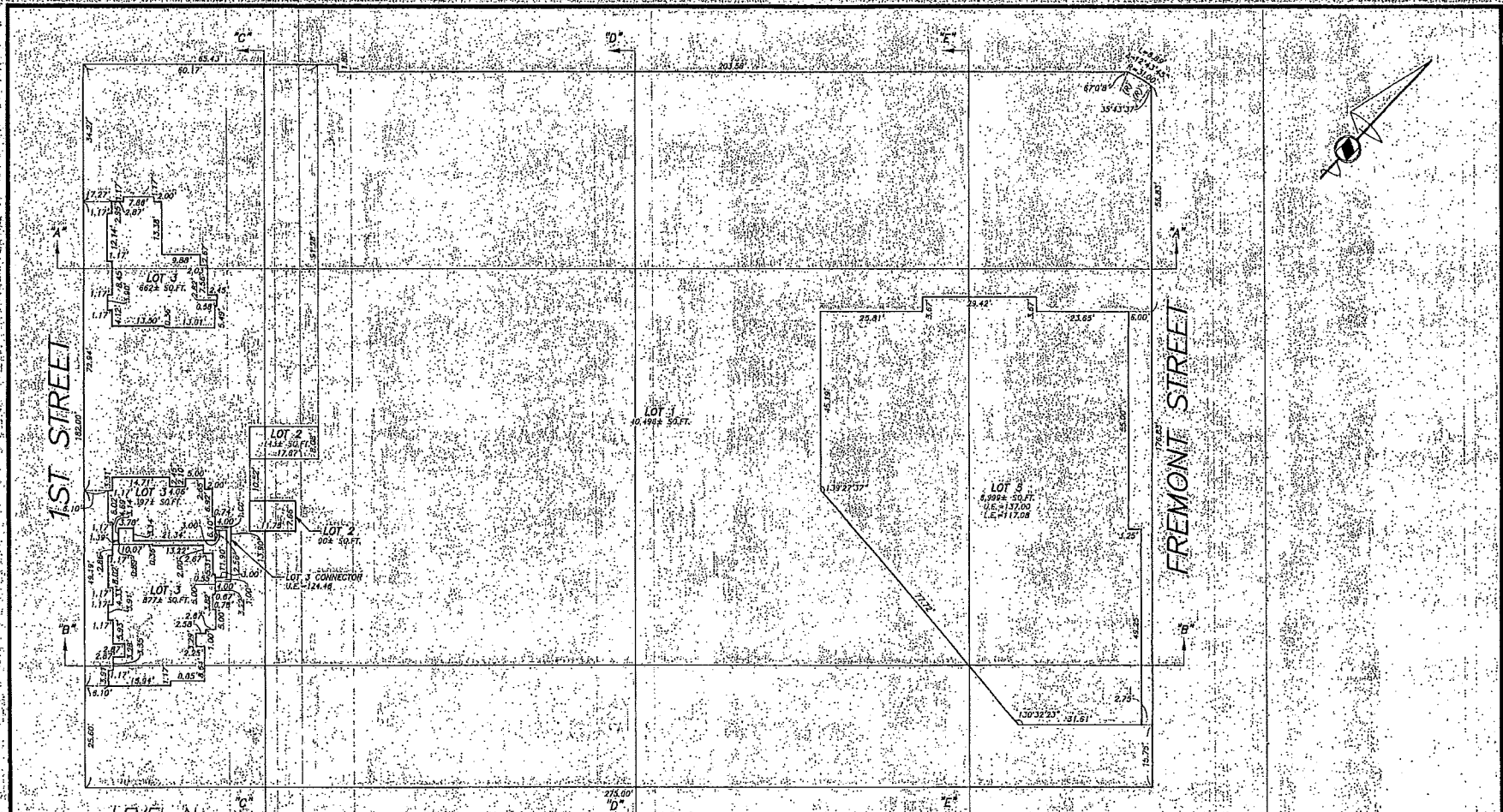
A 16 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 124 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY SHOWN AS PARCEL A ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON 21 DECEMBER 28, 2016, IN BOOK 128 OF PARCEL MAPS, PAGES 197-198, ALSO BEING A PORTION OF 109 VARA BLOCK 342.

MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 1859 Harrison Street, Suite 200
 San Francisco, California

OCTOBER 2016 SCALE: 1"=16' SHEET 16 OF 33

APN: 3737-040 TRANSBAY BLOCK B
 242 FIRST STREET

11537



LEVEL N
 UPPER ELEVATION = 143.46 (EXCEPT AS SHOWN)
 LOWER ELEVATION = 124.12

LEGEND
 (N) - RADIAL
 --- - THE LINE
 U.E. - UPPER ELEVATION
 L.E. - LOWER ELEVATION

FOLSOM STREET

FREMONT STREET

FINAL MAP 8679

A 16 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 124 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY SHOWN AS PARCEL A ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 28, 2015 IN BOOK 128 OF PARCEL MAPS, PAGES 197-198, ALSO BEING A PORTION OF 100 VERA BLOCK 342.

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

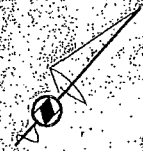
SEE SECTIONS ON SHEETS 30 TO 32.



OCTOBER 2016 SCALE: 1"=16' SHEET 17 OF 33

TRANSBAY BLOCK B
 245 FIRST STREET

11538



1ST STREET

FREMONT STREET

FOLSOM STREET



LEVEL 0
UPPER ELEVATION = 162.78
LOWER ELEVATION = 143.46

LEGEND
(O) RADIAL
--- RE LINE

SEE SECTIONS ON SHEETS 30, 10, 32



FINAL MAP 8679

A 16 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 124 RESIDENTIAL UNIT CONDOMINIUM PROJECT, (GENU) THAT CERTAIN REAL PROPERTY SHOWN AS PARCEL A ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 28, 2015, IN BOOK 128 OF PARCEL MAPS, PAGES 197-198, ALSO BEING A PORTION OF 100 VARA BLOCK 342.

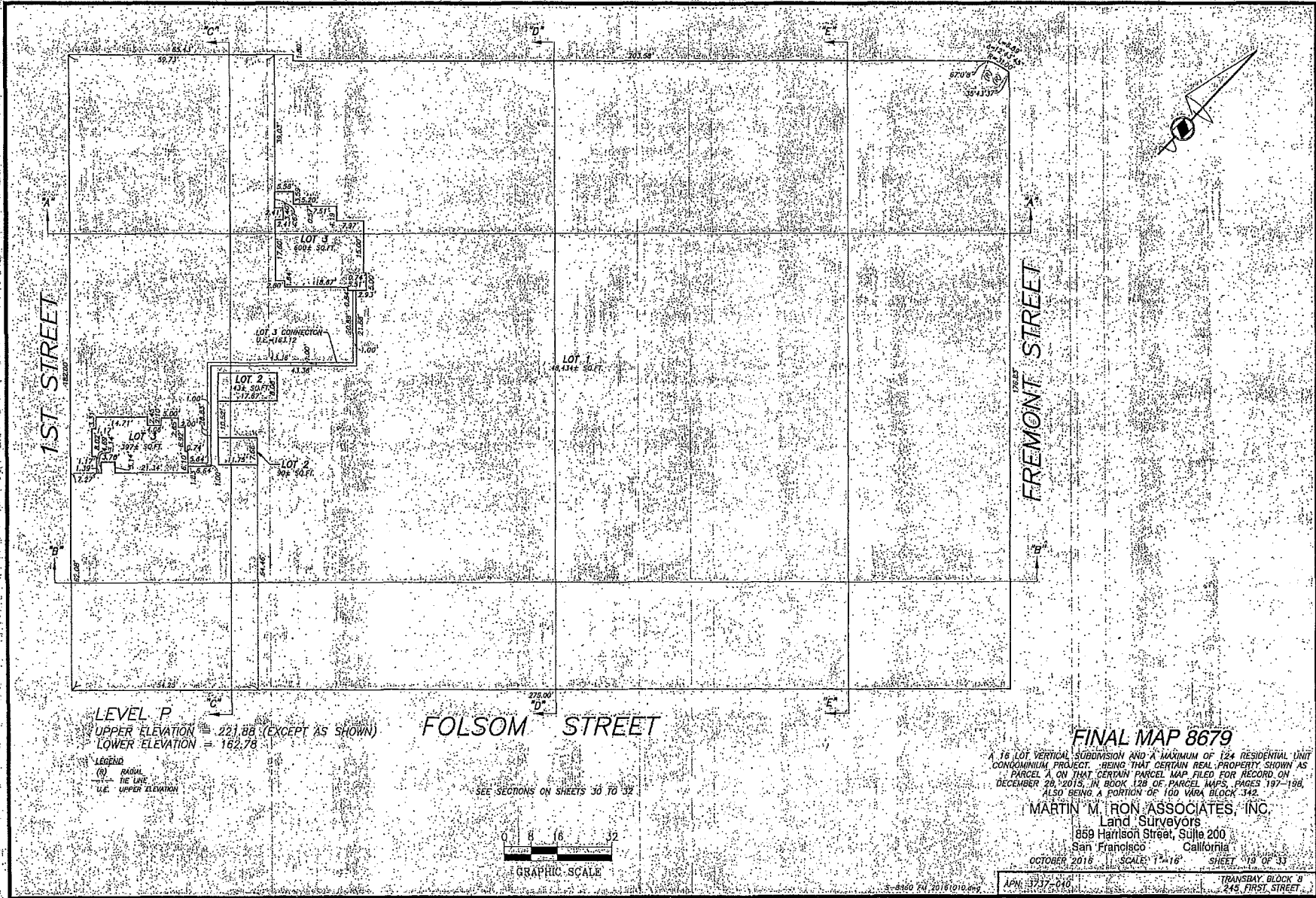
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco, California

OCTOBER 2018 SCALE: 1"=16' SHEET 118 OF 137

APN: 3717-040

TRANSBAY BLOCK B
245 FIRST STREET

11539



LEVEL P
 UPPER ELEVATION = 221.88 (EXCEPT AS SHOWN)
 LOWER ELEVATION = 182.78

LEGEND
 (P) PARCEL
 --- LINE
 U.E. UPPER ELEVATION

FOLSOM STREET

SEE SECTIONS ON SHEETS 30 TO 32



FINAL MAP 8679

A 16 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 124 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY SHOWN AS PARCEL A ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 29, 2015, IN BOOK 128 OF PARCEL MAPS, PAGES 197-198, ALSO BEING A PORTION OF 100 WARD BLOCK 142.

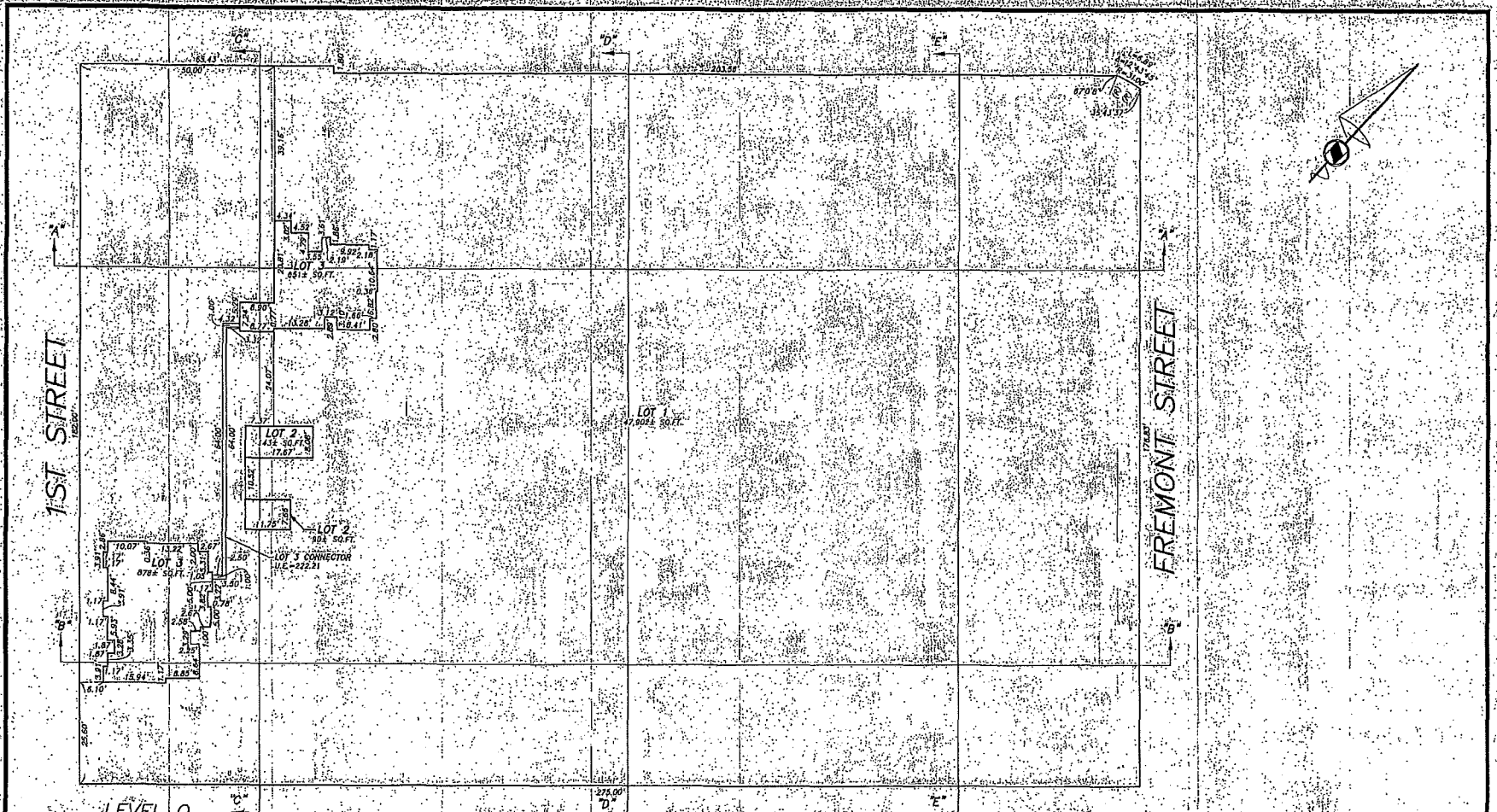
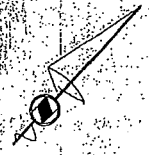
MARTIN M. IRON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco, California

OCTOBER 2016 SCALE: 1"=16' SHEET 19 OF 33

APN: 3737-040

TRANSBAY BLOCK B
 245, FIRST STREET

11540



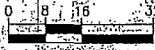
LEVEL Q

UPPER ELEVATION = 1279.88 (EXCEPT AS SHOWN)
LOWER ELEVATION = 1221.88

LEGEND
(R) RADIAL
--- PARCEL LINE
--- U.E. UPPER ELEVATION

FOLSOM STREET

SEE SECTIONS ON SHEETS 30 TO 32



GRAPHIC SCALE

FINAL MAP 8679

A 16 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 124 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY SHOWN AS PARCEL A ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 28, 2015, IN BOOK 128 OF PARCEL MAPS, PAGES 197-198, ALSO BEING A PORTION OF 100 VARA BLOCK 342.

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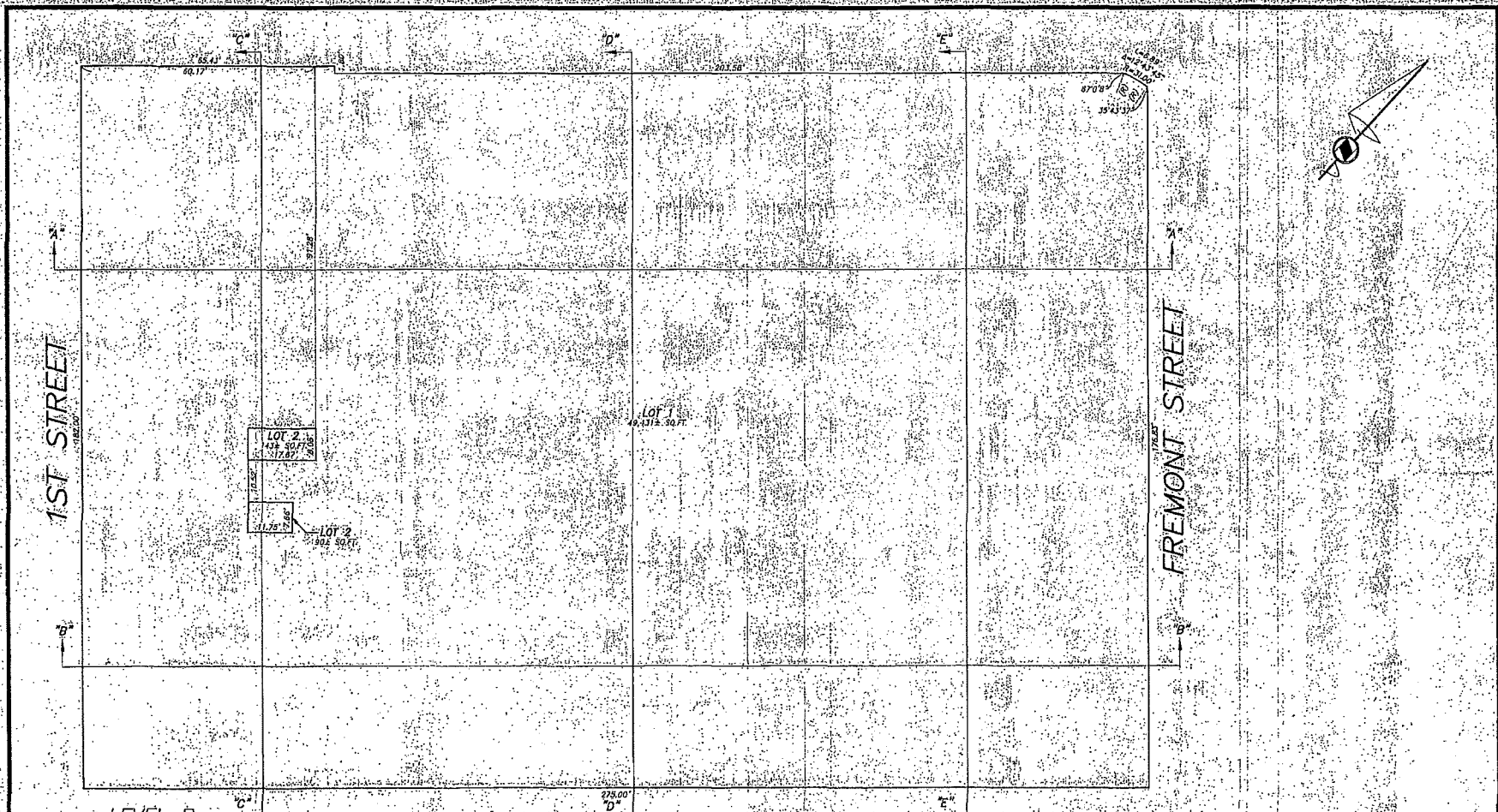
OCTOBER 2016 SCALE: 1"=10' SHEET 20 OF 33

APN: 3717-0140

TRANSBAY BLOCK 8
245, FIRST STREET

15-8860 FW 20161010.dwg

11541



LEVEL R
 UPPER ELEVATION = 338.88
 LOWER ELEVATION = 279.88

LEGEND
 (N) WALL
 --- Tie Line

FOLSOM STREET

SEE SECTIONS ON SHEETS 30 TO 32



FINAL MAP 8679

A 16 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 124 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY SHOWN AS PARCEL A ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 29, 2015, IN BOOK 129 OF PARCEL MAPS, PAGES 197-198, ALSO BEING A PORTION OF 100 YARD BLOCK 342.

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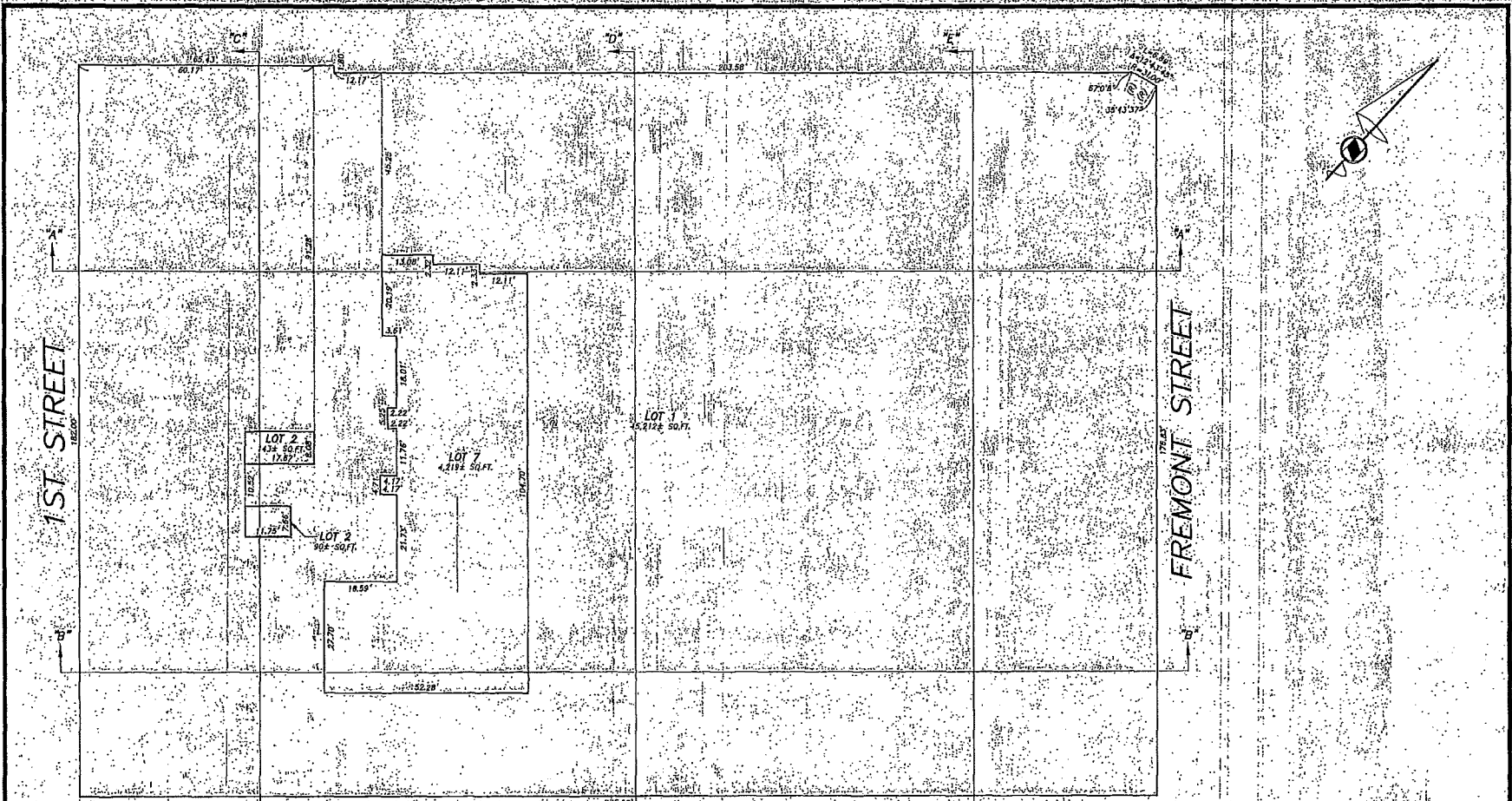
OCTOBER 2016 SCALE: 1"=18' SHEET 21 OF 33

S-8860-FM 20161010.dwg

APN: 3737-040

TRANSBAY BLOCK B
 245 FIRST STREET

11542

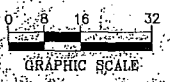


LEVEL S
UPPER ELEVATION = 350.88
LOWER ELEVATION = 338.88

LEGEND
(N) NORTH
— DE LINE

FOLSOM STREET

SEE SECTIONS ON SHEETS 30 TO 32



FINAL MAP 8679

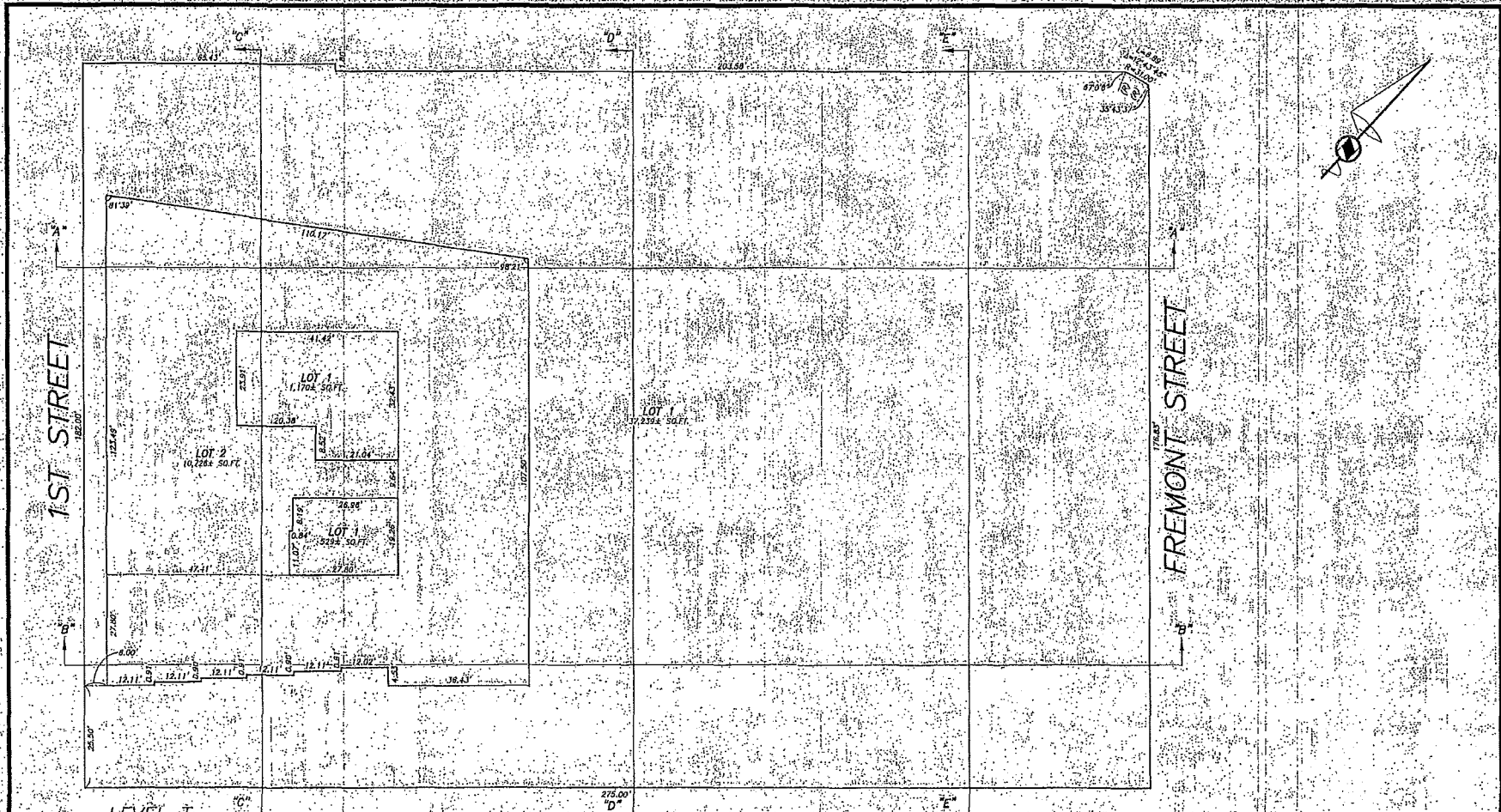
A 16 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 124 RESIDENTIAL UNIT
CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY SHOWN AS
"PARCEL A ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON
DECEMBER 28, 2015, IN BOOK 128 OF PARCEL MAPS, PAGES 197-198,
ALSO BEING A PORTION OF 100 VARA BLOCK 342.

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San Francisco, California

OCTOBER 2016 SCALE: 1"=16' SHEET 22 OF 33

TRANSBAY BLOCK B
245 FIRST STREET, N

11543



LEVEL T
 UPPER ELEVATION = 362.96
 LOWER ELEVATION = 350.88

LEGEND
 (Symbol) RAIL
 (Symbol) DE LINE

FOLSOM STREET

SEE SECTIONS ON SHEETS 30 TO 32



FINAL MAP 8679

A 16 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 124 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY SHOWN AS PARCEL A ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 29, 2015, IN BOOK 128 OF PARCEL MAPS, PAGES 197-198, ALSO BEING A PORTION OF 100 VERA BLOCK 342.

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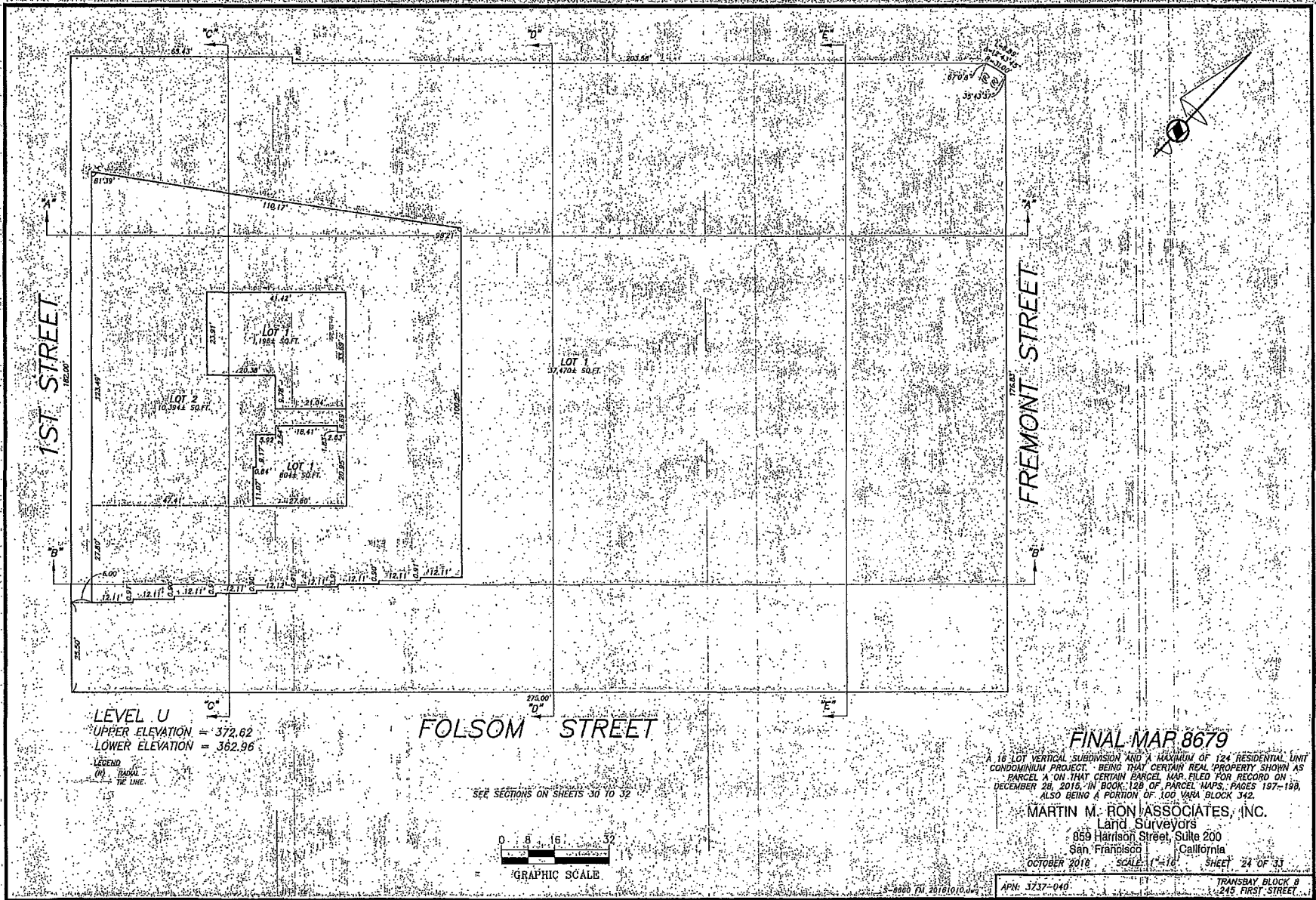
OCTOBER 2016 SCALE: 1"=16' SHEET 23 OF 33

S-0000 PL 20161010

APN: 3732-040

TRANSBAY BLOCK B
 243 FIRST STREET

11544

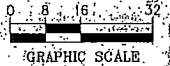


LEVEL U
 UPPER ELEVATION = 372.62
 LOWER ELEVATION = 362.96

LEGEND
 (N) RADIAL
 TIE LINE

FOLSOM STREET

SEE SECTIONS ON SHEETS 30 TO 32



FINAL MAP 8679

A 16 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 124 RESIDENTIAL UNIT
 CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY SHOWN AS
 PARCEL A ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON
 DECEMBER 28, 2015, IN BOOK 128 OF PARCEL MAPS, PAGES 197-198,
 ALSO BEING A PORTION OF 100 VARA BLOCK 342.

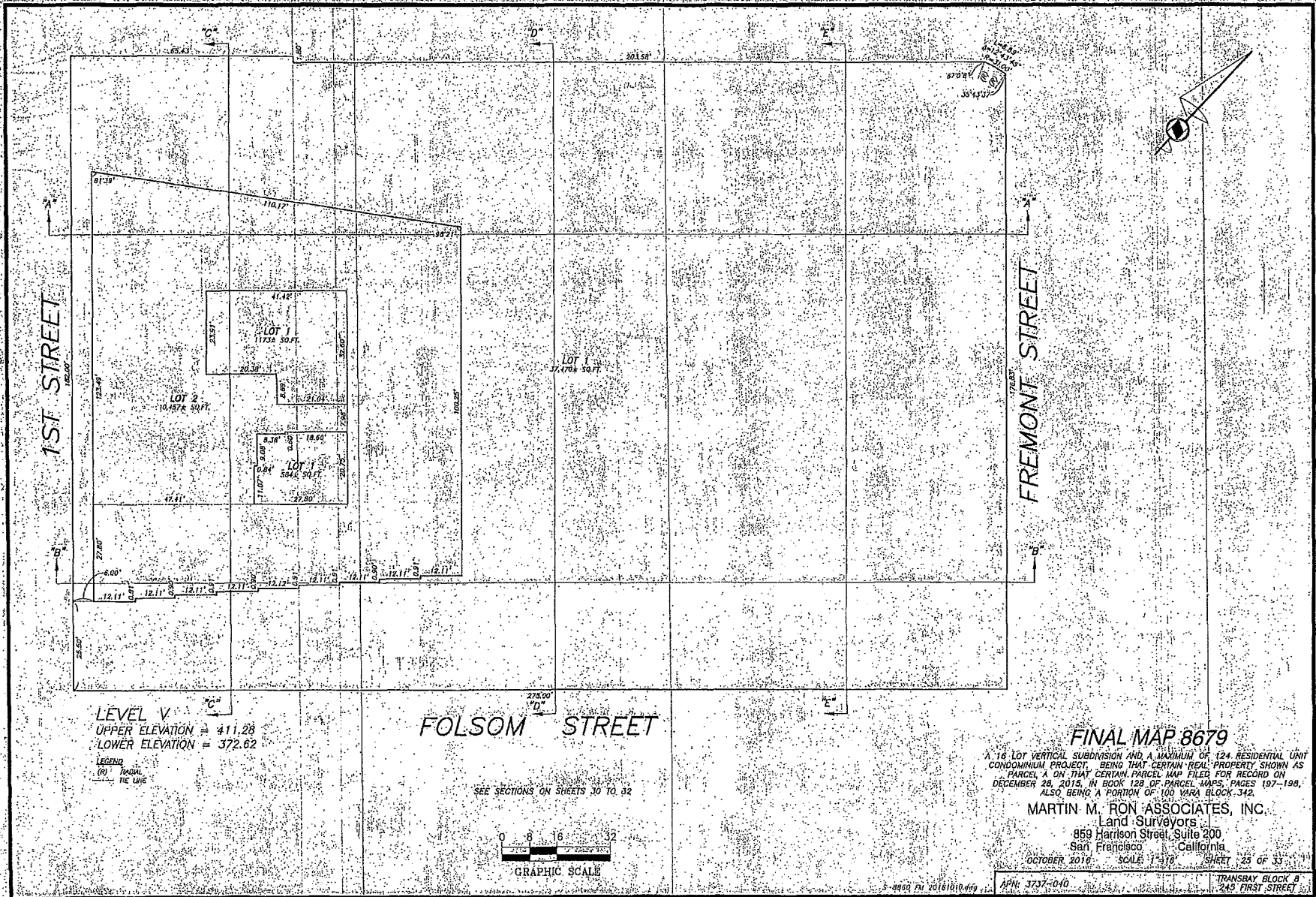
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
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 San Francisco, California

OCTOBER 2018 SCALE: 1"=16' SHEET 24 OF 33

APN: 3737-040

TRANSBAY BLOCK B
 245 FIRST STREET

11545

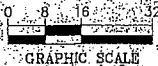


LEVEL V
 UPPER ELEVATION = 411.28
 LOWER ELEVATION = 372.62

LEGEND
 (R) RAVINE
 --- TIE LINE

FOLSOM STREET

SEE SECTIONS ON SHEETS 30 TO 32



FINAL MAP 8679

A 16 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 124 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY SHOWN AS PARCEL A ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 28, 2015, IN BOOK 128 OF PARCEL MAPS, PAGES 197-198, ALSO BEING A PORTION OF 100 VARA BLOCK 342.

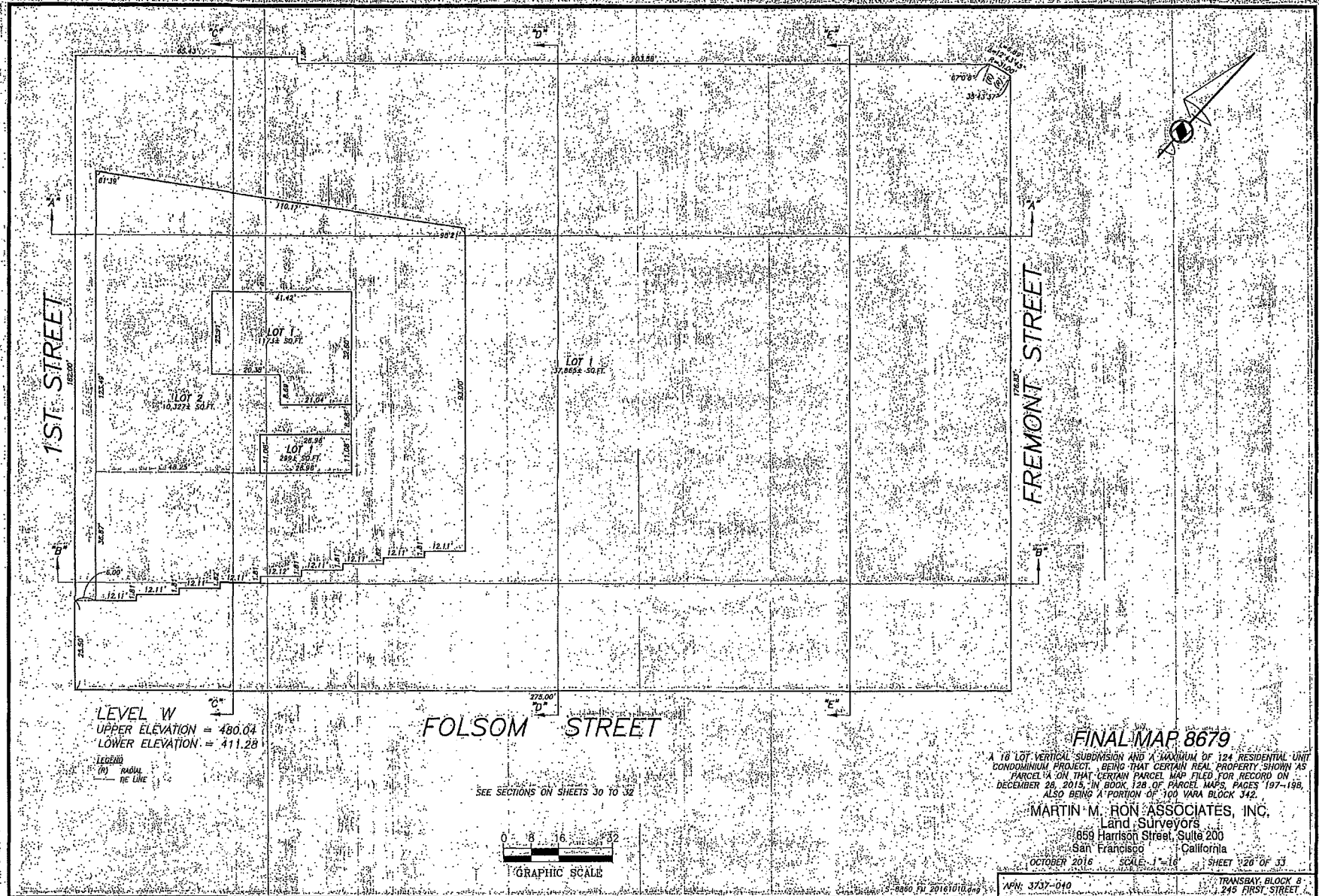
MARTIN M. RON ASSOCIATES, INC.
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 San Francisco, California

OCTOBER 2016 SCALE: 1"=178' SHEET 25 OF 33

APN: 3737-040

TRANSBAY BLOCK 8
 349 FIRST STREET

11546

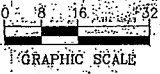


LEVEL W
 UPPER ELEVATION = 480.04
 LOWER ELEVATION = 411.28

LEGEND
 (D) PAVEMENT
 --- RE LINE

FOLSOM STREET

SEE SECTIONS ON SHEETS 30 TO 32



FINAL MAP 8679

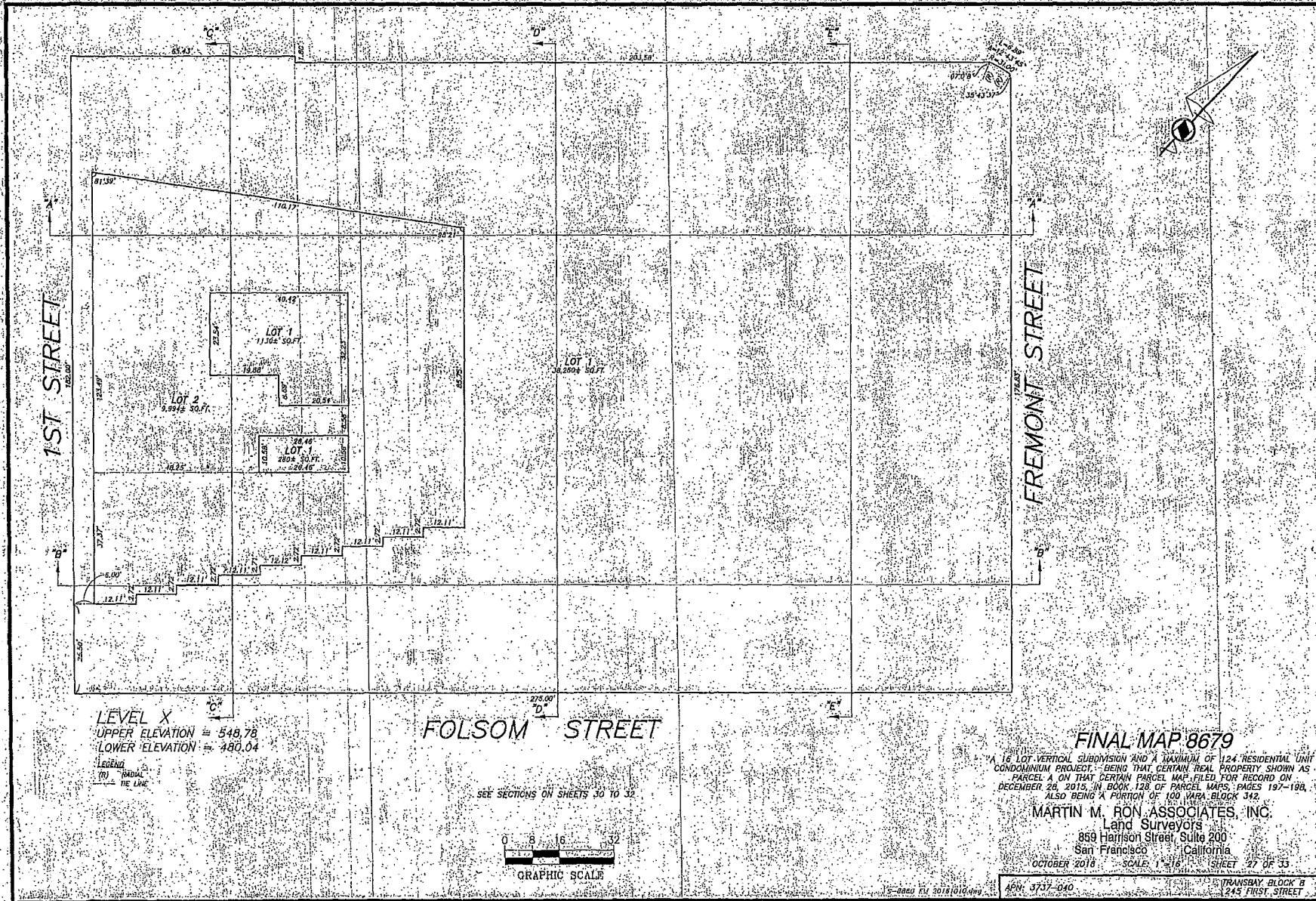
A 18 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 124 RESIDENTIAL UNIT
 CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY SHOWN AS
 PARCEL 'A' ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON
 DECEMBER 28, 2015, IN BOOK 128 OF PARCEL MAPS, PAGES 197-198,
 ALSO BEING A PORTION OF 100 YAKA BLOCK 342.

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 San Francisco, California

OCTOBER 2016 SCALE: 1" = 16' SHEET 28 OF 33

APN: 3737-040 TRANSBAY BLOCK B
 245 FIRST STREET

11547



LEVEL X
 UPPER ELEVATION = 548.78
 LOWER ELEVATION = 480.04

LEGEND
 (M) RADIAL
 --- THE LINE

FOLSOM STREET

SEE SECTIONS ON SHEETS 30 TO 32



FINAL MAP 8679

A 16 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 124 RESIDENTIAL UNIT
 CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY SHOWN AS
 PARCEL A ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON
 DECEMBER 26, 2015, IN BOOK 128 OF PARCEL MAPS, PAGES 197-199,
 ALSO BEING A PORTION OF 100 WARD, BLOCK 342.

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 San Francisco, California

OCTOBER 2018 SCALE: 1"=16' SHEET 27 OF 33

APN: 3737-040

TRANSBAY BLOCK B
 243 FIRST STREET

11548

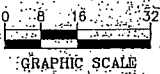


LEVEL 1
 UPPER ELEVATION = 590.70
 LOWER ELEVATION = 548.78

LEGEND
 (P) ROAD
 --- DE LINE

FOLSOM STREET

SEE SECTIONS ON SHEETS 30 TO 32



FREMONT STREET

FINAL MAP 8679

A 16 LOT VERTICAL SUBDIVISION AND MAXIMUM OF 124 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY SHOWN AS PARCEL A ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 28, 2015, IN BOOK 128 OF PARCEL MAPS, PAGES 187-198, ALSO BEING A PORTION OF 100 VARA BLOCK 342.

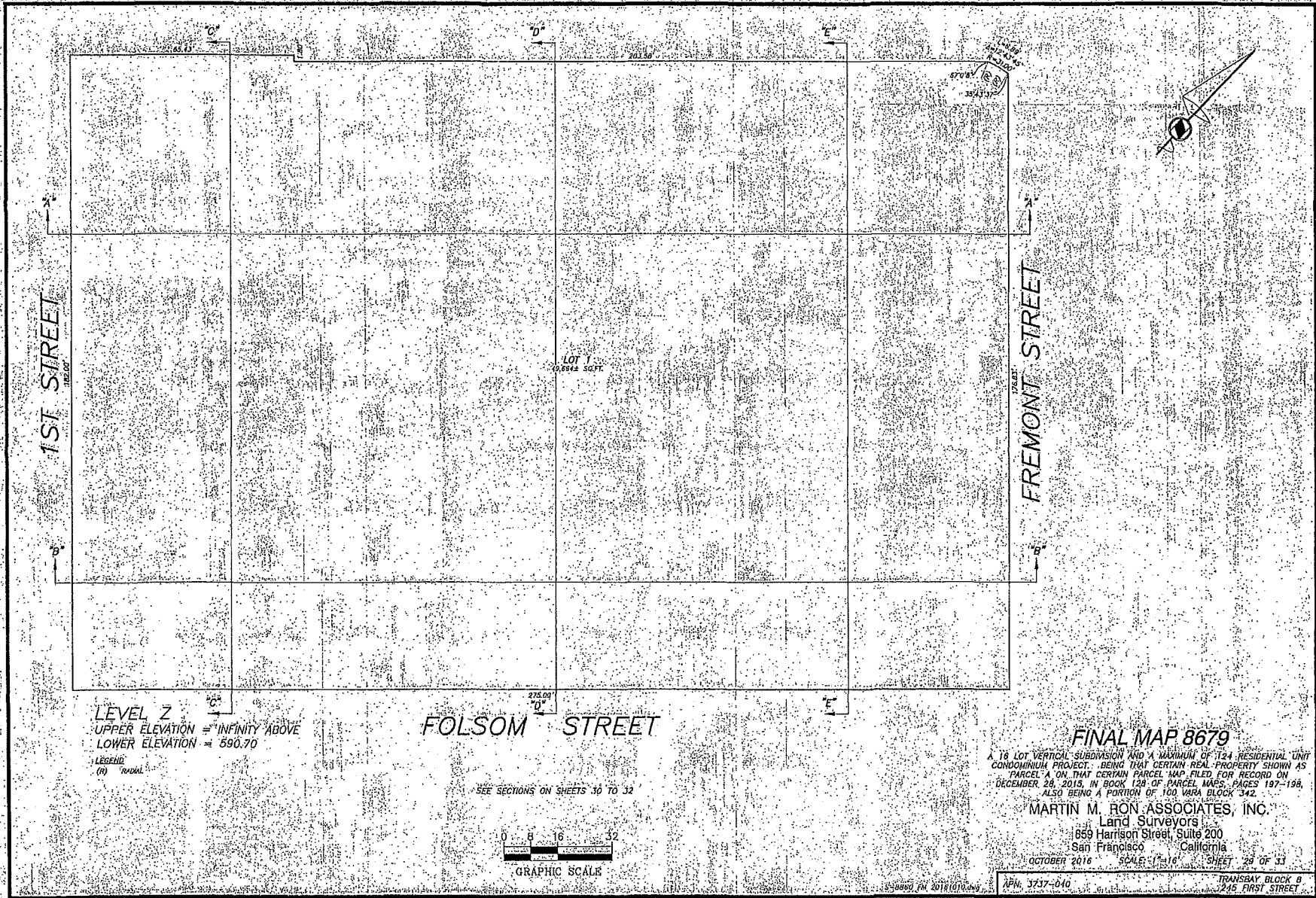
MARTIN M. RON ASSOCIATES, INC.
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 859 Harrison Street, Suite 200
 San Francisco, California

OCTOBER 2016 SCALE: 1"=16' SHEET 28 OF 33

APN: 3737-040

TRANSBAY BLOCK B
 245 FIRST STREET

11549

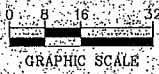


LEVEL Z
 UPPER ELEVATION = INFINITY ABOVE
 LOWER ELEVATION = 590.70

LEGEND
 (R) RECAL

FOLSOM STREET

SEE SECTIONS ON SHEETS 10 TO 32



FINAL MAP 8679

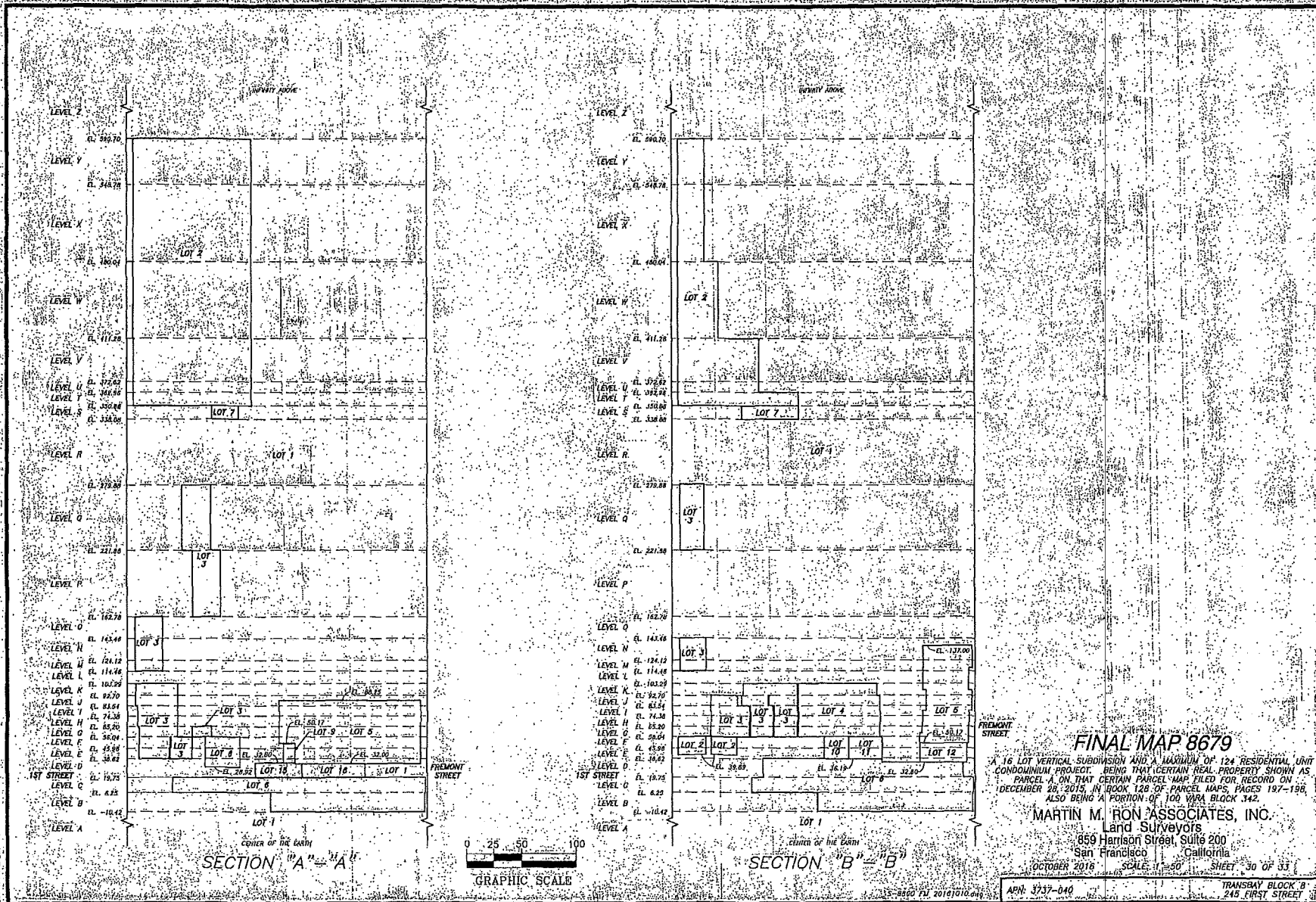
A 16 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 124 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY SHOWN AS PARCEL A ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 28, 2015, IN BOOK 128 OF PARCEL MAPS, PAGES 197-198, ALSO BEING A PORTION OF 100 VAHA BLOCK 342.

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 859 Harrison Street, Suite 200
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OCTOBER 2016 SCALE: 1"=16' SHEET 29 OF 33

APN: 3737-040

TRANSBAY BLOCK B
 245 FIRST STREET



FINAL MAP 8679

A 16 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 124 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY SHOWN AS PARCEL A ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 28, 2015, IN BOOK 128 OF PARCEL MAPS, PAGES 197-198, ALSO BEING A PORTION OF 100 VERA BLOCK 342.

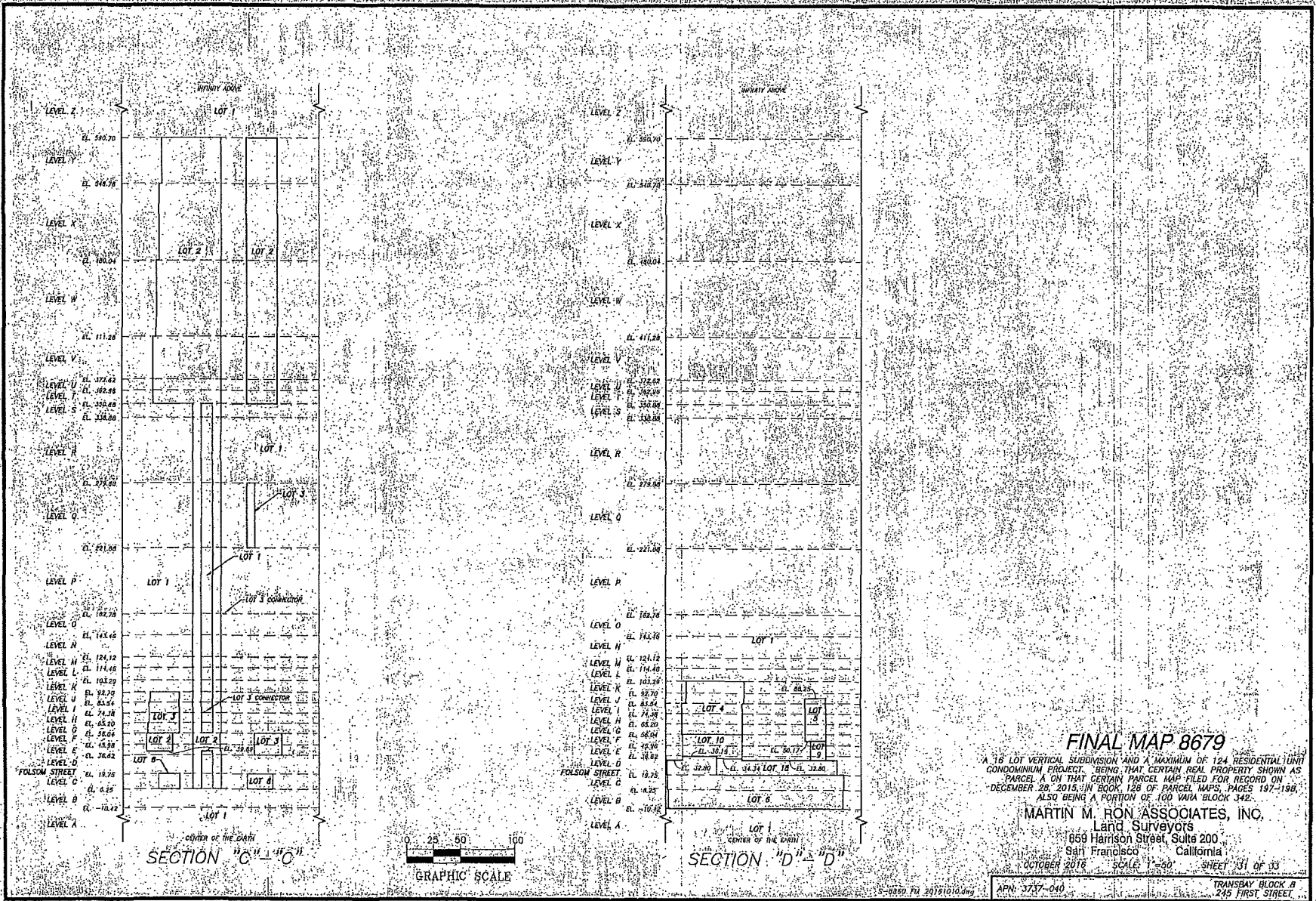
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco, California

OCTOBER 2016 SCALE: 1"=50' SHEET 30 OF 33

APN: 3737-040

TRANSBAY BLOCK B
 245 FIRST STREET

11551



FINAL MAP 8679

A 18 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 124 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY SHOWN AS PARCEL A ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 28, 2015, IN BOOK 128 OF PARCEL MAPS, PAGES 197-198, ALSO BEING A PORTION OF 100 WALK BLOCK 342.

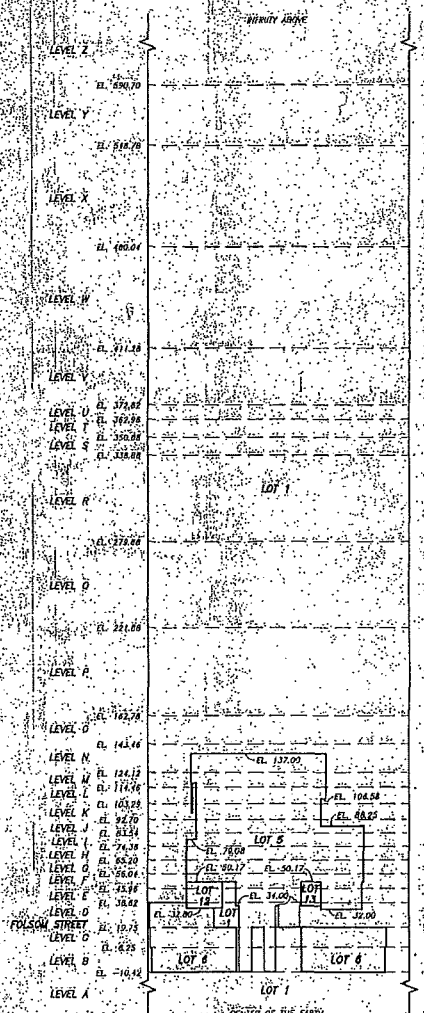
MARTIN M. RON ASSOCIATES, INC.
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 San Francisco, California

OCTOBER 2016 SCALE: 1"=50' SHEET 31 OF 33

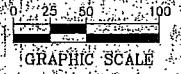
APN: 3717-040

TRANSBAY BLOCK B
 245 FIRST STREET

11552



SECTION "E" - "E"



FINAL MAP 8679

A 18 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 124 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY SHOWN AS PARCEL A ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 28, 2015, IN BOOK 128 OF PARCEL MAPS, PAGES 197-199, ALSO BEING A PORTION OF 100 VARA BLOCK 342.

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

OCTOBER 2016 SCALE: 1"=50' SHEET 32 OF 33

APN: 3737-040

TRANSBAY BLOCK B 243 FIRST STREET

1553

		AREA, SQUARE FOOTAGE															
	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12	LOT 13	LOT 14	LOT 15	LOT 16	
LEVEL	APN 3737-042	APN 3737-043	APN 3737-044	APN 3737-045	APN 3737-046	APN 3737-047	APN 3737-048	APN 3737-049	APN 3737-050	APN 3737-051	APN 3737-052	APN 3737-053	APN 3737-054	APN 3737-055	APN 3737-056	APN 3737-057	
A	49,664	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B	27,059	0	0	0	325	21,480	0	0	0	0	0	0	0	0	0	0	
C	18,796	222	0	0	325	30,321	0	0	0	0	0	0	0	0	10	10	
D	26,841	0	0	0	787	11,562	0	0	0	0	0	0	0	0	5,083	5,069	
E	32,748	12,054	1,144	0	5,040	1,920	0	79	354	1,761	928	1,850	1,425	851	0	0	
F	32,253	2,054	1,139	0	5,040	1,920	0	79	354	1,761	928	1,850	1,425	851	0	0	
G	30,544	233	4,646	3,400	10,841	0	0	0	0	0	0	0	0	0	0	0	
H	31,134	233	4,389	3,378	10,930	0	0	0	0	0	0	0	0	0	0	0	
I	31,158	233	4,390	3,378	10,905	0	0	0	0	0	0	0	0	0	0	0	
J	32,747	233	4,157	3,069	10,458	0	0	0	0	0	0	0	0	0	0	0	
K	37,093	233	2,358	3,178	6,802	0	0	0	0	0	0	0	0	0	0	0	
L	42,597	233	1	0	6,833	0	0	0	0	0	0	0	0	0	0	0	
M	40,493	233	2,062	0	6,876	0	0	0	0	0	0	0	0	0	0	0	
N	40,496	233	1,936	0	6,999	0	0	0	0	0	0	0	0	0	0	0	
O	46,372	233	1,059	0	0	0	0	0	0	0	0	0	0	0	0	0	
P	46,434	233	997	0	0	0	0	0	0	0	0	0	0	0	0	0	
Q	47,902	233	1,529	0	0	0	0	0	0	0	0	0	0	0	0	0	
R	45,431	233	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
S	45,212	233	0	0	0	0	4,219	0	0	0	0	0	0	0	0	0	
T	38,938	10,726	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
U	39,270	10,394	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
V	39,207	10,457	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
W	39,337	10,377	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
X	39,670	9,994	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Y	40,055	9,599	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Z	49,664	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL	999,423	69,078	28,007	16,403	82,161	67,303	4,219	158	728	3,522	1,856	13,700	2,850	1,702	5,083	5,069	

LOT SUMMARY			
LOT	APN	# OF UNITS	DESCRIPTION
1	3737-042	179	MARKET RATE RENTAL
2	3737-043	118	MARKET RATE RESIDENTIAL CONDOMINIUMS, APNs 3737-058 THRU 3737-175
3	3737-044	71	INCLUSIONARY BELOW MARKET RATE RENTAL (70 UNITS) AND MANAGER'S UNIT (1 UNIT)
4	3737-045	20	BELOW MARKET RATE RENTAL
5	3737-046	60	BELOW MARKET RATE RENTAL
6	3737-047	34	GARAGE
7	3737-048	3	MARKET RATE RENTAL
8	3737-049	3	COMMERCIAL
9	3737-050	3	COMMERCIAL
10	3737-051	3	COMMERCIAL
11	3737-052	3	COMMERCIAL
12	3737-053	3	COMMERCIAL
13	3737-054	3	COMMERCIAL
14	3737-055	3	COMMERCIAL
15	3737-056	3	COMMERCIAL
16	3737-057	3	COMMERCIAL

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 8679

A 16 LOT VERTICAL SUBDIVISION AND A MAXIMUM OF 124 RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING THAT CERTAIN REAL PROPERTY SHOWN AS PARCEL A ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 28, 2015, IN BOOK 128 OF PARCEL MAPS, PAGES 197-198, ALSO BEING A PORTION OF 100 YARA BLOCK 342.

MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
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OCTOBER, 2018 SHEET 33 OF 33