

APPROVALS

THIS MAP IS APPROVED THIS 29TH DAY OF JANUARY, 2014
BY ORDER NO. 182167

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

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 No. 7620".

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

BY: _____ DATE: _____

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

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

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 ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME 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: FEBRUARY 6, 2014
BRUCE R. STORRS L.S. 8914



BOARD OF SUPERVISOR'S APPROVAL

ON _____, 20____, THE BOARD OF SUPERVISORS 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 SUPERVISORS IN FILE NO. _____.

RECORDER'S STATEMENT

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ MINUTES PAST _____ m., IN BOOK _____ OF CONDOMINIUM MAPS, AT PAGES _____ INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF MARTIN M. RON ASSOCIATES.

BY: _____ DATE: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP No. 7620

A TWO LOT AIRSPACE SUBDIVISION,
BEING A SUBDIVISION OF PARCEL A, AS PARCEL A IS SHOWN ON THAT CERTAIN PARCEL MAP 6894, RECORDED MAY 1, 2013, BEING ALSO 114 RESIDENTIAL UNIT CONDOMINIUMS WITHIN PARCEL A, AS CREATED HEREIN, AND 3 COMMERCIAL UNIT CONDOMINIUMS WITHIN PARCEL B, A MIXED USE CONDOMINIUM PROJECT

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco, California S-8281

JANUARY 2014 SHEET 1 OF 4

AB 3616 LOT 84 2558 MISSION STREET

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: 2558 MISSION STREET LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: VAN NESS CLAY CORP., A CALIFORNIA CORPORATION,
ITS: MANAGING MEMBER

BY: Dean D. Givas
DEAN D. GIVAS, PRESIDENT

BENEFICIARY: 1800 VAN NESS LP, A DELAWARE LIMITED PARTNERSHIP

BY: [Signature]
NAME: JONATHAN ELLENZWEIG
TITLE: VICE PRESIDENT

BENEFICIARY: IBEW-NECA DIVERSIFIED UNDERWRITTEN REAL ESTATE FUND, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: NATIONAL REAL ESTATE ADVISORS, LLC, IT'S AUTHORIZED AGENT

BY: [Signature]
NAME: Jeffrey J. Keane
TITLE: President & CEO

OWNER'S ACKNOWLEDGEMENT:

STATE OF California

COUNTY OF San Francisco)SS

ON January 16, 2014 BEFORE ME, Lenore M. DiPrima A

NOTARY PUBLIC, PERSONALLY APPEARED Dean D. Givas 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 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:

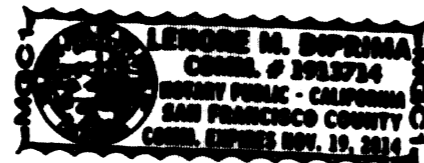
SIGNATURE [Signature]
Lenore M. DiPrima

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS: San Francisco

COMMISSION EXPIRES: Nov. 19, 2014

COMMISSION # OF NOTARY: 1913714



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE ON JUNE 21, 2013 IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DEAN GIVAS ON MARCH 4, 2013. 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: 1/23/14
BENJAMIN B. RON
LICENSED LAND SURVEYOR NO. 5015



BENEFICIARY'S ACKNOWLEDGEMENT:

STATE OF California

COUNTY OF San Francisco)SS

ON January 16, 2014 BEFORE ME, Lenore M. DiPrima A

NOTARY PUBLIC, PERSONALLY APPEARED Jonathan Ellenzweig 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 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:

SIGNATURE [Signature]
Lenore M. DiPrima

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS: San Francisco

COMMISSION EXPIRES: Nov. 19, 2014

COMMISSION # OF NOTARY: 1913714



BENEFICIARY'S ACKNOWLEDGEMENT:

STATE OF ~~California~~

COUNTY OF ~~San Francisco~~)SS

District of
Columbia

ON January 22, 2014 BEFORE ME, Owen M. Davis A

NOTARY PUBLIC, PERSONALLY APPEARED Jeffrey J. Keane 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 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:

SIGNATURE [Signature]
Owen M. Davis

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS: Washington, DC

COMMISSION EXPIRES: 11/30/2016

COMMISSION # OF NOTARY: N/A

Owen M. Davis
NOTARY PUBLIC
District of Columbia
My Commission Expires 11/30/2016

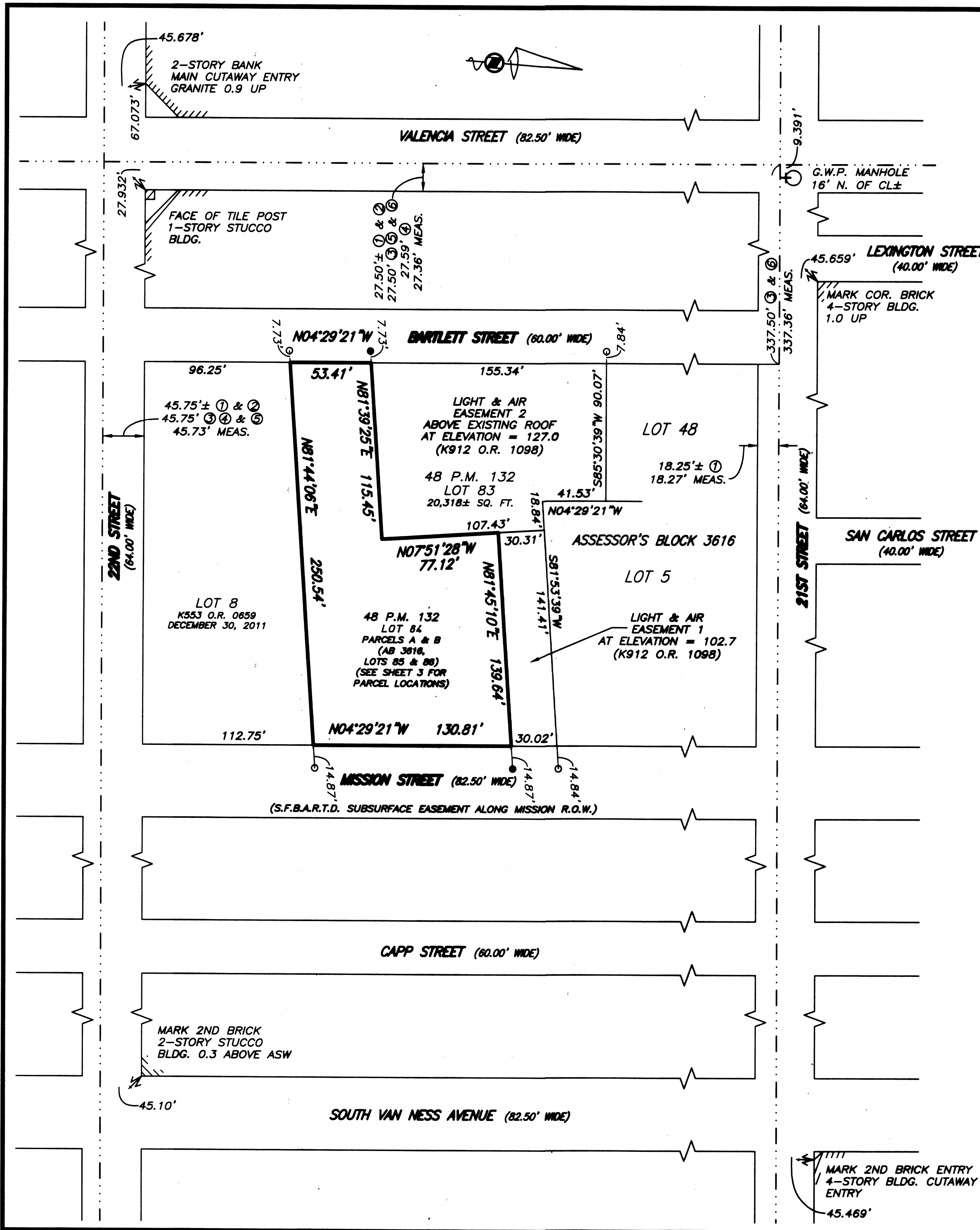
FINAL MAP No. 7620

A TWO LOT AIRSPACE SUBDIVISION,
BEING A SUBDIVISION OF PARCEL A, AS PARCEL A IS SHOWN ON THAT CERTAIN PARCEL MAP 6894, RECORDED MAY 1, 2013, BEING ALSO 114 RESIDENTIAL UNIT CONDOMINIUMS WITHIN PARCEL A, AS CREATED HEREIN, AND 3 COMMERCIAL UNIT CONDOMINIUMS WITHIN PARCEL B, A MIXED USE CONDOMINIUM PROJECT

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JANUARY 2014 SHEET 2 OF 4

AB 3616 LOT 84 2558 MISSION STREET



NOTES

- THE REAL PROPERTY HEREIN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING:
- "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED FEBRUARY 12, 2013 IN REEL K832, IMAGE 389 OF OFFICIAL RECORDS.
 - "GRANT OF EASEMENTS FOR VIEW, LIGHT AND AIR, AND RESTRICTIONS ON DEVELOPMENT OF PROPERTY RECORDED JUNE 6, 2013 IN REEL K912, IMAGE 1098 OF OFFICIAL RECORDS.

BASIS OF SURVEY

CITY OF SAN FRANCISCO MONUMENT MAP NO. 257 & 262 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

GENERAL NOTES

- DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
- ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
- DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- ELEVATIONS ARE BASED ON THE LETTER "O" IN OPEN ON THE TOP OF A HIGH PRESSURE FIRE HYDRANT AT THE NORTHEAST CORNER OF MISSION AND 22ND STREET, ELEVATION 63.216, SAN FRANCISCO CITY DATUM.

LEGEND

BLDG.	BUILDING	○	FOUND NAIL & TAG
CL	CENTERLINE	○	PLS 6975 PER ③
COR.	CORNER	○	SET NAIL & TAG
MEAS.	MEASURED	●	PLS 5015
N.	NORTH		
O.R.	OFFICIAL RECORDS		

MAP REFERENCES

- CITY OF SAN FRANCISCO MONUMENT MAP NOS. 262 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- CITY OF SAN FRANCISCO MONUMENT MAP NOS. 257 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- "PARCEL MAP No. 6894" RECORDED MAY 1, 2013 IN BOOK 48 OF PARCEL MAPS AT PAGES 132-133, SAN FRANCISCO COUNTY RECORDS.
- "PARCEL MAP No. 3778" RECORDED FEBRUARY 20, 2007 IN BOOK 99 OF CONDOMINIUM MAPS, PAGES 36-37, SAN FRANCISCO COUNTY RECORDS.
- "PARCEL MAP" RECORDED NOVEMBER 18, 1982 IN BOOK 24 OF PARCEL MAPS, PAGES 66-67, SAN FRANCISCO COUNTY RECORDS.
- "PARCEL MAP OF 25 BARTLETT STREET" RECORDED APRIL 18, 2003 IN BOOK 80 OF CONDOMINIUM MAPS, PAGES 65-66, SAN FRANCISCO COUNTY RECORDS.

CONDOMINIUM NOTES:

- THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DEFINED IN SECTION 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, AND THE SUBDIVISION DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE DAVIS-STIRLING COMMON INTEREST DEVELOPMENT ACT, PART 5 OF SAID CIVIL CODE. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM OF 114 RESIDENTIAL CONDOMINIUM UNITS WITHIN PARCEL A AND 3 COMMERCIAL CONDOMINIUM UNITS WITHIN PARCEL 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.
- 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:
 - ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
 - 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.
- 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. FAILURES 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.
- 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.
- BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER MISSION OR BARTLETT 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).
- ENCROACHMENT FROM/ONTO ADJOINING PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE THEREFROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS

PARCEL	CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBERS
A	1-114	AB 3616, LOTS 87 - 200
B	1-3	AB 3616, LOTS 201 - 203

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

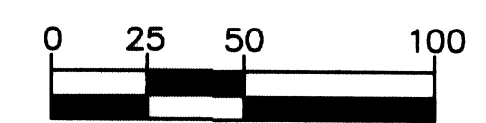
FINAL MAP No. 7620

A TWO LOT AIRSPACE SUBDIVISION, BEING A SUBDIVISION OF PARCEL A, AS PARCEL A IS SHOWN ON THAT CERTAIN PARCEL MAP 6894, RECORDED MAY 1, 2013, BEING ALSO 114 RESIDENTIAL UNIT CONDOMINIUMS WITHIN PARCEL A, AS CREATED HEREIN, AND 3 COMMERCIAL UNIT CONDOMINIUMS WITHIN PARCEL B, A MIXED USE CONDOMINIUM PROJECT

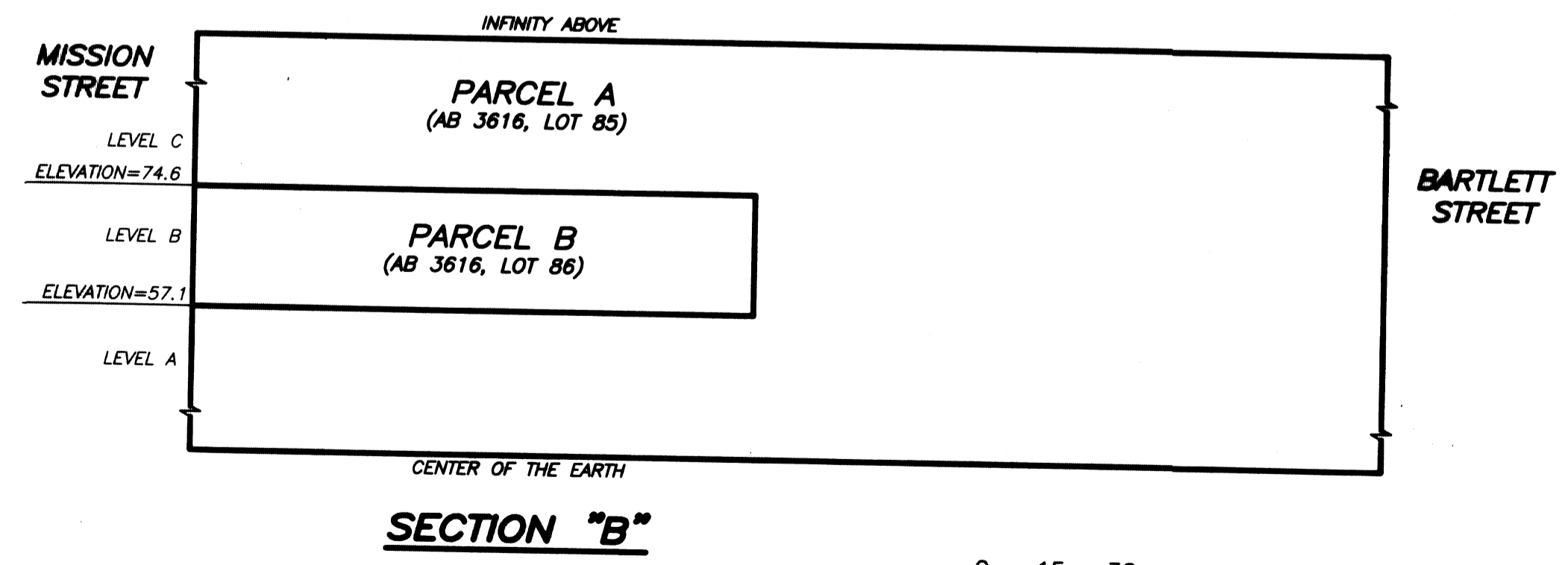
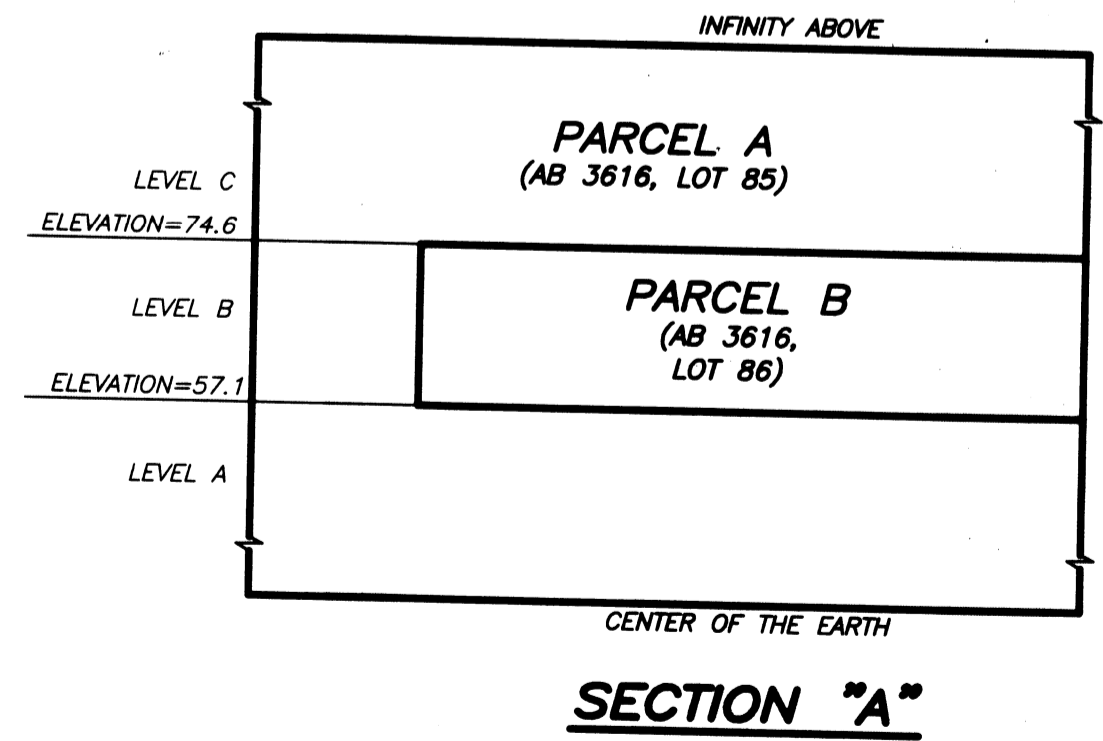
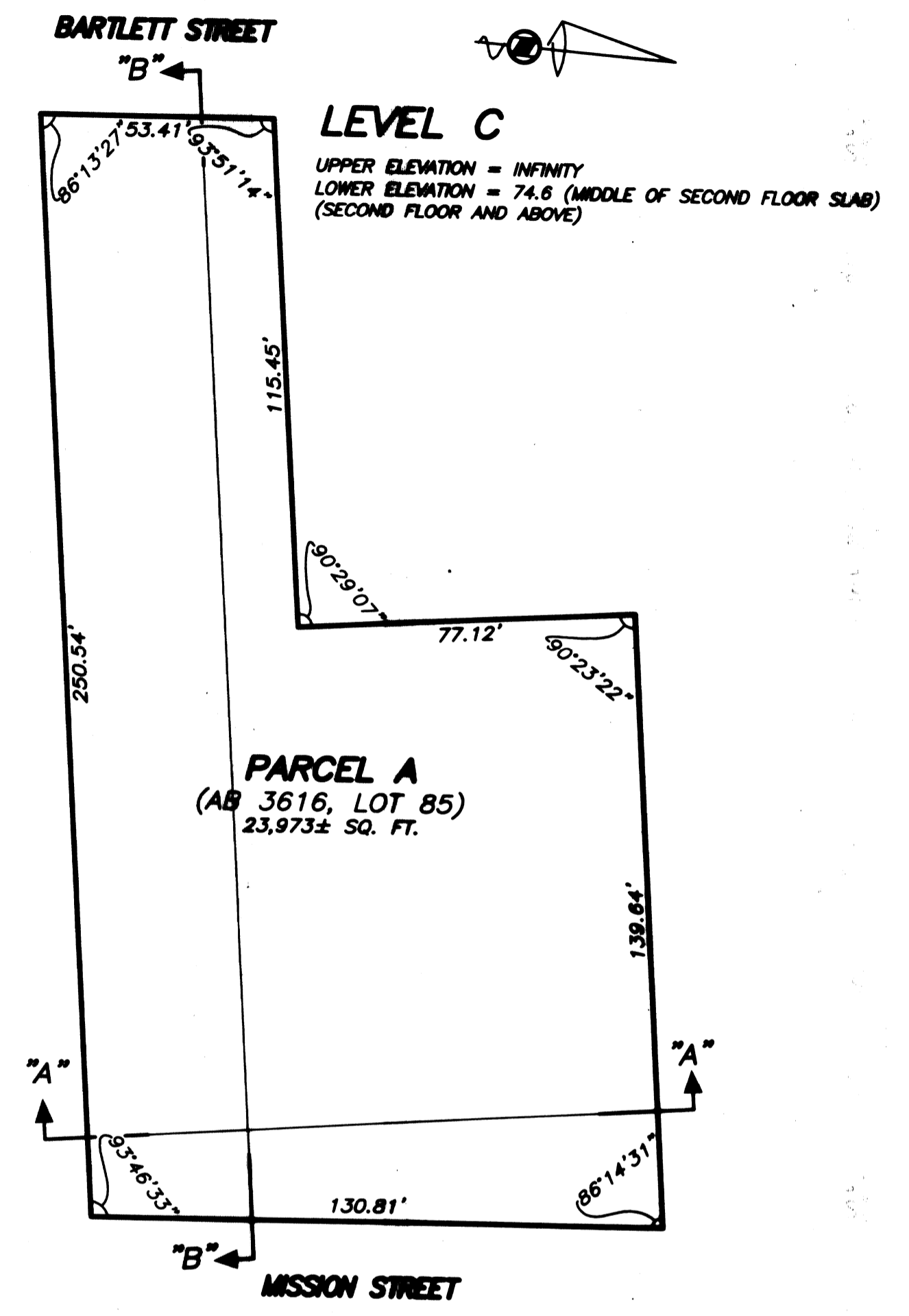
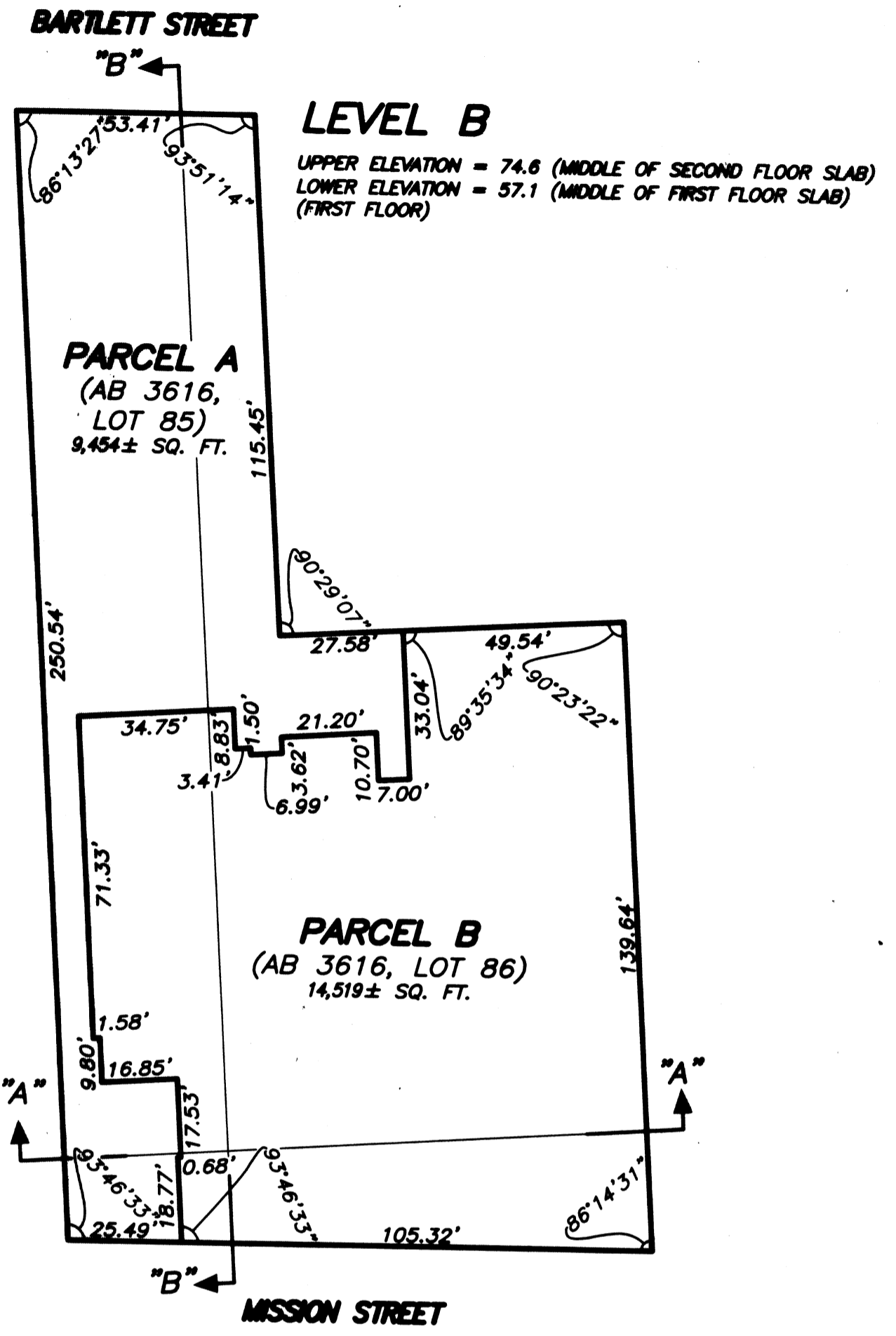
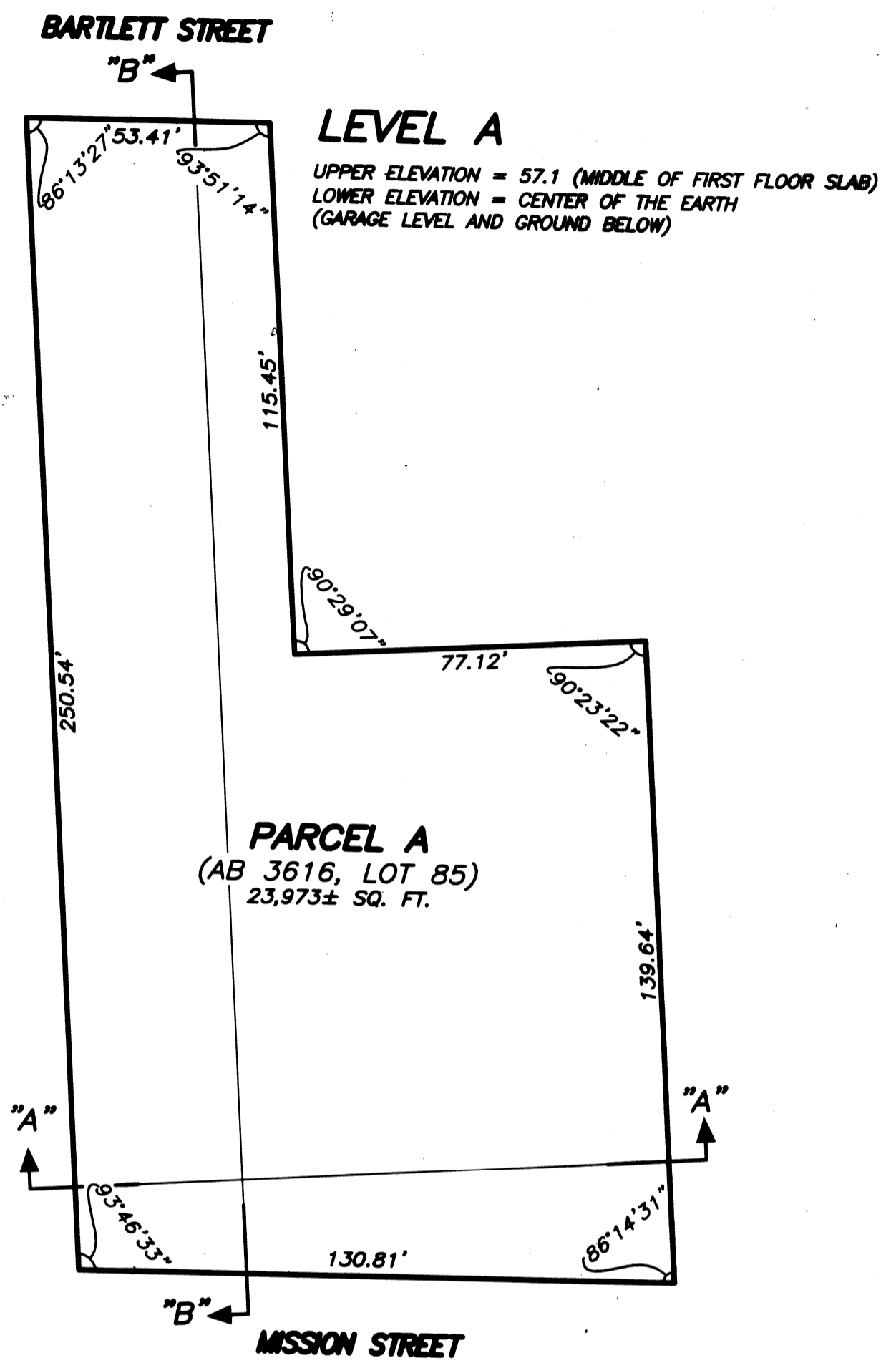
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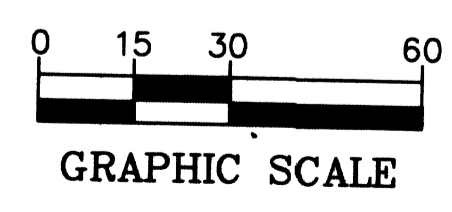
JANUARY 2014 SCALE: 1" = 50' SHEET 3 OF 4



GRAPHIC SCALE



AREA TABLE		
PARCEL A	LOT 85	57,400 SQ.FT.
PARCEL B	LOT 86	14,519 SQ.FT.



FINAL MAP No. 7620
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RESIDENTIAL UNIT CONDOMINIUMS WITHIN PARCEL A, AS CREATED HEREIN,
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CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
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JANUARY 2014 SCALE: 1" = 30' SHEET 4 OF 4

S-8281

AB 3616 LOT 84 2558 MISSION STREET