

BOARD of SUPERVISORS



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

MEMORANDUM

Date: December 18, 2020
To: Carmen Chu, Assessor-Recorder
From: ACC Angela Calvillo, Clerk of the Board
Subject: Final Map No. 10569 - 5M Project

On December 15, 2020, the Board of Supervisors approved Map 10569; the certification is below. Additionally, I have attached the Tax Statement, stating there are no liens against this subdivision or any part thereof for unpaid state, county, municipal or local taxes, or special assessments collected as taxes.

FINAL MAP 10569

A 2 LOT VERTICAL SUBDIVISION
A 211 RESIDENTIAL UNIT AND 8 COMMERCIAL UNIT CONDOMINIUM PROJECT
WITHIN VERTICAL LOT 1 AND LOT 2 BEING A VERTICAL LOT AS SHOWN ON
THIS MAP, BEING A SUBDIVISION OF LOT 1 AS SAID LOT IS SHOWN ON "FINAL
MAP 10101" RECORDED DECEMBER 23, 2019 IN BOOK 138 OF CONDOMINIUM
MAPS, PAGES 27-29, OFFICIAL RECORDS.

BEING A PORTION OF 100 VARA BLOCK 381

CLERK'S STATEMENT:
I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF
SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY
ITS MOTION NO. M20-210, ADOPTED December 15, 2020, APPROVED
THIS MAP ENTITLED "FINAL MAP 10569".

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

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

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

DATED 18 DAY OF December, 2020.

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

BOARD OF SUPERVISOR'S APPROVAL:
ON December 15, 2020, THE BOARD OF SUPERVISOR'S OF THE CITY AND
COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION
NO. M20-210, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE
BOARD OF SUPERVISOR'S IN FILE NO. 201358.

Final Map No. 10569 - 5M Project
December 18, 2020
Page 2

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

1 [Final Map No. 10569 - 5M Project]

2

3 **Motion approving Final Map No. 10569, 5M Project, for development purposes,**
4 **resulting in a two lot vertical subdivision, a 211 residential unit and eight commercial**
5 **unit condominium project within vertical Lot 1 and Lot 2 being a vertical lot, as shown**
6 **on this map, being a subdivision of Lot 1 as said lot is shown on Final Map 10101,**
7 **subject to specified conditions (also referred to as Assessor’s Parcel Block No. 3725,**
8 **Lots 124 through 132); and acknowledging findings pursuant to the General Plan, and**
9 **the eight priority policies of Planning Code, Section 101.1.**

10

11 WHEREAS, The 5M site is a nearly four-acre area generally between Mission, Fifth
12 and Howard Streets, Assessor’s Parcel Block No. 3725, Lots 124 through 132; and

13 WHEREAS, The 5M Project is a mixed-use development including office, residential,
14 retail, cultural, educational, open space, parking, and related uses; and

15 WHEREAS, The 5M Project includes up to 807,600 gross square feet of office uses
16 (including ground floor uses), up to 821,300 gross square feet of residential uses (including
17 both rental and ownership units), approximately 68,600 gross square feet of other active
18 ground floor uses, and collectively up to 1,697,600 gross square feet of new construction and
19 renovated existing building space, with approximately 331 subterranean vehicle parking
20 spaces, plus bicycle parking spaces, and approximately 59,500 square feet of public and
21 private open space; and

22 WHEREAS, The Board of Supervisors acknowledges the Planning Department findings
23 contained in a letter, dated August 27, 2020, that the tentative map complies with the
24 applicable provisions of the Planning Code and is subject to the conditions contained in
25 Planning Commission Motion Nos. 19467-19473, and Board of Supervisors Ordinance No.

1 206-15, copies of which are on file with the Clerk of the Board of Supervisors in File No.
2 150788; and

3 WHEREAS, This Planning Department letter also found that none of the conditions in
4 California Government Code, Section 66474(a)-(g), exist, and that the proposed subdivision,
5 on balance, is consistent with the objectives and policies of the General Plan, and the eight
6 priority policies of Section 101.1 of the Planning Code; and

7 WHEREAS, A copy of the Planning Department letter is on file with the Clerk of the
8 Board of Supervisors in File No. 201358; and

9 WHEREAS, In Public Works Order No. 203950, dated December 3, 2020, the Public
10 Works Director recommended approval of this final subdivision and that it be conditioned on
11 completion of the public improvements identified in the Public Improvement Agreement
12 associated with the underlying Final Map No. 10101 that the Board of Supervisors approved
13 in Motion No. M19-192, a copy of which is on file with the Clerk of the Board of Supervisors in
14 File No. 191244; and

15 WHEREAS, A copy of the Public Works Order No. 203950 is on file with the Clerk of
16 the Board of Supervisors in File No. 201358; now therefore, be it

17 MOVED, That the certain map entitled "FINAL MAP 10569", 5M Project, a 2 lot vertical
18 subdivision, a 211 residential unit and 8 commercial unit condominium project within vertical
19 Lot 1 and lot 2 being a vertical lot as shown on this map, being a subdivision of lot 1 as said
20 lot is shown on "Final Map 10101", as described on said Map, comprising ten sheets, as
21 approved December 3, 2020, by Department of Public Works Order No. 203950, is hereby
22 approved, subject to the conditions specified in this motion, and said map is adopted as an
23 Official Final Map No.10569; and, be it

24 FURTHER MOVED, That the approval of this Final Map also is conditioned upon
25 completion of the public improvements identified in the Public Improvement Agreement

1 associated with the underlying Final Map No. 10101 and compliance by subdivider with all
2 applicable provisions of the California Subdivision Map Act, California Government Code
3 Sections 66410 et seq., and the San Francisco Subdivision Code and amendments thereto;
4 and, be it


5 FURTHER MOVED, That the Board of Supervisors hereby authorizes the Director of
6 Public Works to enter all necessary recording information on the Final Map and authorizes the
7 Clerk of the Board of Supervisors to execute the Clerk's statement as set forth herein.

8 DESCRIPTION APPROVED:

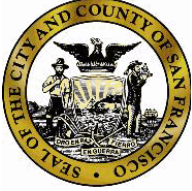
9 

10 _____
11 James M. Ryan, PLS
12 Acting City and County Surveyor

RECOMMENDED:

13 

14 _____
15 Alaric Degrafinreid
16 Acting Director of Public Works



City and County of San Francisco

Tails

Motion: M20-210

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

File Number: 201358

Date Passed: December 15, 2020

Motion approving Final Map No. 10569, 5M Project, for development purposes, resulting in a two lot vertical subdivision, a 211 residential unit and eight commercial unit condominium project within vertical Lot 1 and Lot 2 being a vertical lot, as shown on this map, being a subdivision of Lot 1 as said lot is shown on Final Map 10101, subject to specified conditions (also referred to as Assessor's Parcel Block No. 3725, Lot Nos. 124 through 132); and acknowledging findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

December 15, 2020 Board of Supervisors - APPROVED

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

File No. 201358

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

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

Angela Calvillo
Clerk of the Board

BOARD OF SUPERVISOR'S APPROVAL:

ON December 15, 2020, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION

NO. M20-210, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE

BOARD OF SUPERVISOR'S IN FILE NO. 201358

CLERK'S STATEMENT:

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY

ITS MOTION NO. M20-210, ADOPTED December 15, 2020, APPROVED THIS MAP ENTITLED "FINAL MAP 10569".

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

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

APPROVALS:

THIS MAP IS APPROVED THIS 3rd DAY OF December, 2020

BY ORDER NO. 203950

BY: Alaric Degrafinried DATE: December 4, 2020

ALARIC DEGRAFINRIED
ACTING DIRECTOR OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY

BY: [Signature]

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

TAX STATEMENT:

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

DATED 18 DAY OF December, 2020.

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

CERTIFICATE OF PUBLIC IMPROVEMENT AGREEMENT:

THIS CERTIFICATE EVIDENCES THAT A PUBLIC IMPROVEMENT AGREEMENT HAS BEEN EXECUTED ON THE 26TH DAY OF DECEMBER, 2019, FC 5M M2 EXCHANGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THE CITY AND COUNTY OF SAN FRANCISCO.

BY: _____

ALARIC DEGRAFINRIED
ACTING DIRECTOR OF PUBLIC WORKS
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 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.

JAMES M. RYAN, ACTING CITY AND COUNTY SURVEYOR

BY: [Signature] DATE: 12-2-20
JAMES M. RYAN PLS 8630



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 FC 5M M2 EXCHANGE, LLC, ON MARCH 10, 2020. 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: [Signature] DATE: 12/2/2020

DAVID B. RON
PLS No. 8954



RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2020,

AT _____ M. IN BOOK _____ OF FINAL MAPS, AT PAGES _____, AT THE REQUEST OF MARTIN M. RON ASSOCIATES.

SIGNED: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 10569

A 2 LOT VERTICAL SUBDIVISION
A 211 RESIDENTIAL UNIT AND 8 COMMERCIAL UNIT CONDOMINIUM PROJECT WITHIN VERTICAL LOT 1 AND LOT 2 BEING A VERTICAL LOT AS SHOWN ON THIS MAP, BEING A SUBDIVISION OF LOT 1 AS SAID LOT IS SHOWN ON "FINAL MAP 10101" RECORDED DECEMBER 23, 2019 IN BOOK 138 OF CONDOMINIUM MAPS, PAGES 27-29, OFFICIAL RECORDS.

BEING A PORTION OF 100 VARA BLOCK 381

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
Land Surveyors

859 Harrison Street, Suite 200
San Francisco California

NOVEMBER 2020

SHEET 1 OF 10

APN 3725-132

434 MINNA 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.

FC 5M M2 EXCHANGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

OWNER:

BY: James M. Ostrom

NAME: JAMES M. OSTROM
TITLE: AUTHORIZED SIGNATORY

OWNER'S ACKNOWLEDGMENT:

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

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

ON NOVEMBER 20, 2020 BEFORE ME, Julie Garduno

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

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

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: [Signature]

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2255706

MY COMMISSION EXPIRES: AUG. 25, 2022

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

BENEFICIARY: UNITED OVERSEAS BANK LIMITED,
NEW YORK AGENCY

BY: [Signature]

NAME: ERIBERTO DE GUZMAN

TITLE: MANAGING DIRECTOR

BY: [Signature]

NAME: Daniel Chang

TITLE: First Vice President

BENEFICIARY'S ACKNOWLEDGMENT:

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

STATE OF New York

COUNTY OF New York

ON December 1, 2020 BEFORE ME, Wen Chean

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

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

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: [Signature]

NOTARY PUBLIC, STATE OF New York COMMISSION NO.: 01CH6335423

MY COMMISSION EXPIRES: Jan. 11, 2024

COUNTY OF PRINCIPAL PLACE OF BUSINESS: New York

BENEFICIARY'S ACKNOWLEDGMENT:

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

STATE OF New York

COUNTY OF New York

ON December 1, 2020 BEFORE ME, Wen Chean

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

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

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: [Signature]

NOTARY PUBLIC, STATE OF New York COMMISSION NO.: 01CH6335423

MY COMMISSION EXPIRES: Jan. 11, 2024

COUNTY OF PRINCIPAL PLACE OF BUSINESS: New York

FINAL MAP 10569

A 2 LOT VERTICAL SUBDIVISION
A 211 RESIDENTIAL UNIT AND 8 COMMERCIAL UNIT CONDOMINIUM PROJECT
WITHIN VERTICAL LOT 1 AND LOT 2 BEING A VERTICAL LOT AS SHOWN ON
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MAP 10101" RECORDED DECEMBER 23, 2019 IN BOOK 138 OF CONDOMINIUM
MAPS, PAGES 27-29, OFFICIAL RECORDS.

BEING A PORTION OF 100 VARA BLOCK 381

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors

859 Harrison Street, Suite 200

San Francisco California

NOVEMBER 2020

SHEET 2 OF 10

APN 3725-132

434 MINNA STREET

MISSION STREET (82.50' WIDE)

MINNA STREET (39.08' WIDE MEAS. [2] & [11] (40'[1]))

NATOMA STREET (35.33' WIDE MEAS. [2] & [11] (35'[1]))

HOWARD STREET (82.50' WIDE)

MAP REFERENCES:

- [1] CITY OF SAN FRANCISCO MONUMENT MAP NO. 314 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [2] BLOCK DIAGRAM OF 100 VARA BLOCK 318 DATED JULY, 1909 ON FILE AS 3725b.TIF IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [3] UNRECORDED SURVEY BY DONEGAN DATED NOVEMBER 15, 1922, ON FILE IN THE OFFICE OF MARTIN M. RON ASSOCIATES, INC.
- [4] UNRECORDED SURVEY BY DONEGAN DATED SEPTEMBER 27, 1916, ON FILE IN THE OFFICE OF MARTIN M. RON ASSOCIATES, INC.
- [5] UNRECORDED SURVEY BY DONEGAN DATED SEPTEMBER 15, 1923, ON FILE IN THE OFFICE OF MARTIN M. RON ASSOCIATES, INC.
- [6] UNRECORDED SURVEY BY DONEGAN DATED JULY 29, 1920, ON FILE IN THE OFFICE OF MARTIN M. RON ASSOCIATES, INC.
- [7] UNRECORDED SURVEY BY DONEGAN DATED DECEMBER 8, 1924, ON FILE IN THE OFFICE OF MARTIN M. RON ASSOCIATES, INC.
- [8] UNRECORDED SURVEY BY DONEGAN DATED SEPTEMBER 2, 1922, ON FILE IN THE OFFICE OF MARTIN M. RON ASSOCIATES, INC.
- [9] THAT CERTAIN PARCEL MAP RECORDED OCTOBER 26, 1995 IN BOOK 42 OF PARCEL MAPS, PAGE 110, SAN FRANCISCO COUNTY RECORDS.
- [10] THAT CERTAIN MAP RECORDED JULY 18, 2000 IN BOOK 63 OF CONDOMINIUM MAPS, PAGES 146-151, SAN FRANCISCO COUNTY RECORDS.
- [11] HISTORIC CITY AND COUNTY OF SAN FRANCISCO FIELD NOTES DATED 6-20-1917 ON FILE AS 3725_2912M_06-20-17.PDF IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

NOTE: ALL MONUMENT POINTS SET ON MAP REFERENCE [1] WITHIN THE SUBJECT BLOCK NOT PLOTTED HEREON WERE SEARCHED FOR AND NOT FOUND WHILE PERFORMING THE FIELD WORK. ALL SET SURVEY POINTS SHOWN ON MAP REFERENCES [3]-[10] NOT PLOTTED HEREON WERE SEARCHED FOR AND NOT FOUND WHILE PERFORMING THE FIELD WORK.

BENCHMARK:

CITY OF SAN FRANCISCO BENCHMARK NO. 10102 (2 1/2" DOMED BRASS STAMPED DISK) LOCATED AT THE NORTHEAST CORNER OF MARKET AND CYRIL MAGNIN STREETS, ELEVATION = 35.47 FEET CCSF 2013 NAVD88 VERTICAL DATUM.

NOTE: CCSF 2013 NAVD88 VERTICAL DATUM SUPERSEDES THE OLD CITY DATUM. THE DIFFERENCE BETWEEN CCSF 2013 NAVD88 VERTICAL DATUM AND THE OLD CITY DATUM VARIES ACROSS THE CITY. THE CONVERSION APPROVED BY THE CITY & COUNTY SURVEYOR TO ESTIMATE THE OLD CITY DATUM FOLLOWS: CCSF 2013 NAVD88 VERTICAL DATUM (FEET) - 11.35 FEET = OLD CITY DATUM IN FEET. THE ACTUAL DIFFERENCES ON OLD CITY DATUM BENCHMARKS ARE FOUND TO VARY BETWEEN 11.2' AND 11.5' OR GREATER DUE TO SUBSIDENCE AND LACK OF MAINTENANCE. OLD CITY DATUM BENCHMARKS ARE NOT ACCEPTABLE FOR CONVERTING TO CCSF 2013 NAVD88 VERTICAL DATUM.

FINAL MAP 10569

A 2 LOT VERTICAL SUBDIVISION
A 211 RESIDENTIAL UNIT AND 8 COMMERCIAL UNIT CONDOMINIUM PROJECT WITHIN VERTICAL LOT 1 AND LOT 2 BEING A VERTICAL LOT AS SHOWN ON THIS MAP, BEING A SUBDIVISION OF LOT 1 AS SAID LOT IS SHOWN ON "FINAL MAP 10101" RECORDED DECEMBER 23, 2019 IN BOOK 138 OF CONDOMINIUM MAPS, PAGES 27-29, OFFICIAL RECORDS.

BEING A PORTION OF 100 VARA BLOCK 381
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

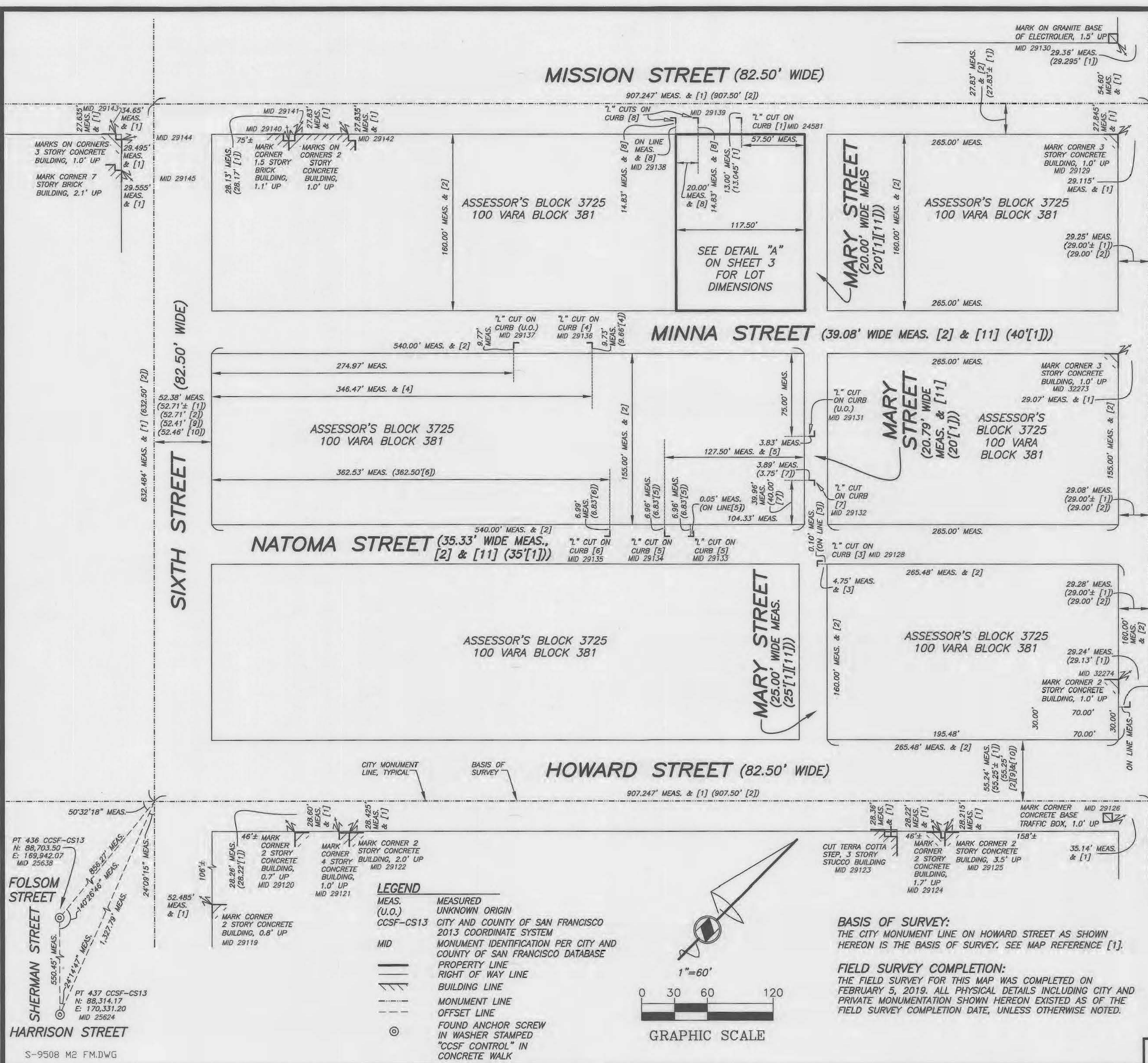
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

NOVEMBER 2020

SHEET 3 OF 10

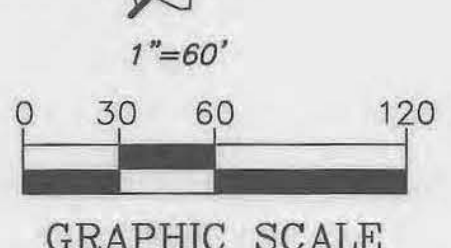
APN 3725-132

434 MINNA STREET



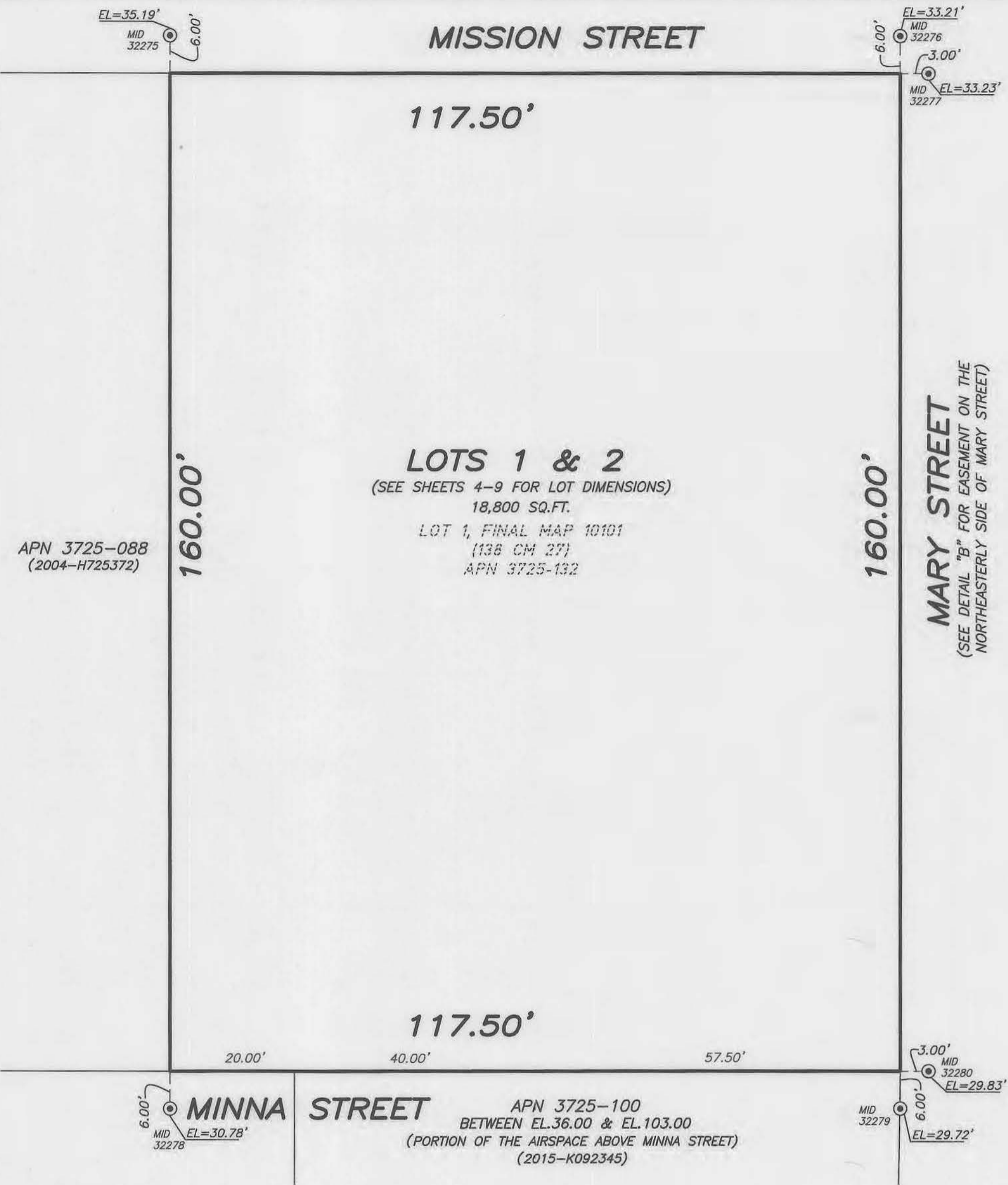
LEGEND

- MEAS. (U.O.) MEASURED UNKNOWN ORIGIN
- CCSF-CS13 CITY AND COUNTY OF SAN FRANCISCO 2013 COORDINATE SYSTEM
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- PROPERTY LINE
- RIGHT OF WAY LINE
- BUILDING LINE
- MONUMENT LINE
- OFFSET LINE
- ⊙ FOUND ANCHOR SCREW IN WASHER STAMPED "CCSF CONTROL" IN CONCRETE WALK



BASIS OF SURVEY:
THE CITY MONUMENT LINE ON HOWARD STREET AS SHOWN HEREON IS THE BASIS OF SURVEY. SEE MAP REFERENCE [1].

FIELD SURVEY COMPLETION:
THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON FEBRUARY 5, 2019. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.



GENERAL NOTES:

- a) THIS MAP IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 211 DWELLING UNITS AND 8 COMMERCIAL UNITS WITHIN LOT 1.
- b) ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
- c) UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS AND RESTRICTIONS, THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
 - (i) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
 - (ii) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES
- d) IN THE EVENT THE AREAS IDENTIFIED IN (c) (ii) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.
- e) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.
- f) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER MISSION, MARY AND MINNA STREETS, ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).
- g) SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM/ONTO ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DEPICTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

NOTES:

1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
3. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
4. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:
 - a. "DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO AND 5M PROJECT, LLC" RECORDED JANUARY 4, 2016, DOCUMENT NO. 2016-K183795, OFFICIAL RECORDS.
 - b. "DECLARATION OF COVENANTS AND EASEMENTS" RECORDED DECEMBER 4, 2017, DOCUMENT NO. 2017-K544769, OFFICIAL RECORDS,
 - c. "AMENDMENT NO. 1 TO DECLARATION OF COVENANTS AND EASEMENTS" RECORDED JUNE 17, 2019, DOCUMENT NO. 2019-K782692, OFFICIAL RECORDS AND
 - d. THAT CERTAIN DOCUMENT RECORDED JULY 23, 2019, DOCUMENT NO. 2019-K796862, OFFICIAL RECORDS.
 - e. "CONSTRUCTION EASEMENT AGREEMENT" RECORDED OCTOBER 17, 2019, DOCUMENT NO. 2019-K844335, OFFICIAL RECORDS.
 - f. "PUBLIC IMPROVEMENT AGREEMENT 5M PROJECT BLOCK M-2 (PHASE 2)" RECORDED DECEMBER 23, 2019, DOCUMENT NO. 2019-K880628, OFFICIAL RECORDS.
 - g. "MEMORANDUM OF MINOR MODIFICATION OF DEVELOPMENT AGREEMENT (AMENDMENT NO.1)" RECORDED FEBRUARY 27, 2020, DOCUMENT NO. 2020-K909409, OFFICIAL RECORDS.
 - h. "AMENDMENT NO. 2 TO DECLARATION OF COVENANTS AND EASEMENTS" RECORDED MAY 28, 2020, DOCUMENT NO. 2020-K935485, OFFICIAL RECORDS.
 - i. "DECLARATION OF COVENANTS AND EASEMENTS RELATING TO OPEN SPACE CONSTRUCTION" RECORDED JUNE 11, 2020, DOCUMENT NO. 2020-K939942, OFFICIAL RECORDS.
 - j. "DECLARATION OF COVENANTS AND RESTRICTIONS" RECORDED JUNE 11, 2020, DOCUMENT NO. 2020-K939943, OFFICIAL RECORDS.
 - k. "DECLARATION OF COVENANTS AND EASEMENTS RELATING TO OPEN SPACE CONSTRUCTION" RECORDED JUNE 12, 2020, DOCUMENT NO. 2020-K940257, OFFICIAL RECORDS.
 - l. "NOTICE OF COMPLETION OF COMMUNITY BENEFITS (PUBLIC ART FEE)" RECORDED SEPTEMBER 10, 2020, DOCUMENT NO. 2020015663, OFFICIAL RECORDS.
 - m. "NO-BUILD AGEEMENT" RECORDED OCTOBER 9, 2020, DOCUMENT NO. 2020028501, OFFICIAL RECORDS.

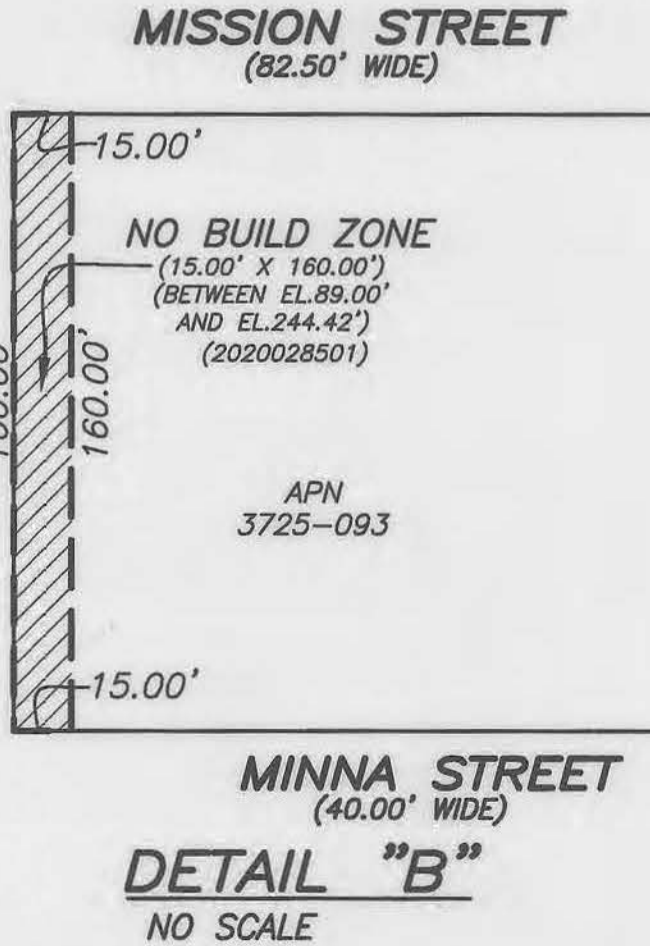
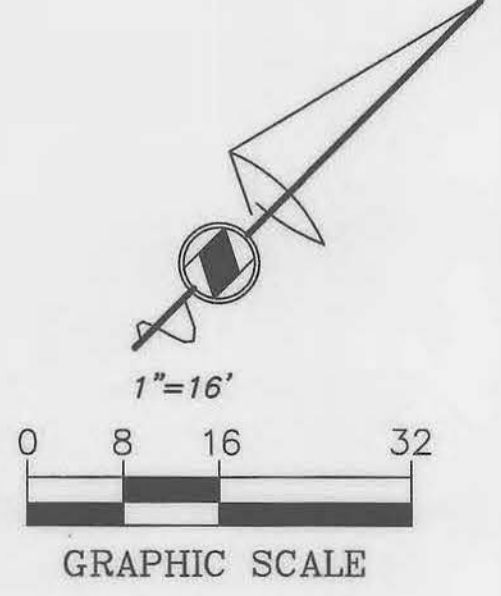
NOTE:

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

DETAIL "A"

LEGEND

APN	ASSESSOR'S PARCEL NUMBER
EL.	ELEVATION
CM	CONDOMINIUM MAPS
MID	MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
⊙	FOUND NAIL & 3/4" BRASS TAG IN SIDEWALK STAMPED PLS 8954 AS SHOWN ON "FINAL MAP 10101-5M PROJECT, PID 8731-PHASE NO. 2" (138 CM 27)
—	PROPERTY LINE
—	RIGHT OF WAY LINE



FINAL MAP 10569

A 2 LOT VERTICAL SUBDIVISION
 A 211 RESIDENTIAL UNIT AND 8 COMMERCIAL UNIT CONDOMINIUM PROJECT WITHIN VERTICAL LOT 1 AND LOT 2 BEING A VERTICAL LOT AS SHOWN ON THIS MAP, BEING A SUBDIVISION OF LOT 1 AS SAID LOT IS SHOWN ON "FINAL MAP 10101" RECORDED DECEMBER 23, 2019 IN BOOK 138 OF CONDOMINIUM MAPS, PAGES 27-29, OFFICIAL RECORDS.

BEING A PORTION OF 100 VARA BLOCK 381

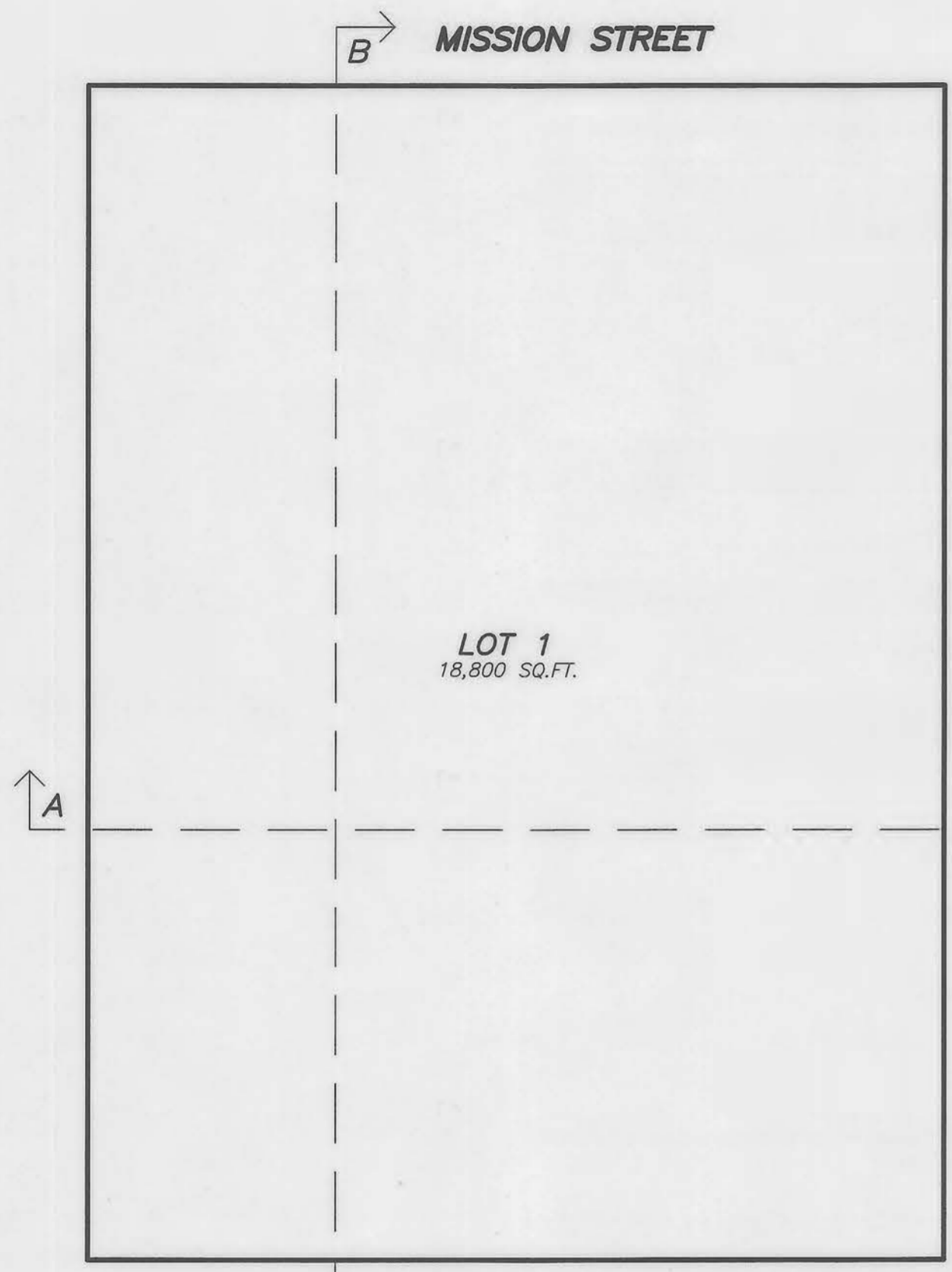
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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 Land Surveyors

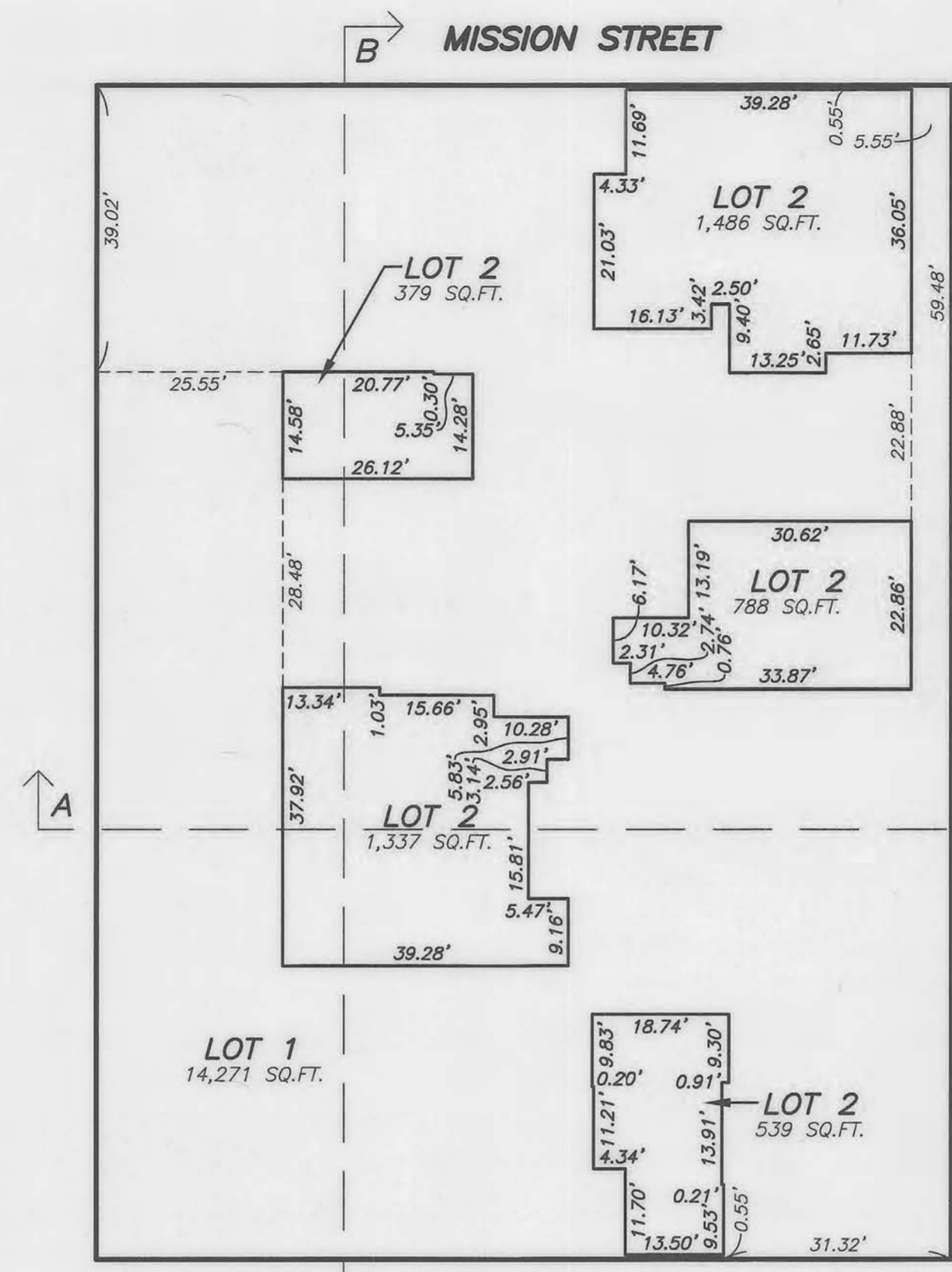
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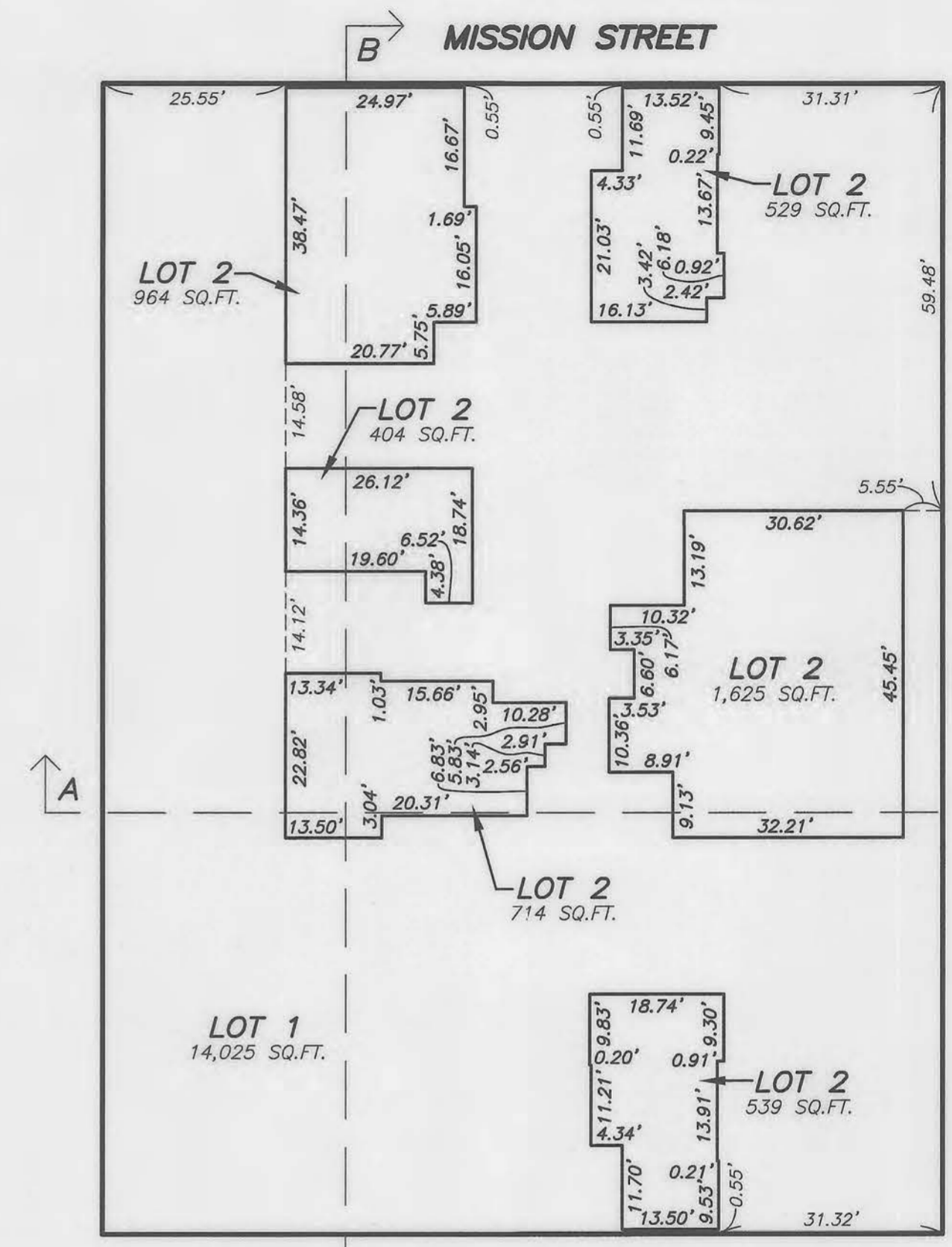
SHEET 4 OF 10



LEVEL A
 (BELOW ϕ SECOND FLOOR SLAB)
 UPPER ELEVATION = 51.31
 LOWER ELEVATION = CENTER OF THE EARTH

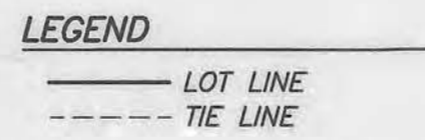


LEVEL B
 (ABOVE ϕ SECOND FLOOR SLAB)
 UPPER ELEVATION = 59.81 (EXCEPT AS SHOWN)
 LOWER ELEVATION = 51.31

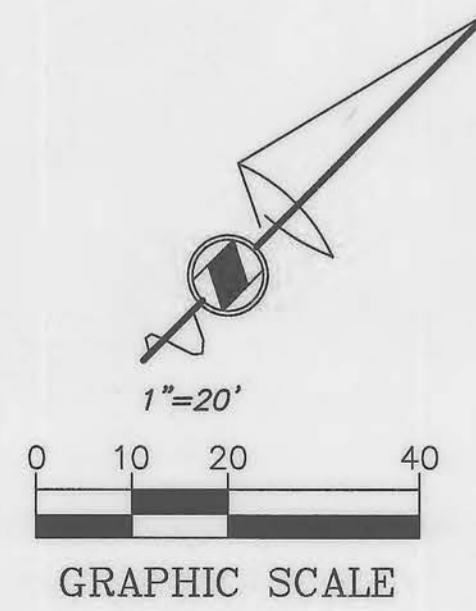


LEVEL C
 (ABOVE ϕ THIRD FLOOR SLAB)
 UPPER ELEVATION = 70.31 (EXCEPT AS SHOWN)
 LOWER ELEVATION = 59.81

SEE SECTIONS ON SHEET 4 OF 4



NOTE: LOT 2 IS A SINGLE PARCEL THAT IS WHOLLY CONTAINED WITHIN THE EXTERIOR BOUNDARY OF THE PROJECT.



FINAL MAP 10569

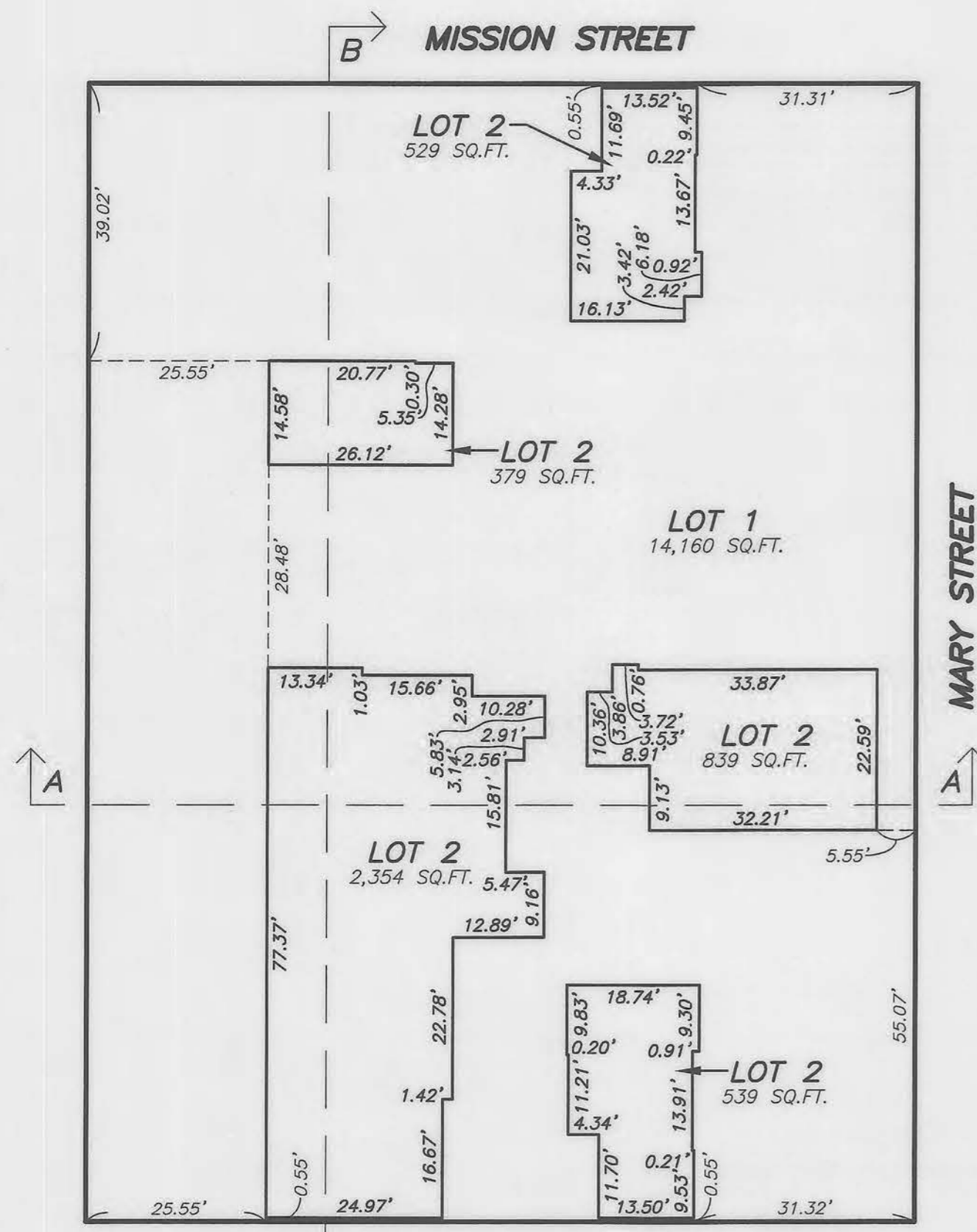
A 2 LOT VERTICAL SUBDIVISION
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BEING A PORTION OF 100 VARA BLOCK 381
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

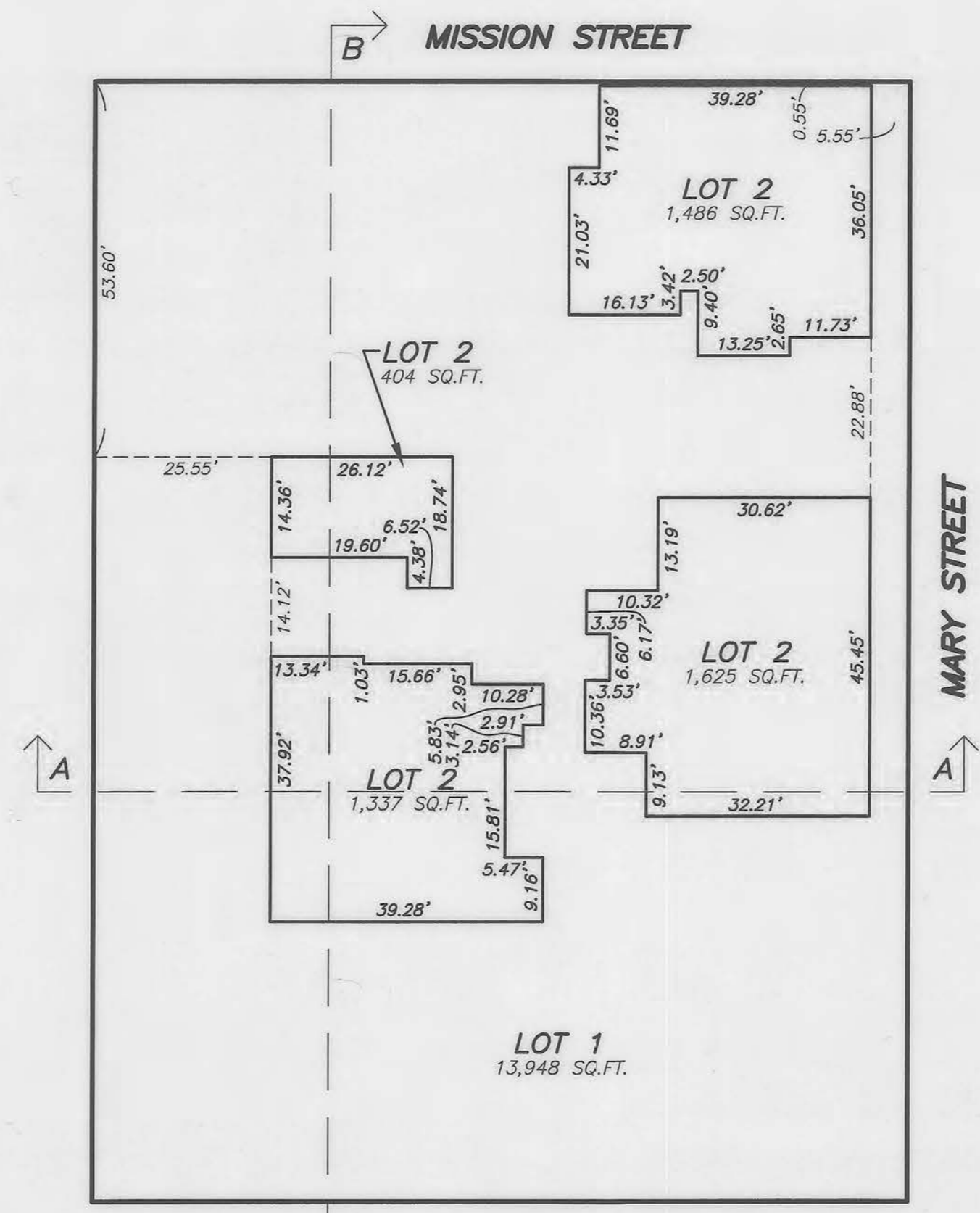
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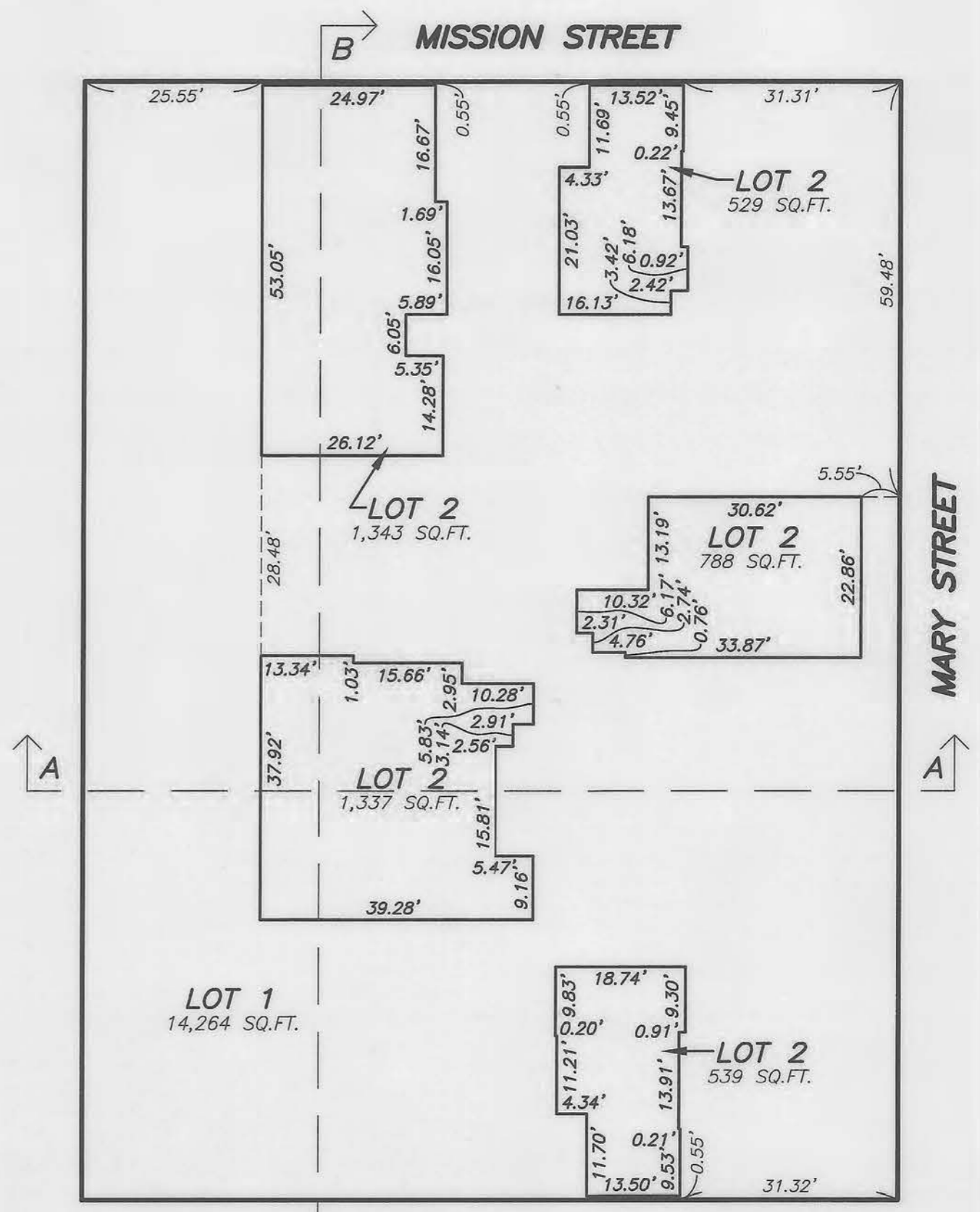
SHEET 5 OF 10



LEVEL D
 (ABOVE ϕ FOURTH FLOOR SLAB)
 UPPER ELEVATION = 79.81 (EXCEPT AS SHOWN)
 LOWER ELEVATION = 70.31



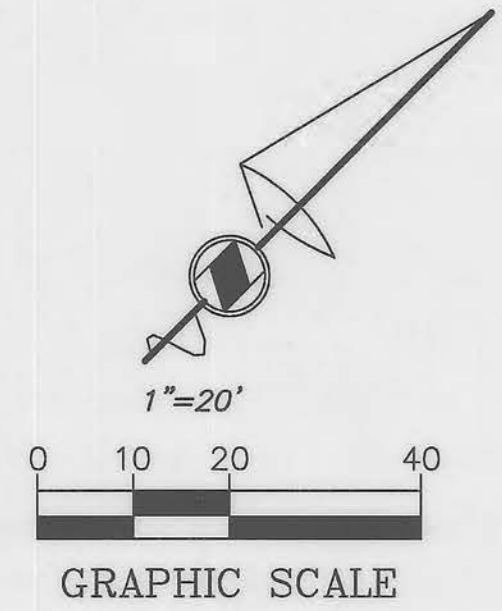
LEVEL E
 (ABOVE ϕ FIFTH FLOOR SLAB)
 UPPER ELEVATION = 89.31 (EXCEPT AS SHOWN)
 LOWER ELEVATION = 79.81



LEVEL F
 (ABOVE ϕ SIXTH FLOOR SLAB)
 UPPER ELEVATION = 98.81 (EXCEPT AS SHOWN)
 LOWER ELEVATION = 89.31

SEE SECTIONS ON SHEET 4 OF 4

LEGEND
 — LOT LINE
 - - - TIE LINE



NOTE: LOT 2 IS A SINGLE PARCEL THAT IS WHOLLY CONTAINED WITHIN THE EXTERIOR BOUNDARY OF THE PROJECT.

FINAL MAP 10569

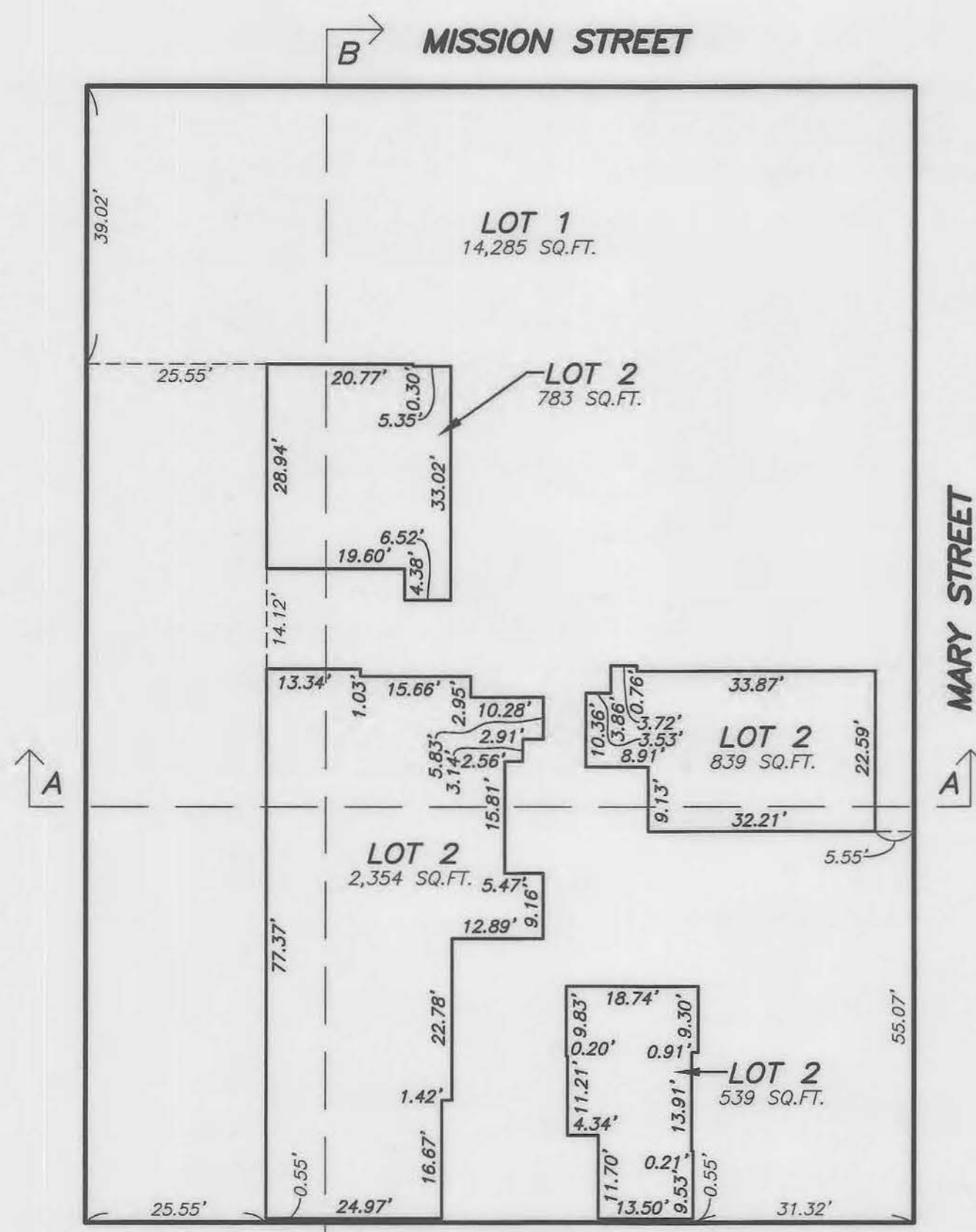
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BEING A PORTION OF 100 VARA BLOCK 381
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

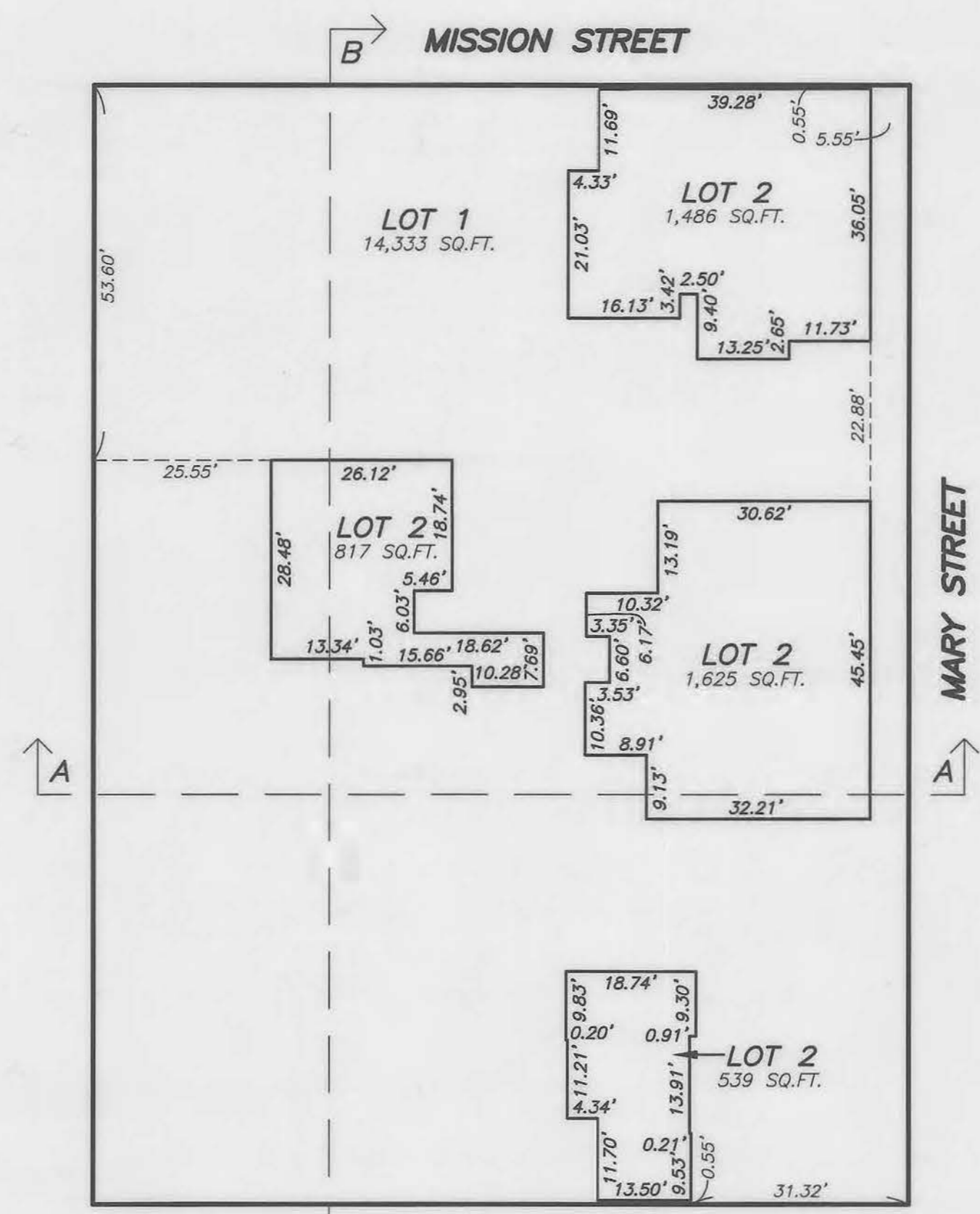
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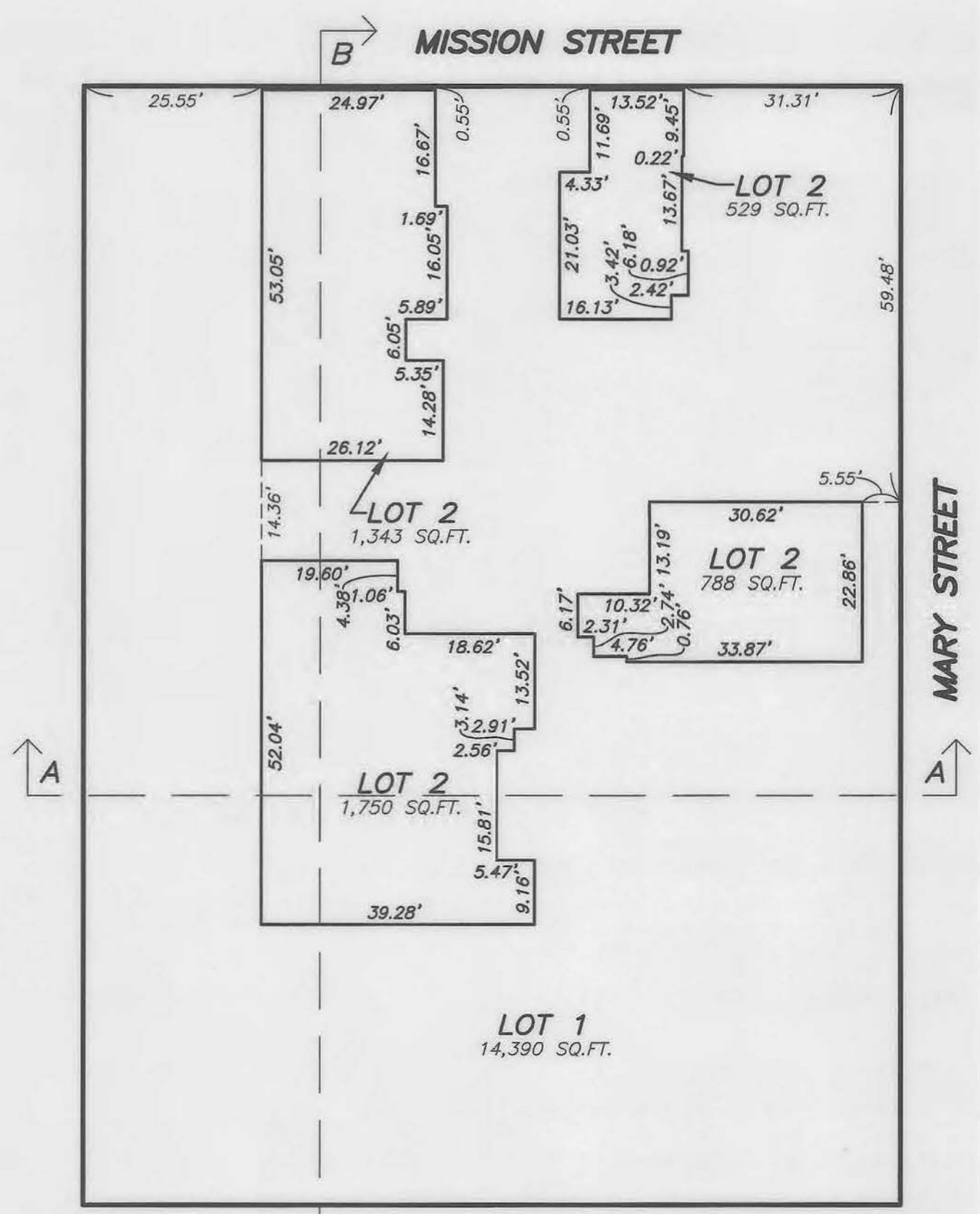
SHEET 6 OF 10



LEVEL G
 (ABOVE \bar{C} SEVENTH FLOOR SLAB)
 UPPER ELEVATION = 108.31 (EXCEPT AS SHOWN)
 LOWER ELEVATION = 98.81

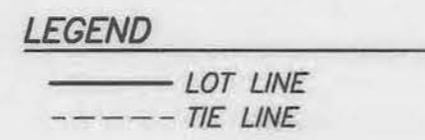


LEVEL H
 (ABOVE \bar{C} EIGHTH FLOOR SLAB)
 UPPER ELEVATION = 117.81 (EXCEPT AS SHOWN)
 LOWER ELEVATION = 108.31

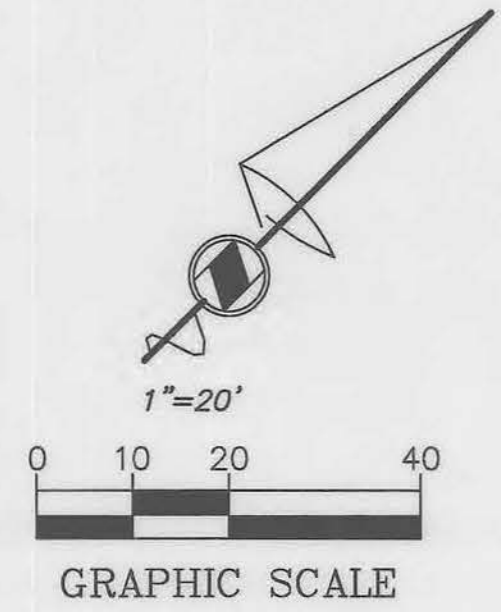


LEVEL I
 (ABOVE \bar{C} NINTH FLOOR SLAB)
 UPPER ELEVATION = 127.31 (EXCEPT AS SHOWN)
 LOWER ELEVATION = 117.81

SEE SECTIONS ON SHEET 4 OF 4



NOTE: LOT 2 IS A SINGLE PARCEL THAT IS WHOLLY CONTAINED WITHIN THE EXTERIOR BOUNDARY OF THE PROJECT.



FINAL MAP 10569

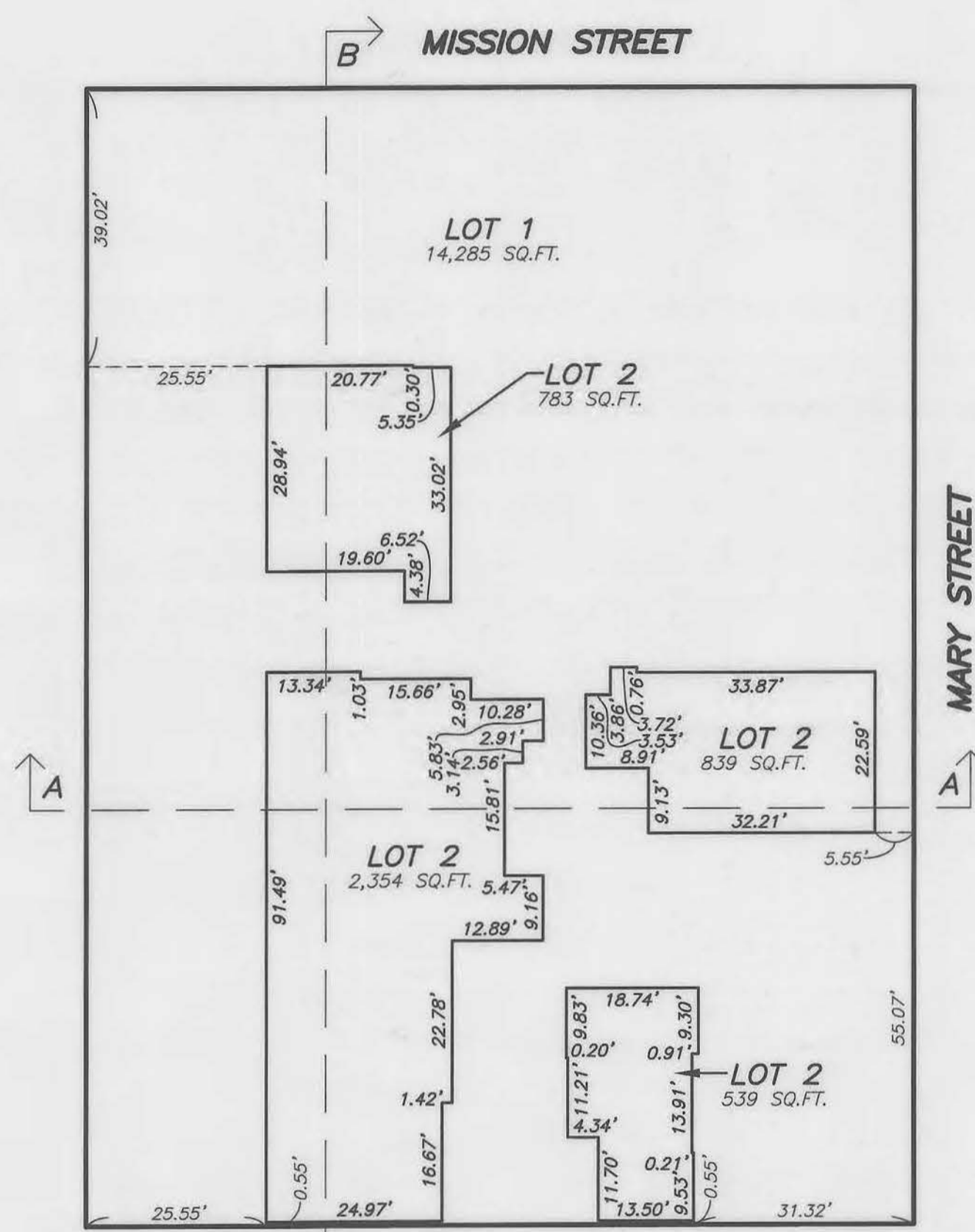
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BEING A PORTION OF 100 VARA BLOCK 381
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

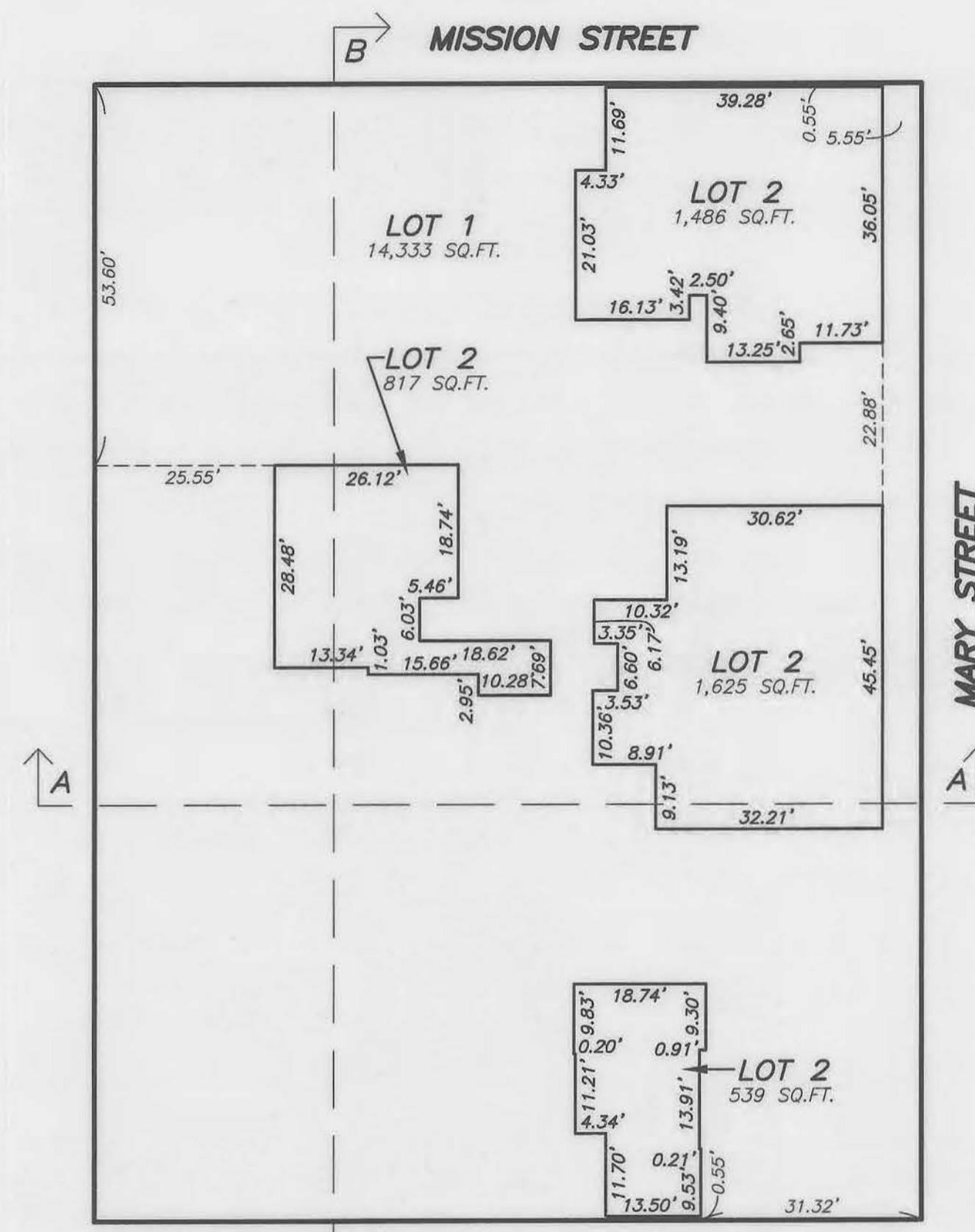
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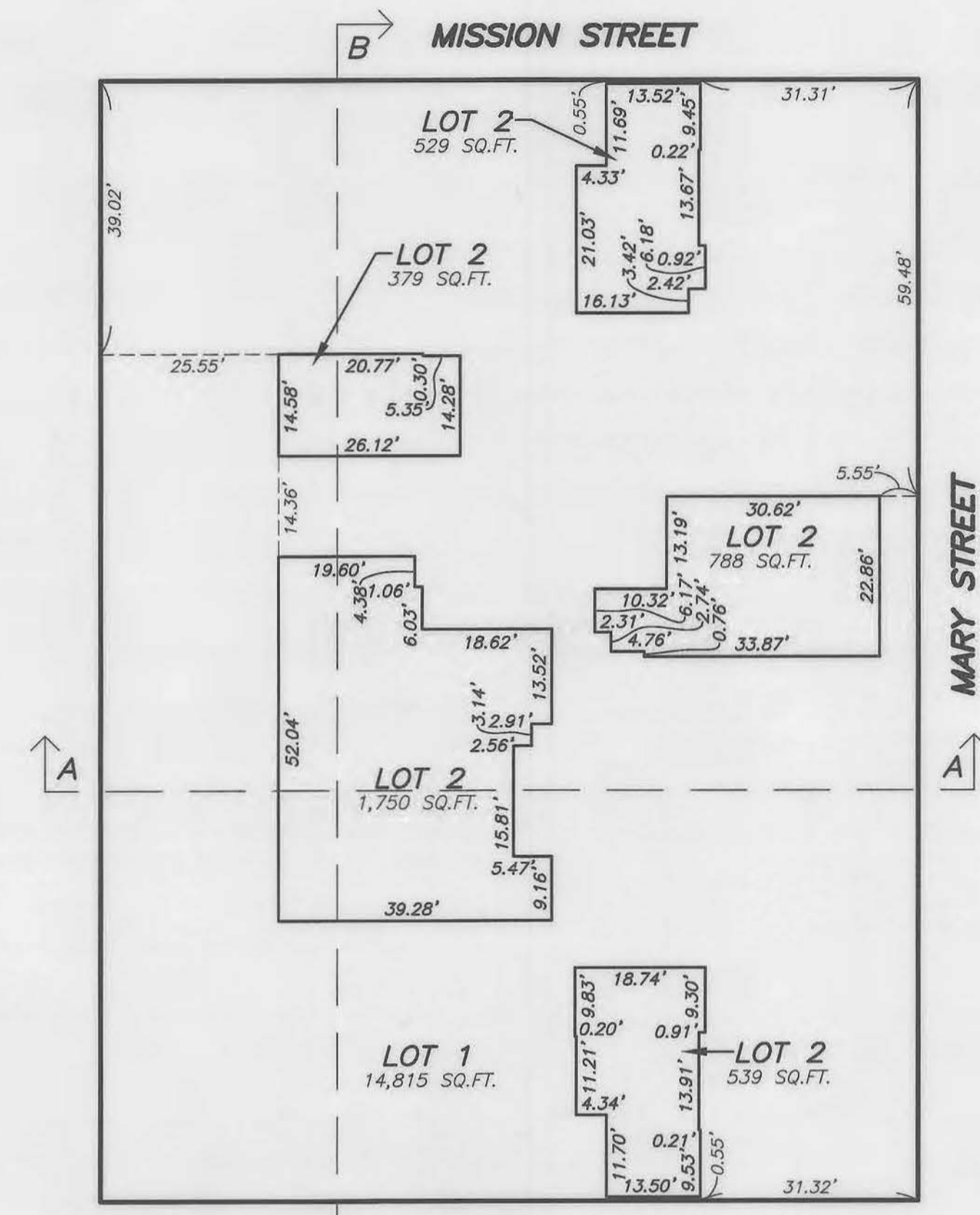
SHEET 7 OF 10



LEVEL J
 (ABOVE ϕ TENTH FLOOR SLAB)
 UPPER ELEVATION = 136.81 (EXCEPT AS SHOWN)
 LOWER ELEVATION = 127.31



LEVEL K
 (ABOVE ϕ ELEVENTH FLOOR SLAB)
 UPPER ELEVATION = 146.31 (EXCEPT AS SHOWN)
 LOWER ELEVATION = 136.81

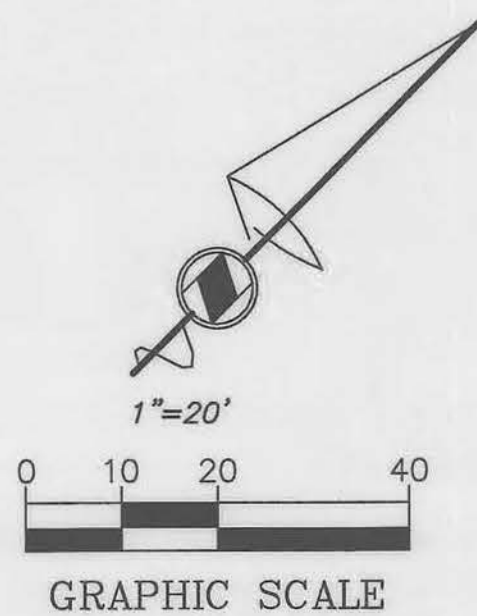


LEVEL L
 (ABOVE ϕ TWELFTH FLOOR SLAB)
 UPPER ELEVATION = 155.81 (EXCEPT AS SHOWN)
 LOWER ELEVATION = 146.31

SEE SECTIONS ON SHEET 4 OF 4

LEGEND
 ——— LOT LINE
 - - - - - TIE LINE

NOTE: LOT 2 IS A SINGLE PARCEL THAT IS WHOLLY CONTAINED WITHIN THE EXTERIOR BOUNDARY OF THE PROJECT.



FINAL MAP 10569

A 2 LOT VERTICAL SUBDIVISION
 A 211 RESIDENTIAL UNIT AND 8 COMMERCIAL UNIT CONDOMINIUM PROJECT
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BEING A PORTION OF 100 VARA BLOCK 381

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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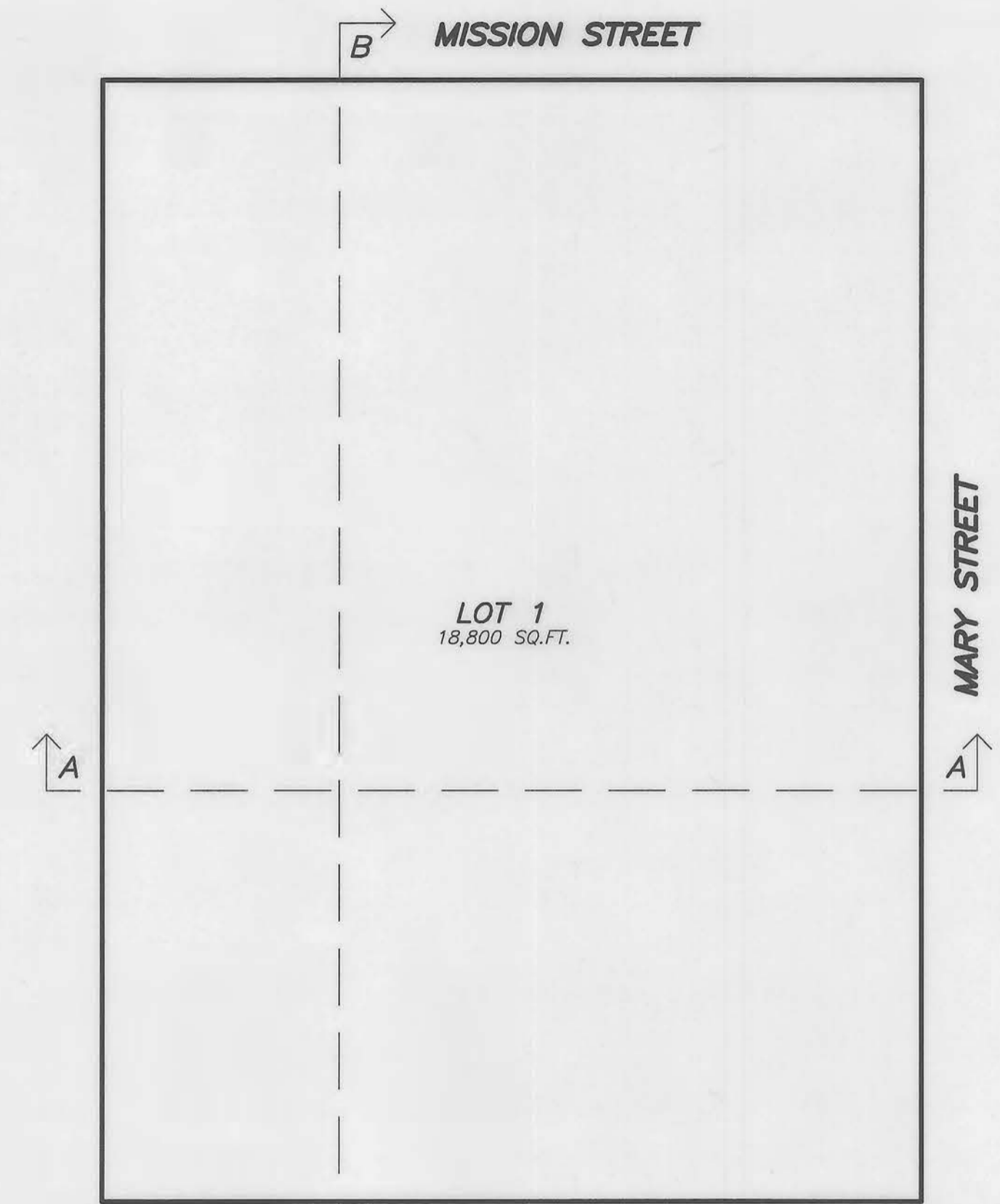
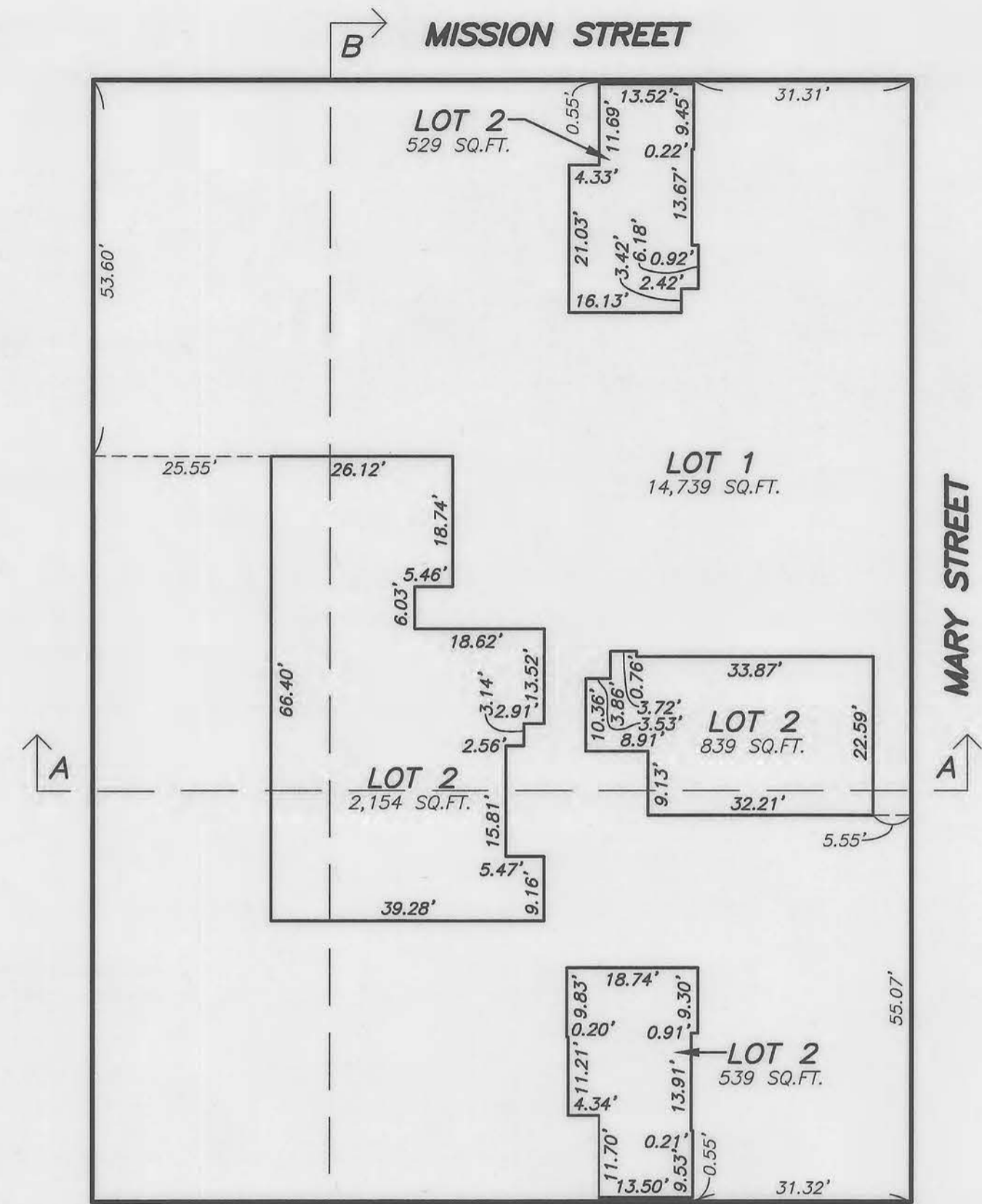
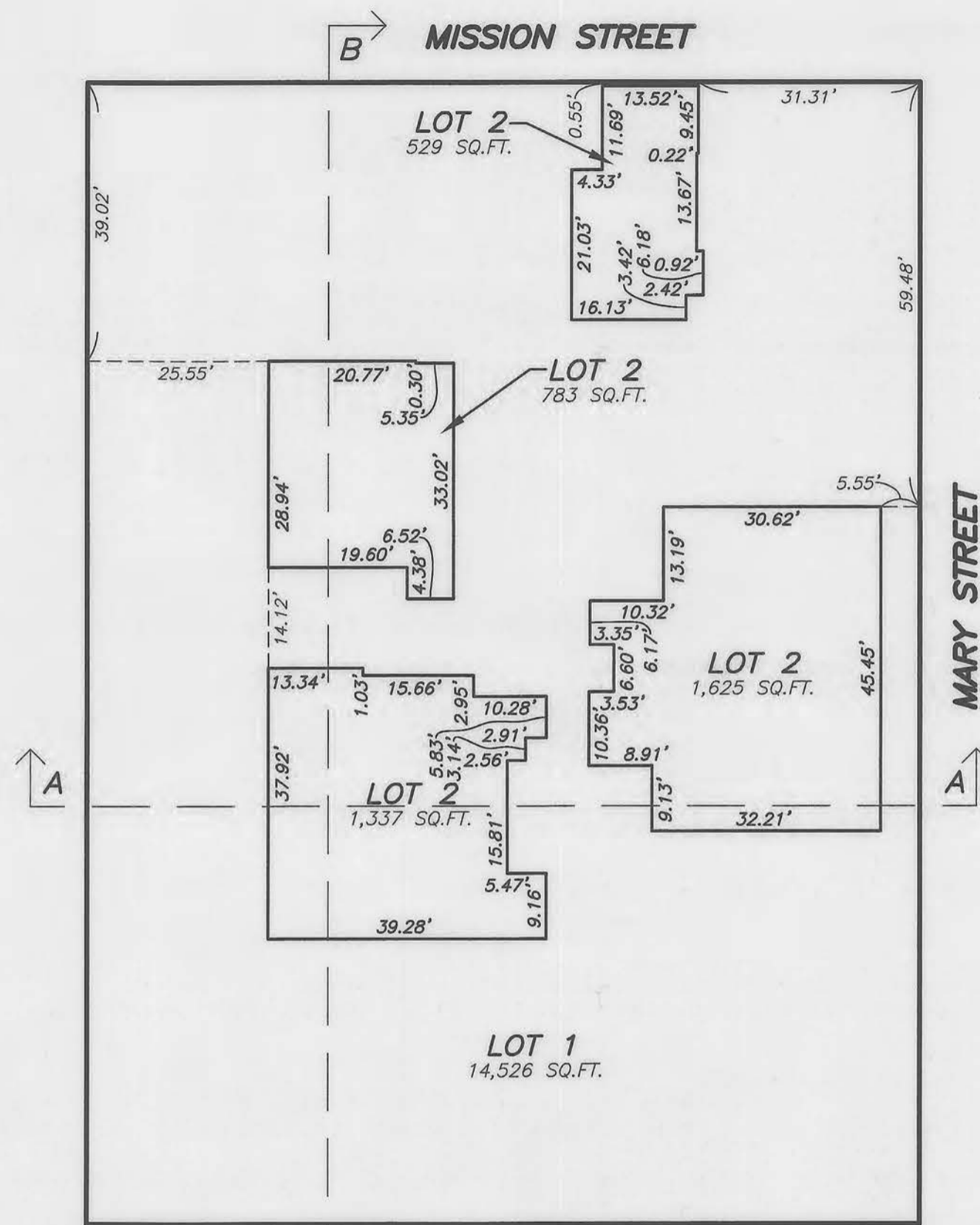
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SHEET 8 OF 10



LEVEL M
(ABOVE C THIRTEENTH FLOOR SLAB)
UPPER ELEVATION = 165.31
LOWER ELEVATION = 155.81

LEVEL N
(ABOVE C FOURTEENTH FLOOR SLAB)
UPPER ELEVATION = 174.81 (EXCEPT AS SHOWN)
LOWER ELEVATION = 165.31

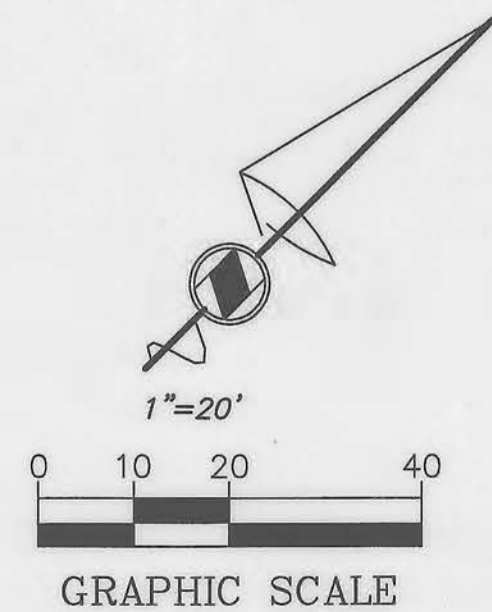
LEVEL O
(ABOVE C FIFTEENTH FLOOR SLAB)
UPPER ELEVATION = INFINITY
LOWER ELEVATION = 174.81

SEE SECTIONS ON SHEET 4 OF 4

LEGEND

- LOT LINE
- TIE LINE

NOTE: LOT 2 IS A SINGLE PARCEL THAT IS WHOLLY CONTAINED WITHIN THE EXTERIOR BOUNDARY OF THE PROJECT.



FINAL MAP 10569

A 2 LOT VERTICAL SUBDIVISION
A 211 RESIDENTIAL UNIT AND 8 COMMERCIAL UNIT CONDOMINIUM PROJECT
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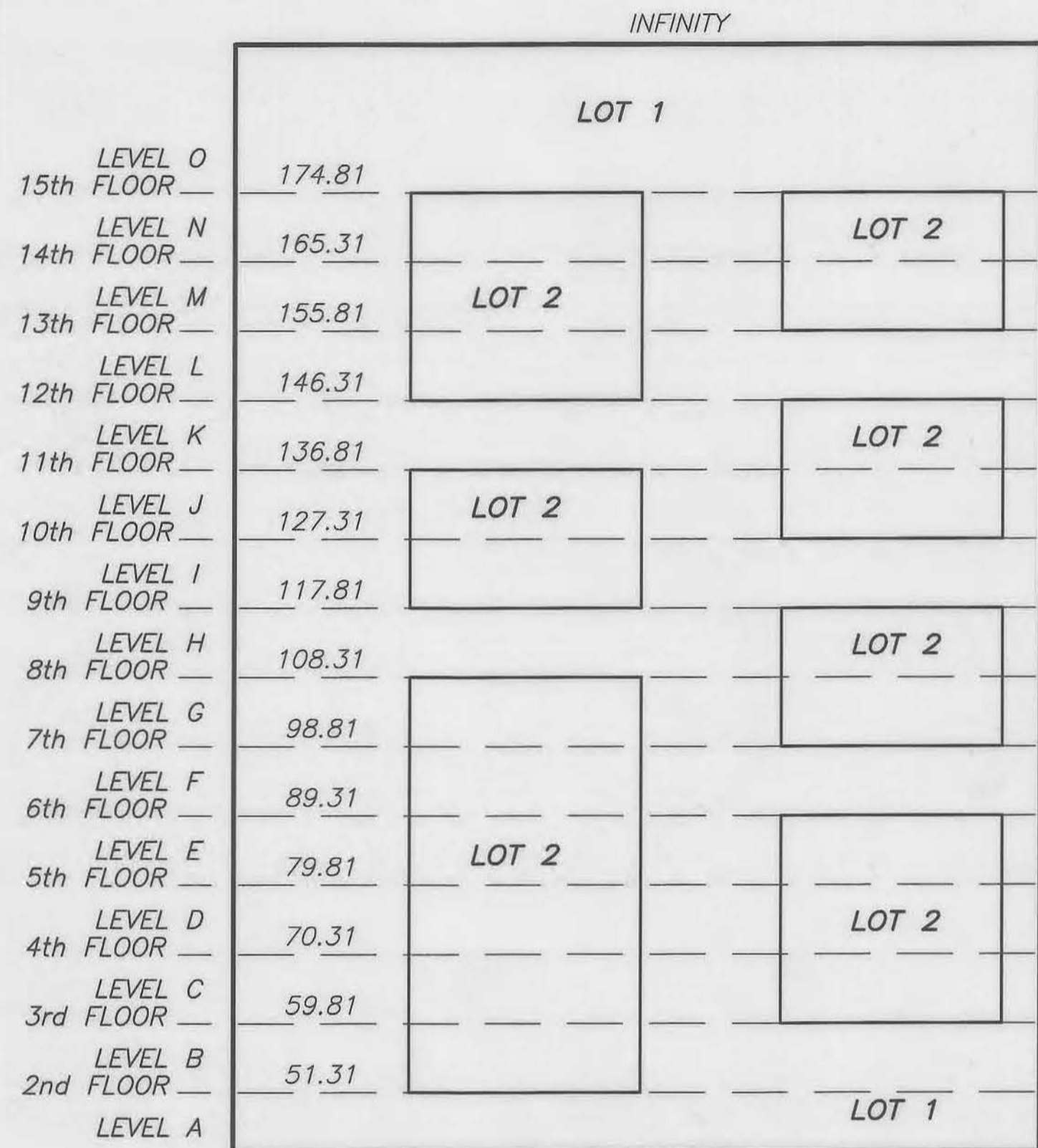
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

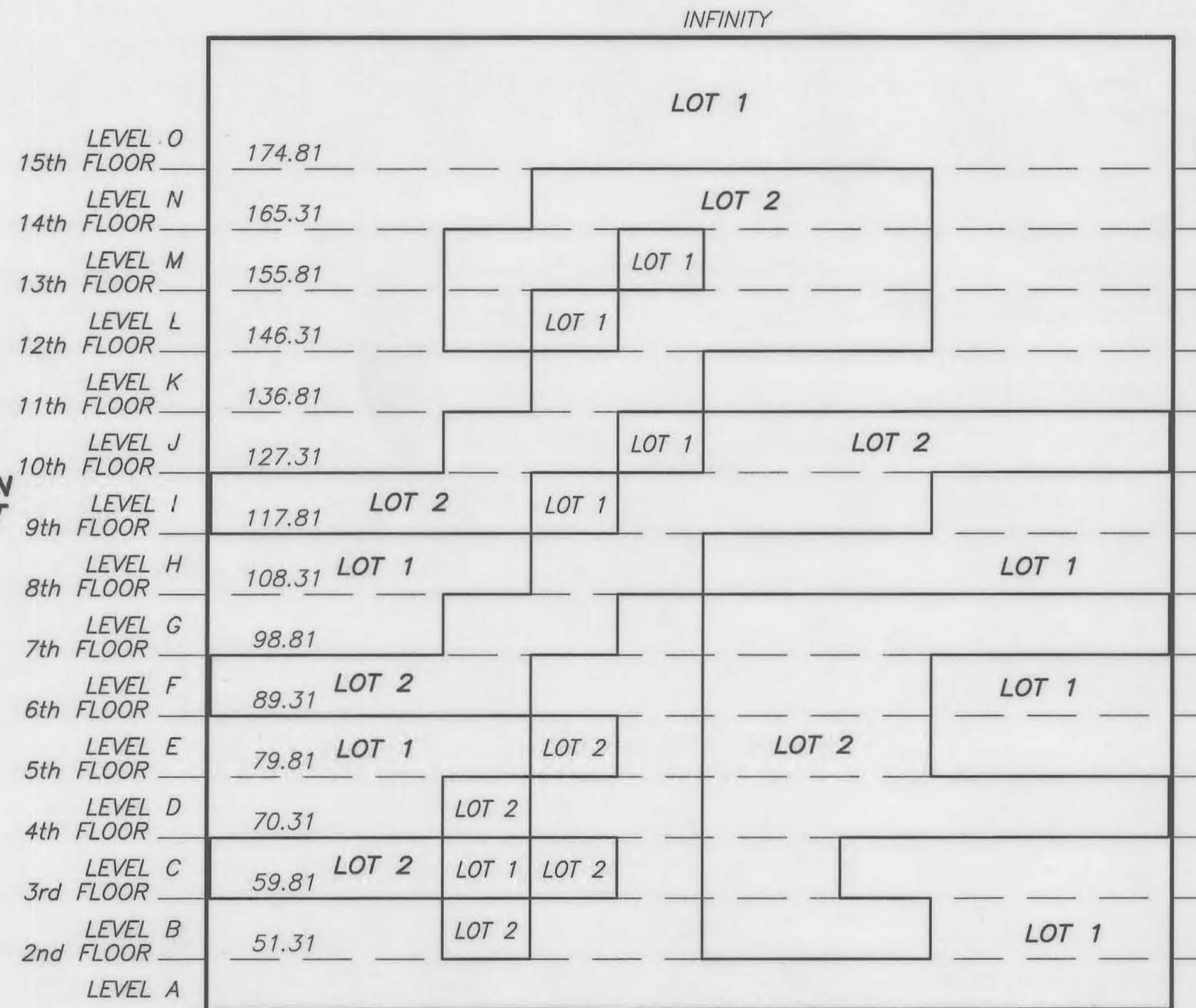
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SHEET 9 OF 10



SECTION A-A CENTER OF THE EARTH



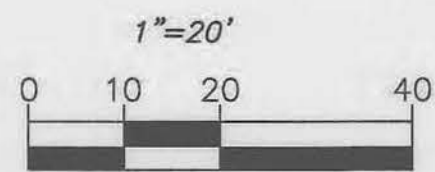
SECTION B-B CENTER OF THE EARTH

ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS

LOT NO.	CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
LOT 1	1 THRU 219	APN 3525-135 THRU 3525-353

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

NOTE: LOT 2 IS A SINGLE PARCEL THAT IS WHOLLY CONTAINED WITHIN THE EXTERIOR BOUNDARY OF THE PROJECT.



GRAPHIC SCALE

MAP LEVEL	FLOOR	LOT 1	LOT 2
		APN 3725-133	APN 3725-134
A	1 and below	18,800	0
B	2	14,271	4,529
C	3	14,025	4,775
D	4	14,160	4,640
E	5	13,948	4,852
F	6	14,264	4,536
G	7	14,285	4,515
H	8	14,333	4,467
I	9	14,390	4,410
J	10	14,285	4,515
K	11	14,333	4,467
L	12	14,815	3,985
M	13	14,526	4,274
N	14	14,739	4,061
O	15 and above	18,800	0
TOTAL:		223,974	58,026

FINAL MAP 10569

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BEING A PORTION OF 100 VARA BLOCK 381

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
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SHEET 10 OF 10

APN 3725-132

434 MINNA STREET