

File No. 161103

Committee Item No. _____

Board Item No. 37

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: October 25, 2016

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER

- Public Works Order No. 185325 - September 28, 2016
- Planning Decision - October 30, 2014
- Tax Certificates - September 16, 2016
- Final Maps
- _____

Prepared by: Brent Jalipa

Date: October 20, 2016

Prepared by: _____

Date: _____

1 [Final Map 8299 - 299 Fremont Street]

2

3 **Motion approving Final Map 8299, a 409 residential and three commercial unit mixed-**
4 **use condominium project, located at 299 Fremont Street, being a subdivision of**
5 **Assessor's Parcel Block No. 3738, Lot No. 016; 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 8299", a 409 residential and three
9 commercial unit mixed-use condominium project, located at 299 Fremont Street, being a
10 subdivision of Assessor's Parcel Block No. 3738, Lot No. 016, comprising 4 sheets, approved
11 September 28, 2016, by Department of Public Works Order No. 185325 is hereby approved
12 and said map is adopted as an Official Final Map 8299; and, be it

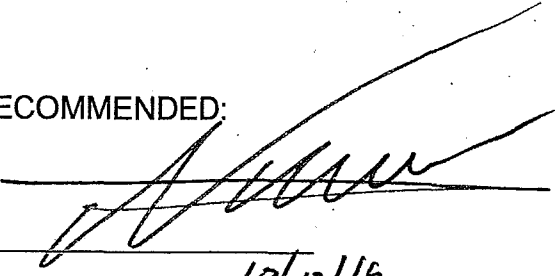
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the City
15 Planning Department, by its letter dated October 30, 2014, that the proposed subdivision is
16 consistent with the objectives and policies of the General Plan and the eight priority policies of
17 Planning Code, Section 101.1; and, be it

18 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
19 and incorporates by reference herein as though fully set forth the findings made by the Office
20 of Community Investment and Infrastructure recommending that the City approve the subject
21 Final Map, by its letter dated August 8, 2014; and, be it

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

8 Mohammed Nuru *10/13/16*
9 Director of Public Works

DESCRIPTION APPROVED:

10 
11

12 Bruce R. Storrs, PLS
13 City and County Surveyor
14
15
16
17
18
19
20
21
22
23
24
25



RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2016 OCT 13 PM 12:32

BY *JB*

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: 185325

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

APPROVING FINAL MAP 8299, 299 FREMONT STREET, A 409 RESIDENTIAL AND 3 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 016 IN ASSESSORS BLOCK NO. 3738.

A 409 RESIDENTIAL AND 3 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated October 30, 2014, 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 confirmed that the map has complied with the Agency's conditions of approval issued August 8, 2014, and recommends approval of Final Map 8299.

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 8299", 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 October 30, 2014, 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 August 8, 2014, 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:

9/27/2016

9/28/2016

X Bruce R. Storrs

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

X Mohammed Nuru

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



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



Department of Public Works
Office of the City and County Surveyor

1155 Market Street, 3rd Floor
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

Edwin M. Lee, Mayor
Mohammed Nuru, Director

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

TENTATIVE MAP DECISION

NE

Date: July 11, 2014

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

Project ID: 8299			
Project Type: 409 Residential and 3 Commercial Mixed Use New Construction Condominium			
Address#	StreetName	Block	Lot
299	FREMONT ST	3738	016
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

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.

KB 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): *CCTI Pess No. 9-20B attached*

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

PLANNING DEPARTMENT

DATE 10/30/14

For *Scott F. Sanchez* *R. Burns*
Mr. Scott F. Sanchez, Zoning Administrator

Commission on Community Investment and Infrastructure

RESOLUTION NO. 9-2013

Adopted April 16, 2013

CONDITIONALLY APPROVING, PURSUANT TO THE TRANSBAY IMPLEMENTATION AGREEMENT, THE SCHEMATIC DESIGN FOR A PROPOSED HIGH-DENSITY RESIDENTIAL PROJECT ON TRANSBAY BLOCKS 6/7, LOCATED ON FOLSOM STREET BETWEEN FREMONT AND BEALE STREETS, AND MAKING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; TRANSBAY REDEVELOPMENT PROJECT AREA

WHEREAS, The California Legislature in 2003 enacted Assembly Bill 812 ("AB 812") authorizing the demolition of the historic Transbay Terminal building and the construction of the new Transbay Transit Center ("TTC") (Stat. 2003, Chapter 99, codified at § 5027.1 of the Cal. Public Resources Code). AB 812 also mandated that 25% of the residential units developed in the area around the Center "shall be available to" low income households, and an additional 10% "shall be available to" moderate income households if the City and County of San Francisco ("City") adopted a redevelopment plan providing for the financing of the Center; and,

WHEREAS, In 2003, in an agreement with the Transbay Joint Powers Authority ("TJPA") and the City, the State agreed to transfer approximately 10 acres of State-owned property ("State-owned parcels") in and around the then-existing Transbay Terminal to the City and the TJPA, which would then sell the State-owned parcels and use the revenues from the sales to finance the Center ("Cooperative Agreement"). The City agreed, among other things, to commit property tax revenue through its Redevelopment Agency to the Center. Under the Cooperative Agreement, the State relied on tax increment financing under a redevelopment plan to improve and sell the parcels; and,

WHEREAS, The Board of Supervisors of the City and County of San Francisco approved a Redevelopment Plan for the Transbay Redevelopment Project Area ("Project Area") by Ordinance No. 124-05, adopted on June 21, 2005 and by Ordinance No. 99-06, adopted on May 9, 2006 (the "Redevelopment Plan"). The Redevelopment Plan provided for the financing of the TTC and established a program for the Redevelopment Agency of the City and County of San Francisco (the "Former Agency") to redevelop and revitalize the blighted Project Area; and,

WHEREAS, In 2005, at the same time the Redevelopment Plan was adopted, the Former Agency adopted the Development Controls and Design Guidelines for the Transbay Redevelopment Project (the "Development Controls"), which provides detailed controls and recommendations for development within Zone One of the Project Area, including Blocks 6/7. In 2006, the Former Agency adopted the Transbay Redevelopment Project Area Streetscape and Open Space Concept Plan (the "Streetscape and Open Space Plan"), which provides detailed concept plans

for all public infrastructure in the Project Area necessary for the development of the State-owned parcels; and,

WHEREAS, In 2006, the TIPA and the Former Agency executed an agreement (“Implementation Agreement”), which required the Former Agency to take the lead role in facilitating the development of the State-owned parcels. Specifically, the Implementation Agreement required the Former Agency to: (1) prepare and sell the State-owned parcels to third parties, (2) deposit the sale proceeds into a trust account to help the TIPA pay the cost of constructing the TTC, (3) implement the Redevelopment Plan to enhance the financial feasibility of the Project, and (4) fund the state-mandated affordable housing program; and,

WHEREAS, On July 6, 2011, pursuant to the Implementation Agreement, the Former Agency issued a Request for Proposals (the “RFP”) from development teams to design and develop a high-density, mixed-income residential project on Blocks 6/7 in the Project Area. On December 6, 2011, after a competitive selection process, the Former Agency Commission authorized staff to enter into negotiations for the development of Blocks 6/7 with the development team lead by Golub Real Estate Corp. (“Golub”) and Mercy Housing California (“Mercy”), along with Solomon Cordwell and Buenz (“SCB”) as the lead architect for the market-rate component of the development and Santos Prescott and Associates (“Santos Prescott”), a small business enterprise, as the architect for the affordable component; and,

WHEREAS, On February 1, 2012, the Former Redevelopment Agency was dissolved pursuant to the provisions of California State Assembly Bill No. 1X 26 (Chapter 5, Statutes of 2011-12, First Extraordinary Session) (“AB 26”), codified in relevant part in California’s Health and Safety Code Sections 34161 – 34168 and upheld by the California Supreme Court in California Redevelopment Assoc. v. Matosantos, No. S194861 (Dec. 29, 2011). On June 27, 2012, AB 26 was subsequently amended in part by California State Assembly Bill No. 1484 (Chapter 26, Statutes of 2011-12) (“AB 1484”). (Together, AB 26 and AB 1484 are referred to as the “Redevelopment Dissolution Law.”); and,

WHEREAS, Pursuant to the Redevelopment Dissolution Law, all of the Former Redevelopment Agency’s assets (other than housing assets) and obligations were transferred to the Office of Community Investment and Infrastructure (“OCII”), as Successor Agency to the Former Agency. Some of the Former Agency’s housing assets were transferred to the City, acting by and through the Mayor’s Office of Housing (“MOH”); and,

WHEREAS, Redevelopment Dissolution Law authorizes successor agencies to enter into new agreements if they are “in compliance with an enforceable obligation that existed prior to June 28, 2011.” Cal. Health & Safety Code § 34177.5 (a). Under this limited authority, a successor agency may enter into contracts if a pre-existing enforceable obligation requires that action. See also Cal. Health & Safety Code § 34167 (f) (providing that the Redevelopment Dissolution Law does not interfere with an agency’s authority under enforceable obligations to “enforce existing covenants and obligations, or . . . perform its obligation.”). The Implementation

Agreement and several other Transbay obligations are "enforceable obligations" requiring OCII to take the actions proposed by this Resolution. Cal. Health & Safety Code § 34171 (d) (1); and,

WHEREAS, The Department of Finance ("DOF") is currently reviewing the Successor Agency's request that DOF determine "finally and conclusively" that the Implementation Agreement, AB 812, and the Transbay Redevelopment Project Tax Increment Allocation and Sales Proceeds Pledge Agreement are enforceable obligations that will not require additional DOF review in the future. Until DOF issues a Final and Conclusive Determination acknowledging OCII's obligations to dispose of the State-owned parcels, OCII's acquisition and disposition of Blocks 6/7 will be subject to additional review and approval by the Oversight Board of the City and County of San Francisco and DOF; and,

WHEREAS, The original proposal from Golub/Mercy included a purchase price of \$30,000,000, 545 residential units (409 market-rate units, including 61 inclusionary units and 136 stand-alone affordable units), and a requested subsidy from the Former Agency for the stand-alone affordable units of approximately \$200,000 per unit. However, due to the dissolution of the Former Agency on February 1, 2012, and the challenges that created for funding the affordable component of the development, the original proposal from Golub/Mercy was revised; and,

WHEREAS, Under the revised proposal, Blocks 6/7 will include a total of 556 residential units, as well as ground-floor retail, shared open space and underground parking. Based on this revised proposal, OCII staff negotiated the terms of a disposition and development agreement (the "DDA") with Golub/Mercy for the sale of Blocks 6/7 and the development of Block 6 with 409 market-rate units, 70 affordable units, shared open space, and a shared underground parking garage. The DDA, however, does not cover the development of Block 7, which includes 77 affordable units, a child care facility and shared open space, because it will be constructed at a future date by Mercy, when additional affordable housing funding becomes available; and,

WHEREAS, OCII staff requested that the development team complete the schematic design for Blocks 6/7 all at once, even though the Block 7 Affordable Project will be constructed later. The Development Controls and the RFP envisioned both parcels being developed as a fully integrated project, so that the blocks will complement each other and work together, even though they are being designed by different architects. The development team agreed and SCB and Santos Prescott worked together and with OCII staff to prepare a unified schematic design that was reviewed and approved by the Transbay Citizens Advisory Committee (the "CAC") at its January 10, 2013, meeting; and,

WHEREAS, OCII has reviewed the design and it conforms to all of the requirements of the Redevelopment Plan, the Development Controls and the Streetscape and Open

Space Plan. In addition, the development team has created an attractive project and has responded to all of OCII's and the CAC's comments and revisions to the design for Blocks 6/7. However, as is typical, there remain a number of detailed issues that must be resolved in subsequent design stages (i.e., design development or construction documents); and,

WHEREAS, A copy of the schematic design is on file with the Commission Secretary in the OCII office; and,

WHEREAS, On April 20, 2004, the Former Agency Commission adopted Resolution No. 45-2004, certifying the Final Environmental Impact Statement/Environmental Impact Report (the "Final EIS/EIR") for the Transbay Redevelopment Project, and on January 25, 2005 adopted Resolution No. 11-2005, adopting findings under the California Environmental Quality Act ("CEQA"), a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program in connection with the adoption of the Redevelopment Plan. The Board of Supervisors and the City Planning Commission adopted similar findings. Because the Final EIS/EIR includes evaluation of the new Transbay Transit Center, the Transbay Joint Powers Authority ("TJPA") also adopted environmental findings; and,

WHEREAS, The Final EIS/EIR includes by reference a number of addenda. The addenda include the following:

- a. Addendum #1 – adopted by the TJPA on June 2, 2006, assessed the additional use of the temporary Transbay Terminal by Greyhound, another transit carrier; and,
- b. Addendum #2 – adopted by the TJPA on April 19, 2007, assessed modifications of the rail tracks and underground tunnels leading to the new Transit Center; and,
- c. Addendum #3 – adopted by the TJPA on January 17, 2008, evaluated the addition of 546 Howard Street to the Transit Center; and,
- d. Addendum #4 – adopted by the TJPA on October 17, 2008, evaluated the configuration, boarding platforms and passenger waiting areas, and bus staging areas of the temporary Terminal, and associated modifications to bus lanes on surrounding streets; and,
- e. Addendum #5 – adopted by the TJPA on April 9, 2009, evaluated the building design of the new Transit Center; and,
- f. Addendum #6 – adopted by the TJPA on December 8, 2011, evaluated minor refinements to the proposed bus ramp component of the Transit Center; and,

WHEREAS, In adopting each Addendum, the TJPA determined that modifications to the Project would not require subsequent environmental review and would not require major revisions to the Final EIS/EIR; and,

WHEREAS, The Final EIS/EIR is a program EIR under CEQA Guidelines Section 15168 and a redevelopment plan EIR under CEQA Guidelines Section 15180. The Final EIS/EIR is also a project EIR under CEQA Guidelines Section 15161 for certain structures and facilities, including the Temporary Terminal. The development of approximately 556 units of market-rate and affordable housing on Transbay Blocks 6/7 is an undertaking pursuant to and in furtherance of the Redevelopment Plan in conformance with CEQA Sections 15180 and 15168; and,

WHEREAS, OCII staff has reviewed the schematic design for Transbay Blocks 6/7 and finds the proposed actions to be Implementing Actions to facilitate construction of market-rate and affordable housing on Transbay Blocks 6/7 and within the scope of the Project analyzed in the Final EIS/EIR and subsequent addenda and no additional environmental review is required pursuant to State CEQA Guidelines Sections 15180 and 15168; and,

WHEREAS, OCII staff, in making the necessary findings for the Implementing Actions contemplated herein, considered and reviewed the Final EIS/EIR and addenda, has made documents related to the Implementing Actions, the Final EIS/EIR, and addenda available for review by the Commission on Community Investment and Infrastructure ("CCII") and the public, and these files are part of the record before CCII; and,

WHEREAS, The Final EIS/EIR findings and statement of overriding considerations adopted in accordance with CEQA by the Agency Commission by Resolution No. 11-2005 dated January 25, 2005 were and remain adequate, accurate and objective and are incorporated herein by reference as applicable to the Implementing Actions; now therefore, be it

RESOLVED, The Commission on Community Investment and Infrastructure finds and determines that the conditional approval of the schematic design for Blocks 6/7 is an Implementing Action within the scope of the project analyzed in the Final EIS/EIR and Addenda and requires no additional environmental review pursuant to State CEQA Guidelines Sections 15180, 15168, 15162 and 15163 for the following reasons:

- a. The Implementing Actions are within the scope of the project analyzed in the Final EIS/EIR and Addenda and no major revisions are required due to the involvement of new significant environmental effects or a substantial increase in the severity of significant effects previously identified in the Final EIS/EIR; and,
- b. No substantial changes have occurred with respect to the circumstances under which the project analyzed in the Final EIS/EIR and Addenda was undertaken that would require major revisions to the Final EIS/EIR due to the involvement of new significant environmental effects, or a substantial increase in the severity of effects identified in the Final EIS/EIR; and,

- c. No new information of substantial importance to the project analyzed in the Final EIS/EIR and Addenda has become available which would indicate that (a) the Implementing Actions will have significant effects not discussed in the Final EIS/EIR; (b) significant environmental effects will be substantially more severe; (c) mitigation measures or alternatives found not feasible which would reduce one or more significant effects have become feasible; or (d) mitigation measures or alternatives which are considerably different from those in the Final EIS/EIR will substantially reduce one or more significant effects on the environment; and, be it further

RESOLVED, The Office of Community Investment and Infrastructure, acting as the Successor Agency to the Redevelopment Agency of the City and County of San Francisco, hereby approves the schematic design for a proposed high-density residential project on Transbay Blocks 6/7, located on Folsom Street between Fremont and Beale Streets, subject to the following conditions:

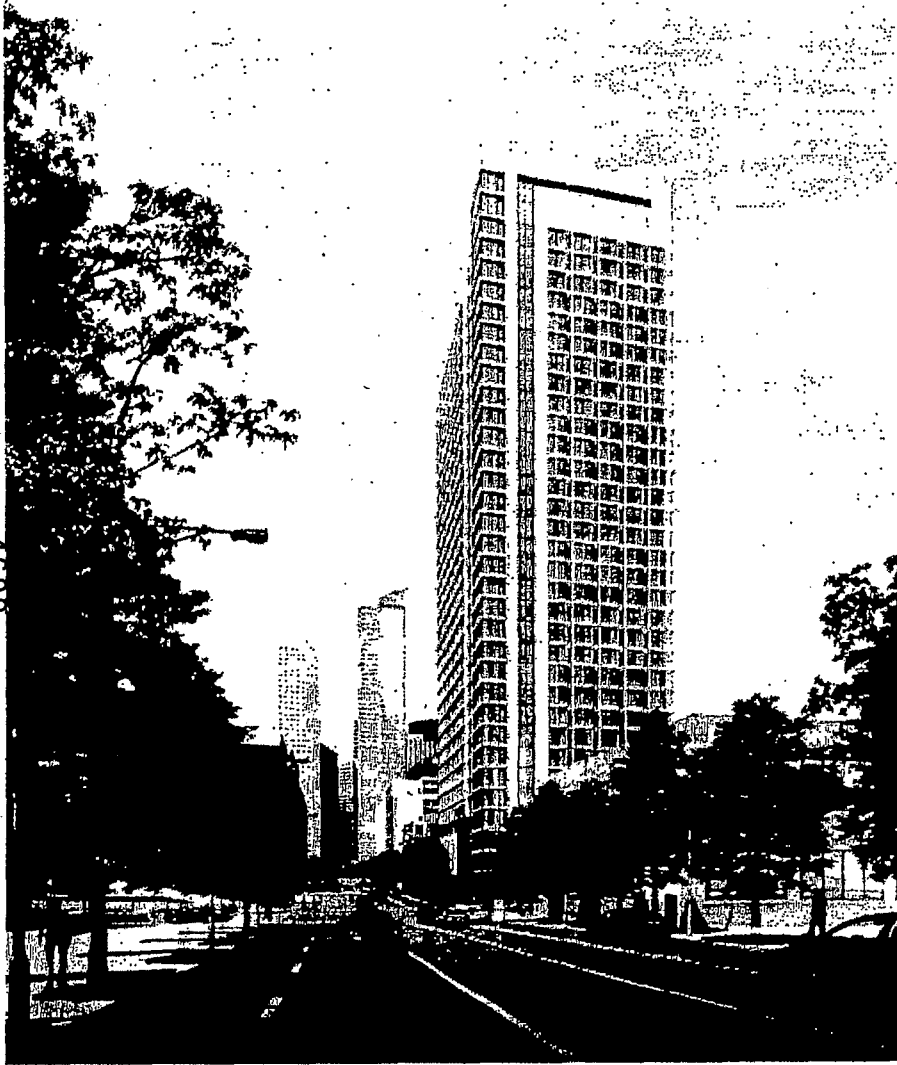
1. The location of the kitchen exhaust for restaurant use at Block 6 shall be located so as to minimize the effects that fumes may have on both nearby residences as well as private and publicly accessible open spaces.
2. Further study of the detailing of Buildings in Block 7, including but not limited to the following: a) railings for the ramps of Buildings 7A and 7B; b) return walls of the townhouses to consistently carry the materials proposed for the façade; c) design of bay windows of the townhouses so as to clearly define the areas of glazing from those finished with fiber cement siding; d) the fence proposed at the north side so as to ensure privacy and visual interest from the courtyard and the concrete walls surrounding the playground area; e) exterior walkways that provide access to the third and fourth floor townhouses so as to ensure visual interest and articulation, and f) landscaping materials for the courtyard and perimeter landscaped areas.
3. The building materials, colors, finishes, architectural detailing (including window details) shall be subject to further review and approval by OCII staff during the Design Development phase. Materials and colors shall be provided as part of the review. Mock-ups of sufficient size shall be built on construction sites during an early phase of construction for OCII staff review and approval to ensure consistency with this Schematic Design.
4. The design of the trash and recycling areas shall be subject to further review and approval by OCII staff during the Design for Development phase to ensure that they allow for direct pick-up by the solid waste collector from the service areas to avoid trash and recycling bins on-street.
5. The generator and transformer rooms and other utility spaces shall be minimized and located along Clementina Street to the maximum extent possible.

6. All building signage shall be subject to further review by OCII staff review and approval. A signage plan shall be prepared prior to or concurrent with Design Development for OCII staff approval.
7. The design of the ground floor of Block 6 along Beale Street is subject to further review pending resolution of the interior uses at this location.

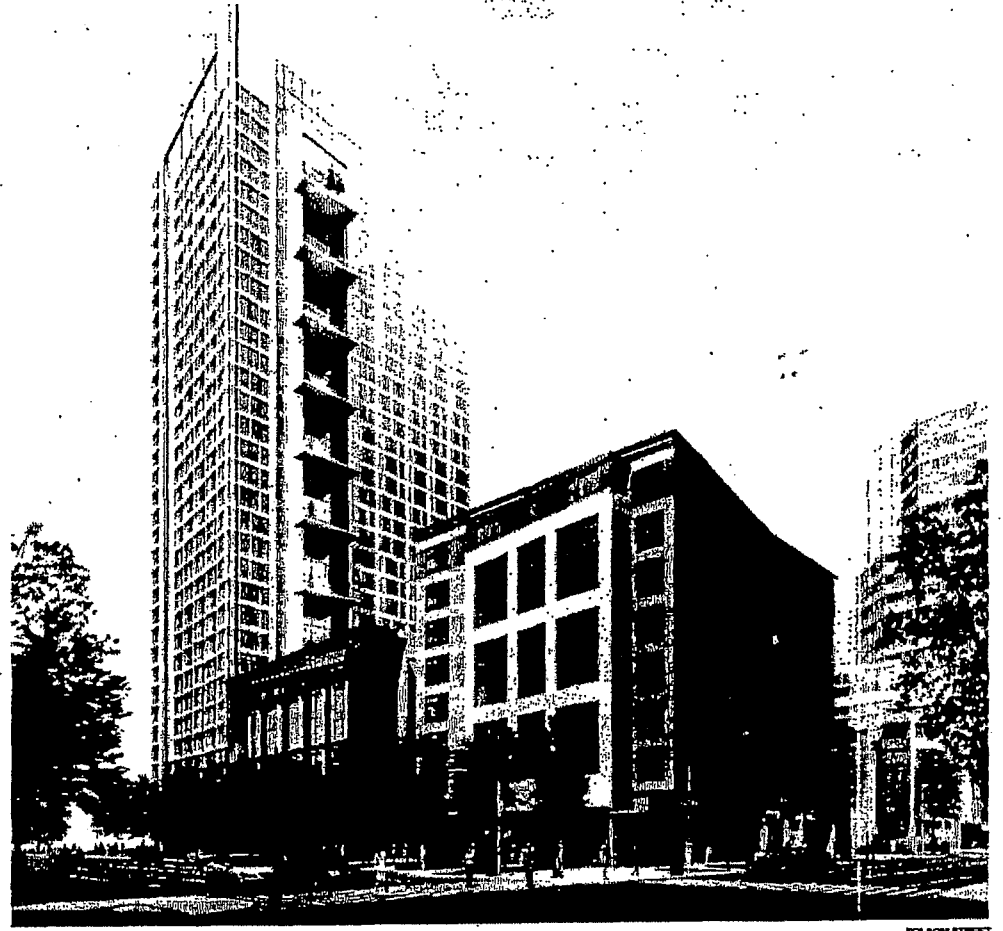
I hereby certify that the foregoing resolution was adopted by the Commission at its meeting of April 16, 2013.

Natasha Jones
Commission Secretary

Attachment 1
Blocks 6/7 Schematic Design



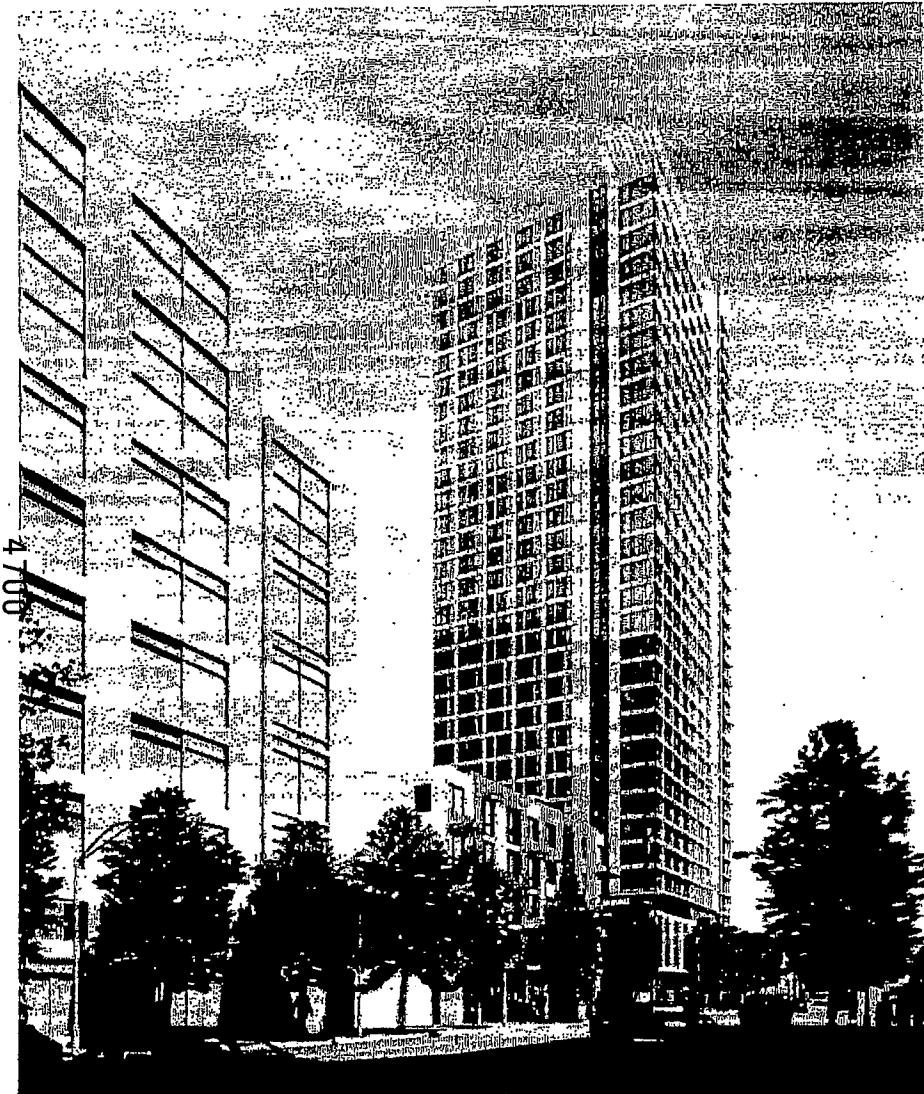
FREMONT STREET LOOKING NORTH



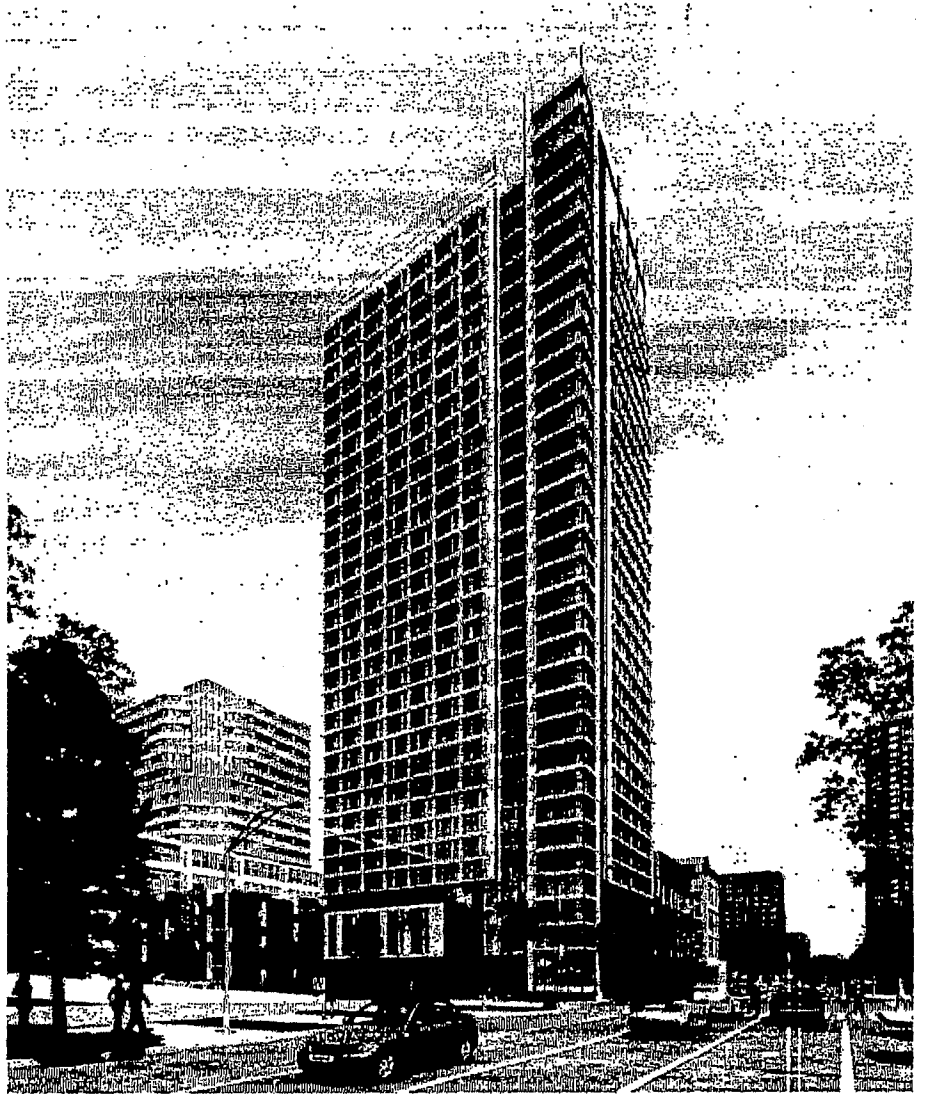
FOLSOM STREET

4699





FREMONT STREET LOOKING SOUTH



FOLSON STREET LOOKING EAST



4701



CLEMENTINA STREET LOOKING SOUTH



© 2012 Solomon Cordwell Buenz

Sarlow, Pincetti and Associates

STREET PERSPECTIVE
BLOCK 67
Golub | Mercy Housing

01/07/2013



BUILDING ENTRANCE

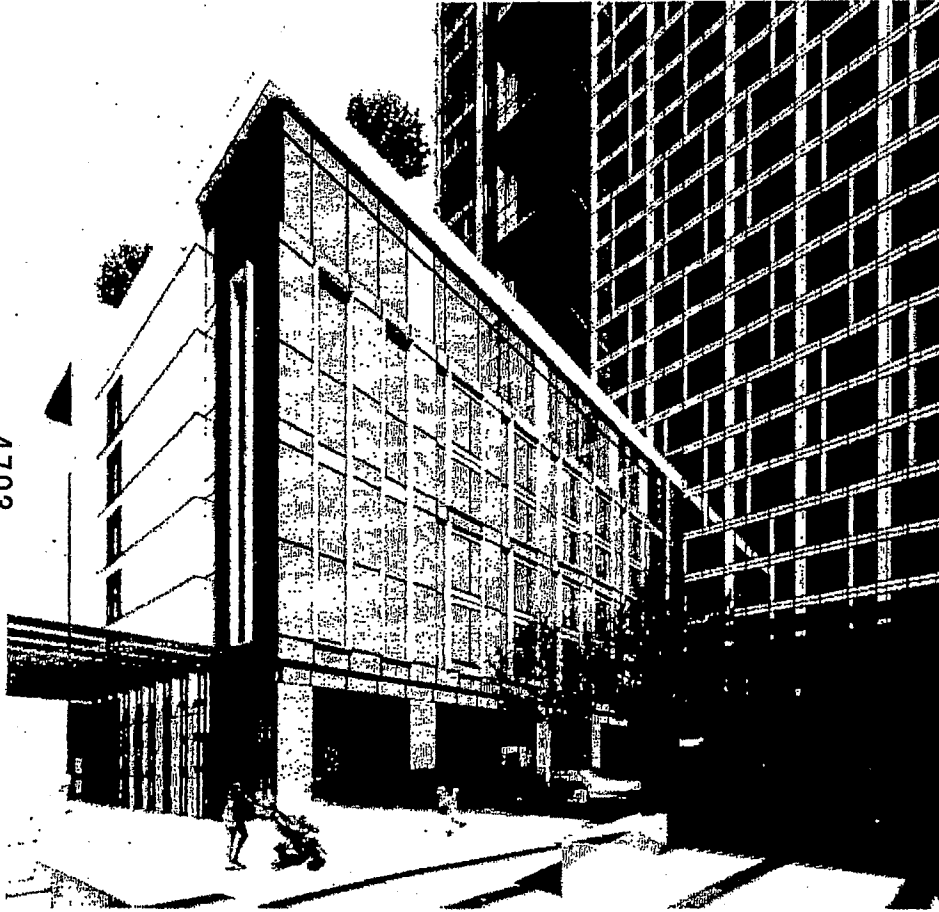


FOLBOM STREET LOOKING NORTH

4702



4703



COURTYARD LOOKING SOUTHEAST



COURTYARD LOOKING SOUTHWEST



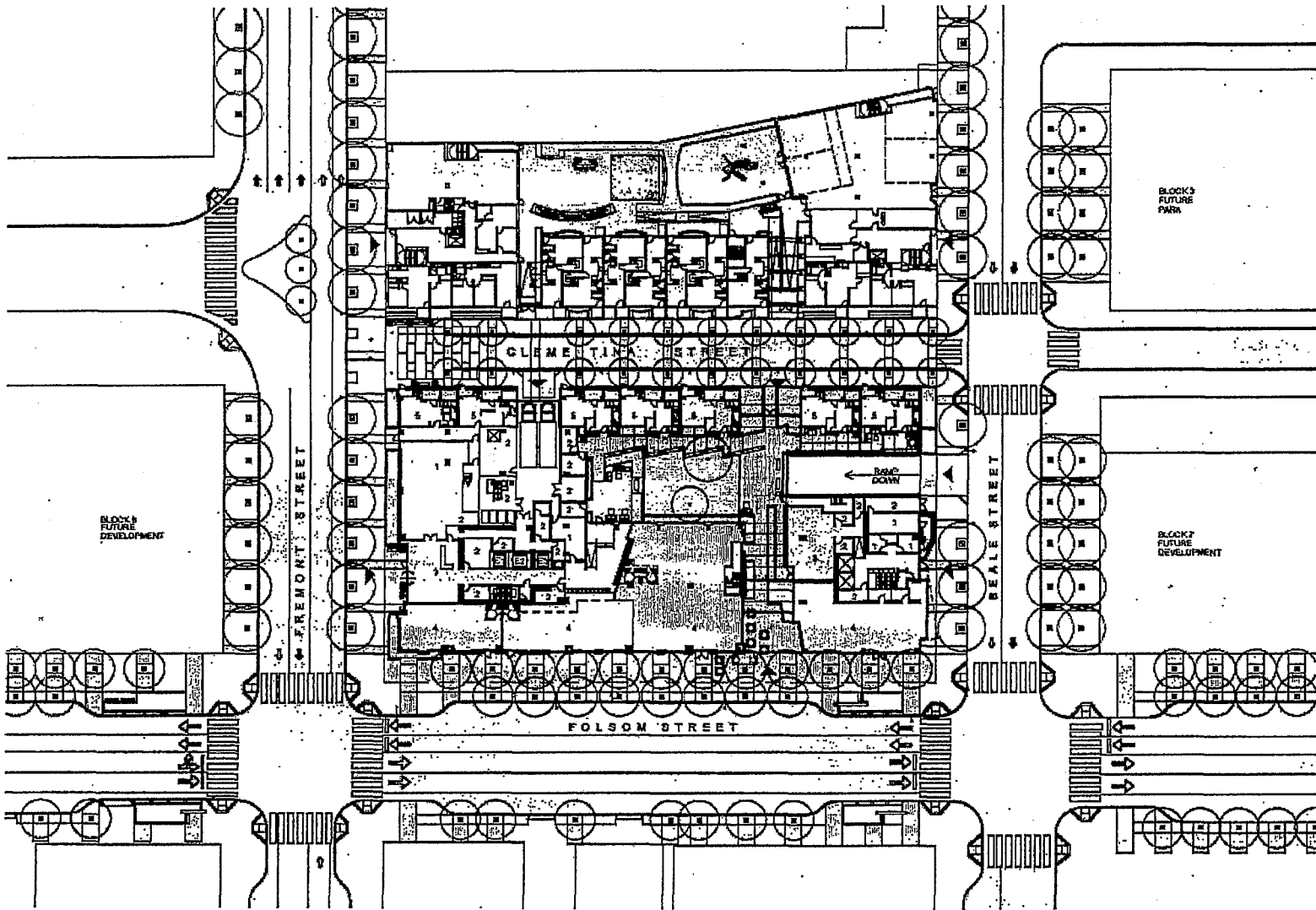
© 2012 Soledad Cordoba Baez

Santos Prescott and Associates

COURTYARD PERSPECTIVES
BLOCK #7
Golub | Mercy Housing

01/07/2013

4704

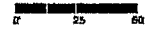


- 1 RESIDENT SERVICE
- 2 BACK OF HOUSE
- 3 COMMUNIT
- 4 RETAIL
- 5 TOWNHOUSE

- ◀ PEDESTRIAN ENTRANCE
- ◀ VEHICLE ENTRANCE

- LEGEND**
- [Symbol] REQUIRED SETBACK
 - [Symbol] PUBLIC OPEN SPACE
 - [Symbol] PUBLICLY ACCESSIBLE OPEN SPACE (LIMITED HOURS)
 - [Symbol] PRIVATE OPEN SPACE

NOTE
 1 THERE IS NO NEW PROPOSED ROADWAY
 2 STREET IMPROVEMENTS PROVIDED PER
 TRANSPARENT STREETSCAPE & OPEN SPACE
 PLAN





4705

SCP

W272

Santos Prescott and Associates

BUILDING 7A -- FREMONT STREET
BLOCK 67
Golub | Mercy Housing



01.07.2013



4706



6282

Santos Design and Associates

BUILDING 7B - BEALE STREET
BLOCK 67
Golub | Mercy Housing



01/07/2013



4707



2011

Santora Prescott and Associates

TOWNHOUSES – CLEMENTINA STREET
BLOCK 67

Golub | Mercy Housing



01/07/2013





**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. 3738 Lot No. 016

Address: 299 Fremont 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 16th day of September. 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.



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. 3738 Lot No. 016

Address: 299 Fremont St

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

Map: \$143,621,921

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$1,723,464.00

Amount of Assessments not yet due: \$846.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 16th day of September. 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.

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

OWNER: BLOCK 6 JOINT VENTURE LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: GOLUB BLOCK 6 LLC
A DELAWARE LIMITED LIABILITY COMPANY
ITS: ADMINISTRATOR
BY: GOLUB REAL ESTATE CORP.
AN ILLINOIS CORPORATION
ITS: MANAGER
BY: [Signature]
NAME: LEE GOLUB
ITS: EXECUTIVE VICE 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.

WITNESSED AND NOTARIZED IN

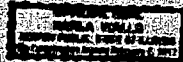
STATE OF ILLINOIS)
COUNTY OF COOK)

ON THIS DATE, SEPTEMBER 13, 2016, BEFORE ME, KARELA WALLS, A NOTARY PUBLIC, PERSONALLY APPEARED LEE GOLUB 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 EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY(IES) AND BY HIS SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 02/06/2017



COUNTY OF PRINCIPAL PLACE OF BUSINESS: COOK

TAX STATEMENT:

I, ANGEA GALVILLO, 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, ANGEA GALVILLO, 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 8299".

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

APPROVALS:

THIS MAP IS APPROVED THIS 28 DAY OF September 2016
BY ORDER NO. 19524E

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 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. _____

CITY AND COUNTY SURVEYOR'S STATEMENT:

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

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

BY: [Signature] DATE: 09/08/2016
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 BLOCK 6 JOINT VENTURE LLC ON MAY 20, 2014. 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 REPRODUCED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: Ben B. Ron DATE: 9/14/2016

BENJAMIN B. RON
P.L.S. No. 5015



RECORDER'S CERTIFICATE OR STATEMENT:

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

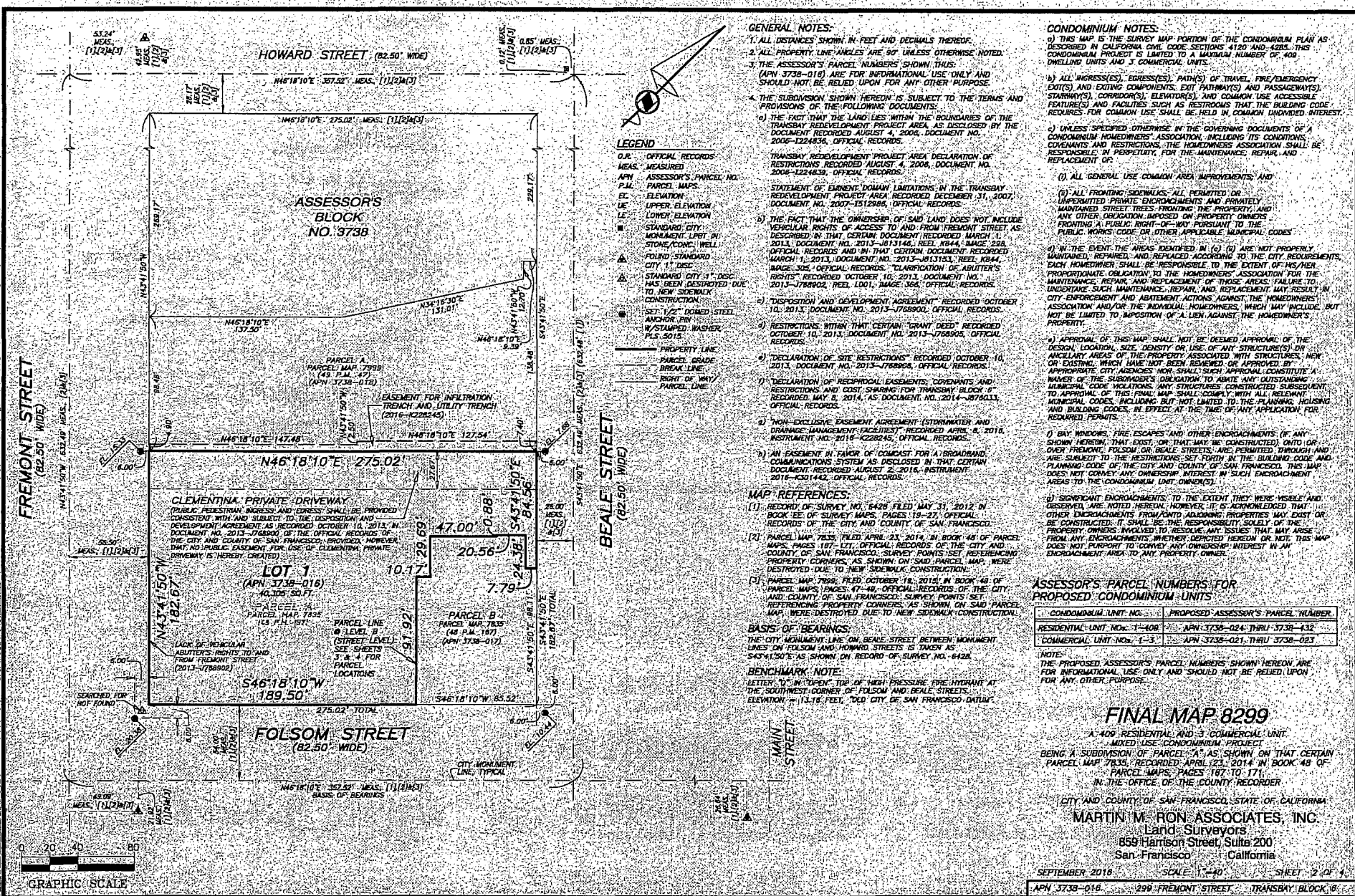
SIGNED:
COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 8299

A 408 RESIDENTIAL AND 3 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT BEING A SUBDIVISION OF PARCEL(S) AS SHOWN ON THAT CERTAIN PARCEL MAP 7830, RECORDED APRIL 23, 2014, IN BOOK 48 OF PARCEL MAPS, PAGES 167 TO 171, IN THE OFFICE OF THE COUNTY RECORDER, CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
858 Harrison Street, Suite 200
San Francisco, California

SEPTEMBER 2016 SHEET 1 OF 4
APN 3738-016-0299 FREMONT STREET TRANSBAY BLOCK 6

4770



- GENERAL NOTES:**
1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
 2. ALL PROPERTY LINE ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 3. THE ASSESSOR'S PARCEL NUMBERS SHOWN THIS (APN 3738-018) ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.
 4. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND PROVISIONS OF THE FOLLOWING DOCUMENTS:
 - a) THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE TRANSBAY REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED AUGUST 4, 2008, DOCUMENT NO. 2008-1224836, OFFICIAL RECORDS.
 - b) TRANSBAY REDEVELOPMENT PROJECT AREA DECLARATION OF RESTRICTIONS RECORDED AUGUST 4, 2008, DOCUMENT NO. 2008-1224839, OFFICIAL RECORDS.
 - c) STATEMENT OF EMINENT DOMAIN LIMITATIONS IN THE TRANSBAY REDEVELOPMENT PROJECT AREA RECORDED DECEMBER 31, 2007, DOCUMENT NO. 2007-1212096, OFFICIAL RECORDS.
 - d) THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE VEHICULAR RIGHTS OF ACCESS TO AND FROM FREMONT STREET, AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED MARCH 1, 2013, DOCUMENT NO. 2013-1813146, REEL K844, IMAGE 208, OFFICIAL RECORDS AND IN THAT CERTAIN DOCUMENT RECORDED MARCH 1, 2013, DOCUMENT NO. 2013-1813153, REEL K844, IMAGE 305, OFFICIAL RECORDS, "CLARIFICATION OF ABUTTER'S RIGHTS" RECORDED OCTOBER 10, 2013, DOCUMENT NO. 2013-1768902, REEL L901, IMAGE 368, OFFICIAL RECORDS.
 - e) "DISPOSITION AND DEVELOPMENT AGREEMENT" RECORDED OCTOBER 10, 2013, DOCUMENT NO. 2013-1768900, OFFICIAL RECORDS.
 - f) RESTRICTIONS WITHIN THAT CERTAIN "GRANT DEED" RECORDED OCTOBER 10, 2013, DOCUMENT NO. 2013-1768905, OFFICIAL RECORDS.
 - g) "DECLARATION OF SITE RESTRICTIONS" RECORDED OCTOBER 10, 2013, DOCUMENT NO. 2013-1768906, OFFICIAL RECORDS.
 - h) "DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS AND RESTRICTIONS AND COST SHARING FOR TRANSBAY BLOCK" RECORDED MAY 8, 2014, AS DOCUMENT NO. 2014-1874633, OFFICIAL RECORDS.
 - i) NON-EXCLUSIVE EASEMENT AGREEMENT (STORMWATER AND DRAINAGE MANAGEMENT FACILITIES) RECORDED APRIL 4, 2016, INSTRUMENT NO. 2016-1228245, OFFICIAL RECORDS.
 - j) AN EASEMENT IN FAVOR OF COMCAST FOR A BROADBAND COMMUNICATIONS SYSTEM AS DISCLOSED IN THAT CERTAIN DOCUMENT RECORDED AUGUST 1, 2016, INSTRUMENT NO. 2016-1301442, OFFICIAL RECORDS.

- LEGEND**
- O.R. OFFICIAL RECORDS
 - MEAS. MEASURED
 - APN ASSESSOR'S PARCEL NO.
 - P.M. PARCEL MAPS
 - EL. ELEVATION
 - UF. UPPER ELEVATION
 - LF. LOWER ELEVATION
 - STANDARD CITY
 - MONUMENT LPT IN STONE/CONC. WELL
 - FOUND STANDARD CITY "I" DISC
 - STANDARD CITY "I" DISC HAS BEEN DESTROYED DUE TO NEW SIDEWALK CONSTRUCTION
 - ANCHOR PIN
 - W/STAMPED "GRANT DEED" PLS. 2013
 - PROPERTY LINE
 - PARCEL GRADE
 - BREAK LINE
 - RIGHT OF WAY/ PARCEL LINE

- CONDOMINIUM NOTES:**
- a) THIS MAP IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4282. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 408 DWELLING UNITS AND 3 COMMERCIAL UNITS.
 - b) ALL WIRELESS (CELL, WIRELESS), PARALLEL(S) OF TRAVEL, FIRE (EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAYS) AND PASSAGEWAYS), STAIRWAYS(S), CORRIDORS(S), ELEVATORS(S), AND COMMON USE ACCESSIBLE FEATURES(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON DIVIDED INTEREST.
 - c) UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS ASSOCIATION, INCLUDING ITS COVENANTS, 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) OR (ii) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTION TO THE HOA FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENCROACHMENT 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. 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) OUTSIDE OF OVER FREMONT, FOLSOM OR BEALE 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) SIGNIFICANT ENCROACHMENTS TO THE EXTENT THEY WERE VISIBLE AND OBSERVED ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM ADJACENT PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS, WHETHER DEPICTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

- MAP REFERENCES:**
- (1) RECORD OF SURVEY NO. 6428 FILED MAY 31, 2012 IN BOOK 156 OF SURVEY MAPS, PAGES 158-271, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
 - (2) PARCEL MAP 7835, FILED APRIL 23, 2014, IN BOOK 48 OF PARCEL MAPS, PAGES 167-171, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO. SURVEY POINTS SET REFERENCING PROPERTY CORNERS AS SHOWN ON SAID PARCEL MAP WERE DESTROYED DUE TO NEW SIDEWALK CONSTRUCTION.
 - (3) PARCEL MAP 7999, FILED OCTOBER 18, 2015, IN BOOK 48 OF PARCEL MAPS, PAGES 47-48, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO. SURVEY POINTS SET REFERENCING PROPERTY CORNERS AS SHOWN ON SAID PARCEL MAP WERE DESTROYED DUE TO NEW SIDEWALK CONSTRUCTION.

BASES OF BEARINGS:
THE CITY MONUMENT LINE ON BEALE STREET BETWEEN MONUMENT LINES ON FOLSOM AND HOWARD STREETS IS TAKEN AS S43°41'50"E AS SHOWN ON RECORD OF SURVEY NO. 6428.

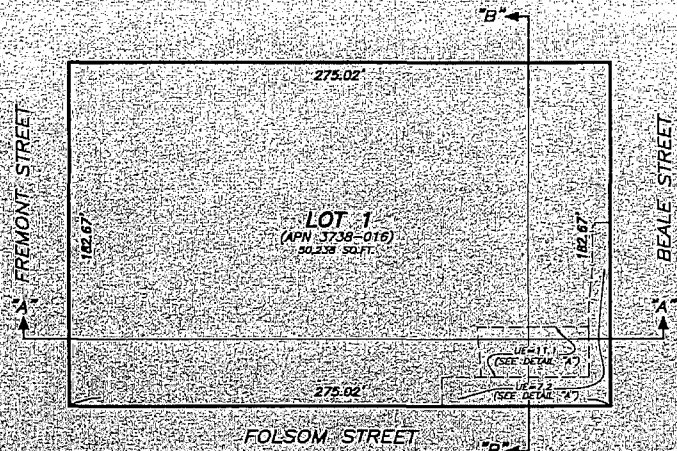
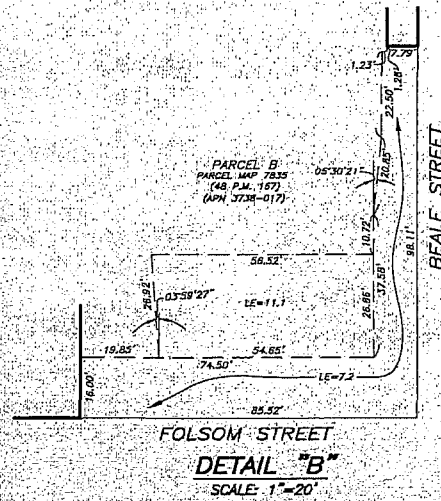
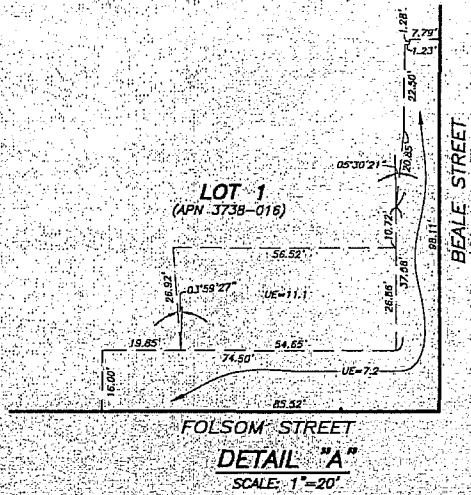
BENCHMARK NOTE:
LETTER "G" IN OPEN TOP OF HIGH PRESSURE FIRE HYDRANT AT THE SOUTHWEST CORNER OF FOLSOM AND BEALE STREETS. ELEVATION = 13.18 FEET, "DOD" CITY OF SAN FRANCISCO DATUM.

ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS

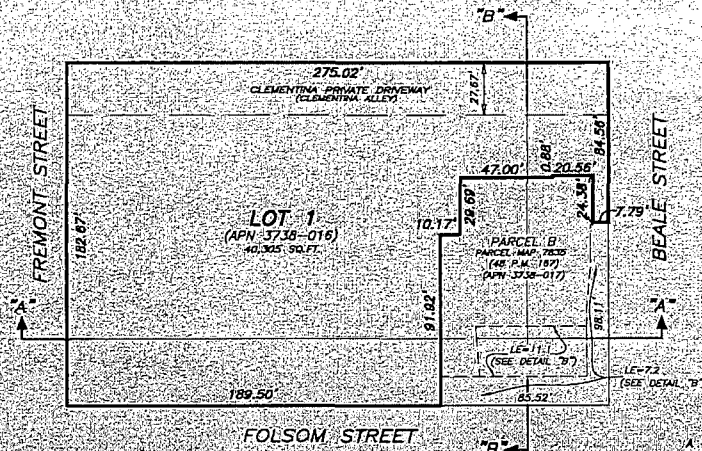
CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
RESIDENTIAL UNIT NOS. 1-408	APN 3738-024, THRU 3738-432
COMMERCIAL UNIT NOS. 1-3	APN 3738-021, THRU 3738-023

NOTES:
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 8299
A 408 RESIDENTIAL AND 3 COMMERCIAL UNIT MIXED USE CONDOMINIUM DEVELOPMENT BEING A SUBDIVISION OF PARCEL "A" AS SHOWN ON THAT CERTAIN PARCEL MAP 7835, RECORDED APRIL 23, 2014 IN BOOK 48 OF PARCEL MAPS, PAGES 167 TO 171, IN THE OFFICE OF THE COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco, California
SEPTEMBER 2016 SCALE: 1"=40' SHEET 2 OF 4
APN 3738-016 299-FREMONT STREET TRANSBAY BLOCK 9



LEVEL A
LOWER ELEVATION = CENTER OF THE EARTH
UPPER ELEVATION = 9.8 (EXCEPT AS SHOWN)



LEVEL B
LOWER ELEVATION = 9.8 (EXCEPT AS SHOWN)
UPPER ELEVATION = 26.8

FINAL MAP 8299

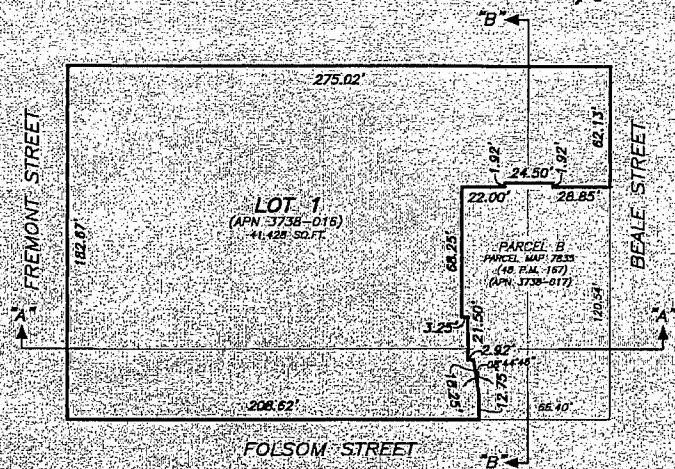
A 409 RESIDENTIAL AND 3 COMMERCIAL UNIT
MIXED USE CONDOMINIUM PROJECT
BEING A SUBDIVISION OF PARCEL A AS SHOWN ON THAT CERTAIN
PARCEL MAP 7835 RECORDED APRIL 23, 2014 IN BOOK 48 OF
PARCEL MAPS, PAGES 167 TO 171
IN THE OFFICE OF THE COUNTY RECORDER

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

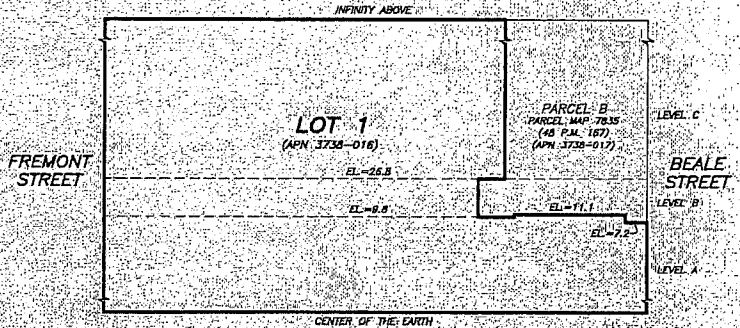
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco, California

SEPTEMBER 2018 SCALE: 1"=40' SHEET 3 OF 4
APN 3738-016 299 FREMONT STREET TRANSBAY BLOCK 6

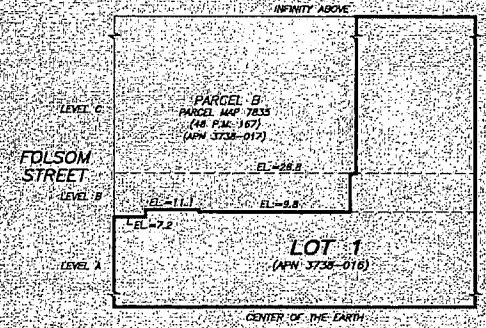




LEVEL C
 LOWER ELEVATION = 26.6
 UPPER ELEVATION = INFINITY ABOVE



SECTION "A"



SECTION "B"

LEVEL	AREA - SQUARE FOOTAGE
LOT 1	
A	50,236 SQ.FT.
B	40,305 SQ.FT.
C	47,428 SQ.FT.
TOTAL	131,971 SQ.FT.



FINAL MAP 8299

A 40% RESIDENTIAL AND 60% COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT BEING A SUBDIVISION OF PARCEL "A" AS SHOWN ON THAT CERTAIN PARCEL MAP 7833, RECORDED APRIL 23, 2014 IN BOOK 48 OF PARCEL MAPS, PAGES 167 TO 171, IN THE OFFICE OF THE COUNTY RECORDER CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco, California

SEPTEMBER 2016 SCALE: 1"=40' SHEET 4 OF 4
 APN: 3738-016 299 FREMONT STREET TRANSBAY BLOCK 6

4713