

File No. 140138

Committee Item No. \_\_\_\_\_

Board Item No. 23

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee \_\_\_\_\_

Date \_\_\_\_\_

**Board of Supervisors Meeting**

Date February 25, 2014

#### 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 Analyst Report                        |
| <input type="checkbox"/> | <input type="checkbox"/>            | Legislative Analyst Report                   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Introduction Form (for hearings)             |
| <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"/>            | Award Letter                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Public Correspondence                        |

**OTHER** (Use back side if additional space is needed)

- |                          |                          |
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Completed by: John Carroll

Date February 20, 2014

Completed by: \_\_\_\_\_

Date \_\_\_\_\_

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

1 [Final Map 7620 - 2558 Mission Street]

2  
3 **Motion approving Final Map 7620, a two-lot Airspace Subdivision, being also 114**  
4 **residential units within Parcel A, and three commercial units within Parcel B, a Mixed-**  
5 **Use Condominium Project, located at 2558 Mission Street, being a subdivision of**  
6 **Assessor's Block No. 3616, Lot No. 084, and adopting findings pursuant to the General**  
7 **Plan, and City Planning Code, Section 101.1.**

8  
9       MOVED, That the certain map entitled "FINAL MAP 7620", comprising 4 sheets,  
10 approved January 29, 2014, by Department of Public Works Order No. 182167, is hereby  
11 approved and said map is adopted as an Official Final Map 7620; and, be it

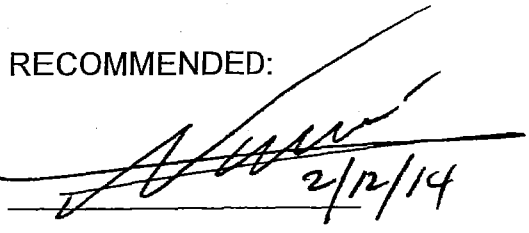
12       FURTHER MOVED, That the Board of Supervisors adopts as its own and incorporates  
13 by reference herein as though fully set forth the findings made by the City Planning  
14 Department, by its letter dated July 26, 2013, that the proposed subdivision is consistent with  
15 the objectives and policies of the General Plan, and the eight priority policies of Planning  
16 Code, Section 101.1; and, be it

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

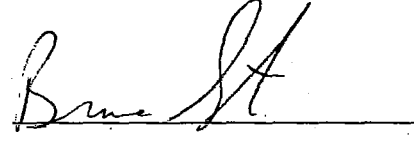
21       FURTHER MOVED, That approval of this map is also conditioned upon compliance by  
22 the subdivider with all applicable provisions of the Subdivision Code and amendments thereto.

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RECOMMENDED:

  
2/12/14  
Mohammed Nuru  
Director of Public Works

DESCRIPTION APPROVED:

  
Bruce R. Storrs, PLS  
City and County Surveyor



RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2014 FEB 12 PM 4:04

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: 182167**

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

APPROVING FINAL MAP 7620, 2558 MISSION STREET, A TWO LOT AIRSPACE SUBDIVISION, BEING ALSO 114 RESIDENTIAL UNITS WITHIN PARCEL A, AND THREE COMMERCIAL UNITS WITHIN PARCEL B, A MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS BLOCK NO. 3616, LOT NO. 084.

A TWO LOT AIRSPACE SUBDIVISION, BEING ALSO 114 RESIDENTIAL UNITS WITHIN PARCEL A, AND THREE COMMERCIAL UNITS WITHIN PARCEL B, A MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated July 26, 2013, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

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

Transmitted herewith are the following:

1. Four (4) paper copies of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 7620", each comprising 4 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 July 26, 2013, from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

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



RECOMMENDED:

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

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

APPROVED:

Mohammed Nuru  
Director of Public Works

APPROVED: January 29, 2014

MOHAMMED NURU, DIRECTOR

1/29/2014

1/30/2014

X Bruce R. Storrs

Storrs, Bruce  
City and County Surveyor

X *M. Nuru*

Nuru, Mohammed  
Director, DPW





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



Phone: (415) 554-5827  
Fax: (415) 554-5324  
www.sfdpw.org  
Subdivision.Mapping@sfdpw.org

Department of Public Works  
Office of the City and County Surveyor  
1155 Market St 3<sup>rd</sup> Floor  
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

RECEIVED  
13 JUL 2011 11:38

# TENTATIVE MAP DECISION

Date: July 11, 2013

2013.09499

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

Attention: Mr. Scott F. Sanchez

<b>Project ID:</b>	7620		
<b>Project Type:</b>	117 Units New Construction (114 residential & 3 Commercial)		
<b>Address #</b>	<b>Street Name</b>	<b>Block</b>	<b>Lot</b>
2558	Mission Street	3616	084

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from environmental review per ~~Class 1~~ California Environmental Quality Act Guidelines. *section 15183 see attached*

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code. Due to the following reasons (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

Enclosures:  
 Application  
 Print of Tentative Map

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

PLANNING DEPARTMENT

DATE 07.26.13

Mr. Scott F. Sanchez, Zoning Administrator

IMPROVING THE QUALITY OF LIFE IN SAN FRANCISCO  
Teamwork

Continuous Improvement

Customer Service



# SAN FRANCISCO PLANNING DEPARTMENT

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Per Final Mitigated Negative Declaration, Community Plan Exemption and NSR #2013J601885 for Case No. 2005.06941CEKUSTZ adopted on January 10, 2013 by the Planning Commission of the City and County of San Francisco as set forth in Planning Commission Motion No. 18775, per Building Permits 2013.05.14.6898 and 2013.01.16.8124, for the demolition of a 3-story commercial building and construction of a 8-story mixed-use building (114 dwelling units, 3 commercial spaces).

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

GC: Document3



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

**Block No. 3616 Lot No. 084**

**Address: 2558 Mission St.**

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

  
**José Cisneros**

**Tax Collector**

**Dated this 28th day of January 2014**



**APPROVALS**

THIS MAP IS APPROVED THIS 29TH DAY OF JANUARY, 2014  
BY ORDER NO. 7620

DATE: \_\_\_\_\_  
MOHAMMED MURU  
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 ALTERNATION 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: JANUARY 6, 2014  
BRUCE R. STORRS, L.S. 0914



**BOARD OF SUPERVISORS 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 \_\_\_\_\_ 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 0894, 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  
858 Harrison Street, Suite 200  
San Francisco, California

JANUARY 2014 S-0291 SHEET 1 OF 4

AB 3818 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: 2538 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: Jonathan Ellentzweig  
NAME: JONATHAN ELLENTZWEIG  
TITLE: VICE PRESIDENT

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

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

BY: Jeffrey J. Keane  
NAME: Jeffrey J. Keane  
TITLE: President & CEO

**OWNER'S ACKNOWLEDGEMENT:**

STATE OF California

COUNTY OF San Francisco JSS

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) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT EXECUTED THE SAME IN PERSON/HER/THEIR AUTHORIZED CAPACITY(IES) AND BY HE/SHE/IT/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: 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 CONVENTIONALLY 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 JSS

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

NOTARY PUBLIC, PERSONALLY APPEARED Jonathan Ellentzweig WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT EXECUTED THE SAME IN PERSON/HER/THEIR AUTHORIZED CAPACITY(IES) AND BY HE/SHE/IT/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: 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 Washington District of Columbia

COUNTY OF Washington JSS

ON January 15, 2014 BEFORE ME, Oliver 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) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT EXECUTED THE SAME IN PERSON/HER/THEIR AUTHORIZED CAPACITY(IES) AND BY HE/SHE/IT/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.

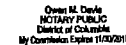
WITNESS MY HAND:

SIGNATURE: Oliver M. Davis  
NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS: Washington, DC

COMMISSION EXPIRES: 11/30/2014

COMMISSION # OF NOTARY: N/A



**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 0894, RECORDED MAY 1, 2013, BEING ALSO 11-A 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

850 Harrison Street, Suite 200

San Francisco

California

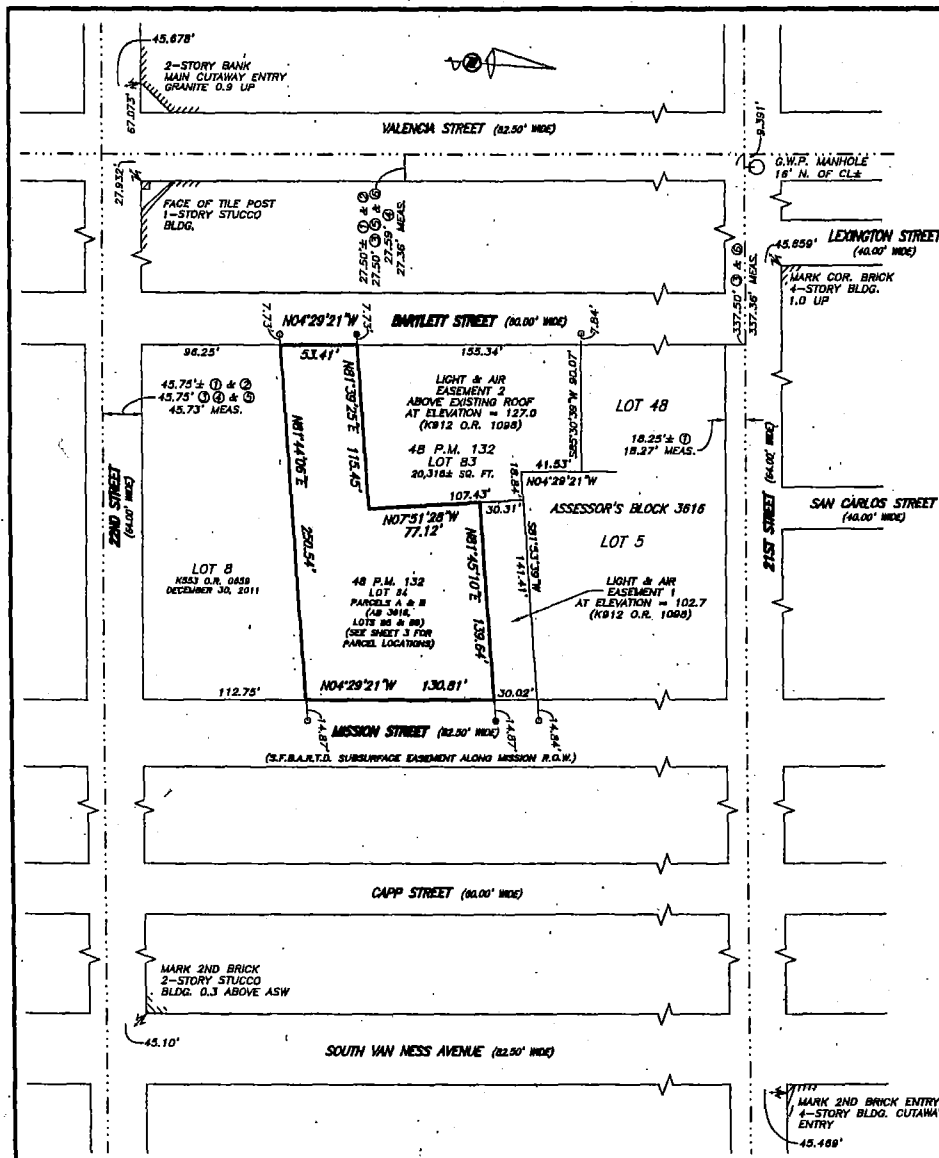
S-8281

JANUARY 2014

SHEET 2 OF 4

AB 3818 LOT #4

2968 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 K912, PAGE 306 OF OFFICIAL RECORDS.
  - GRANT OF EASEMENTS FOR VIEW, LIGHT AND AIR, AND RESTRICTIONS ON DEVELOPMENT OF PROPERTY RECORDED JUNE 8, 2013 IN REEL K913, PAGE 1086 OF OFFICIAL RECORDS.

**BASIS OF SURVEY**

CITY OF SAN FRANCISCO MONUMENT MAP NOS. 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 "D" 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 9972 PER(C)  |
| COR.  | CORNER           | ● | SET NAIL & TAG   |
| MEAS. | MEASURED         | ○ | PLS 5015         |
| N.    | NORTH            |   |                  |
| D.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. 1884-P RECORDED MAY 1, 2013 IN BOOK 48 OF PARCEL MAPS AT PAGES 132-133, SAN FRANCISCO COUNTY RECORDS.
- PARCEL MAP NO. 3778-P RECORDED FEBRUARY 20, 2007 IN BOOK 86 OF CONDOMINIUM MAPS, PAGES 36-37, SAN FRANCISCO COUNTY RECORDS.
- PARCEL MAP RECORDED NOVEMBER 19, 1982 IN BOOK 24 OF PARCEL MAPS, PAGES 66-67, SAN FRANCISCO COUNTY RECORDS.
- PARCEL MAP OF 25 BAYLETT STREET RECORDED APRIL 18, 2003 IN BOOK 80 OF CONDOMINIUM MAPS, PAGES 66-68, SAN FRANCISCO COUNTY RECORDS.

**CONDOMINIUM NOTES:**

(a) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DEFINED IN SECTION 4106 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.

(b) ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY DOT(S) AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), COMMON(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) (i) 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 MISSION OR BAYLETT 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 OWNERS(S).

(g) 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 3416, LOTS 87 - 200
B	1-3	AB 3416, 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**

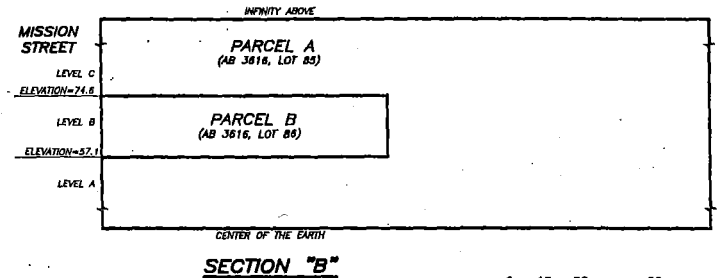
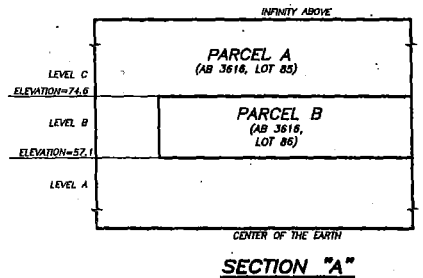
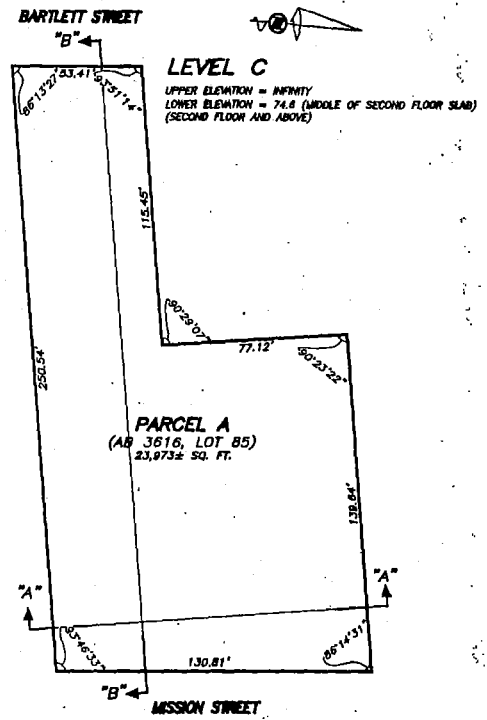
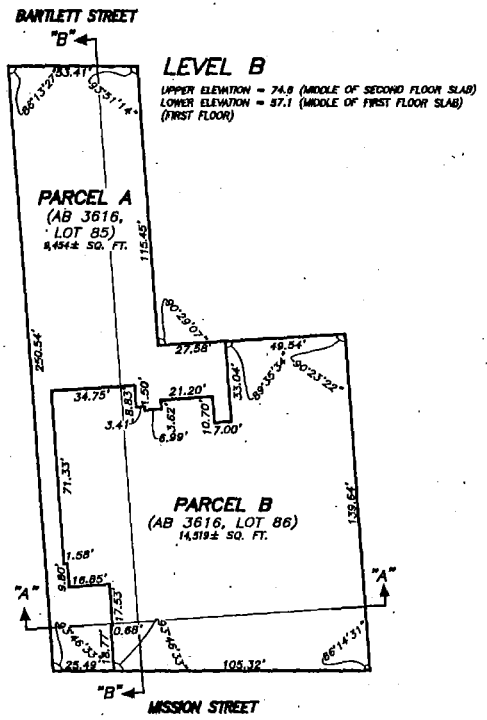
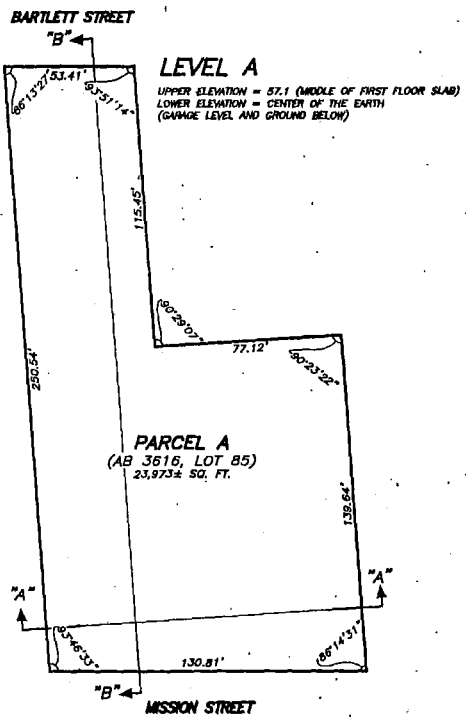
A TWO LOT AIRSPACE SUBDIVISION:  
BEING A SUBDIVISION OF PARCEL A, AS PARCEL A IS SHOWN ON THAT CERTAIN PARCEL MAP NOS. RECORDED MAY 1, 2013, BEING ALSO 114 RESIDENTIAL UNIT CONDOMINIUMS WITHIN PARCEL A, AS CREATED HEREIN, AND 3 COMMERCIAL UNIT CONDOMINIUMS WITHIN PARCEL B, A MIXED USE CONDOMINIUM PROJECT

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
**MARTIN M. RON ASSOCIATES, INC.**  
Land Surveyors

858 Harrison Street, Suite 200  
San Francisco, California

JANUARY 2014 SCALE: 1" = 30' SHEET 3 OF 4

AB 3816 LOT 84 2558 MISSION STREET



AREA TABLE		
PARCEL A	LOT 85	23,973 SQ. FT.
PARCEL B	LOT 86	14,819 SQ. FT.

**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 8084, 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.  
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859 Harrison Street, Suite 200  
San Francisco, California S-8881  
JANUARY 2014 SCALE: 1" = 30' SHEET 4 OF 4

AB 3616 LOT 84 2658 MISSION STREET

