

File No. 160951

Committee Item No. _____

Board Item No. 21

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: September 6, 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. 185203 - August 19, 2016
- Planning Decision - June 30, 2015
- Tax Certificates - August 12, 2016
- Final Maps
- _____
- _____

Prepared by: Brent Jalipa

Date: September 1, 2016

Prepared by: _____

Date: _____

1 [Final Map 8594 - 100 Van Ness Avenue]

2
3 **Motion approving Final Map 8594, a two lot vertical subdivision, an existing 400**
4 **residential unit and three commercial unit mixed-use Condominium Project within**
5 **Lot 1, and an 18 residential unit Condominium Project within Lot 2, located at 100 Van**
6 **Ness Avenue, being a subdivision of Assessor's Parcel Block No. 0814, Lot No. 020,**
7 **and adopting findings pursuant to the General Plan, and the eight priority policies of**
8 **Planning Code, Section 101.1.**

9
10 MOVED, That the certain map entitled "FINAL MAP 8594", a two lot vertical
11 subdivision, an existing 400 residential unit and 3 commercial unit mixed-use Condominium
12 Project within lot 1, and an 18 residential unit Condominium Project within lot 2, located at 100
13 Van Ness Avenue, being a subdivision of Assessor's Parcel Block No. 0814, Lot No. 020,
14 comprising 4 sheets, approved August 19, 2016, by Department of Public Works Order
15 No. 185203 is hereby approved and said map is adopted as an Official Final Map 8594; and,
16 be it

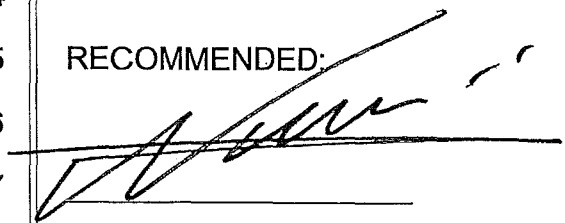
17 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
18 and incorporates by reference herein as though fully set forth the findings made by the City
19 Planning Department, by its letter dated June 30, 2015, that the proposed subdivision is
20 consistent with the objectives and policies of the General Plan, and the eight priority policies
21 of Planning Code, Section 101.1; 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

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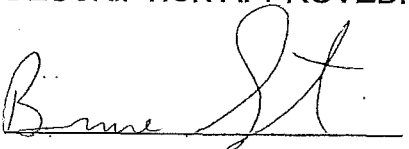
FURTHER MOVED, That approval of this map is also conditioned upon compliance by the subdivider with all applicable provisions of the San Francisco Subdivision Code and amendments thereto.

RECOMMENDED:



Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

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

2016 AUG 23 PM 1:48

BY



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 185203

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

APPROVING FINAL MAP 8594, 100 VAN NESS AVENUE, A TWO LOT VERTICAL SUBDIVISION, AN EXISTING 400 RESIDENTIAL UNIT AND 3 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT WITHIN LOT 1, AND AN 18 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 2, BEING A SUBDIVISION OF LOT 020 IN ASSESSORS BLOCK NO. 0814.

The City Planning Department in its letter dated June 30, 2015, 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. 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 8594", 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 June 30, 2015, from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

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

RECOMMENDED:

APPROVED:



8/18/2016

8/19/2016

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.

2014.0777CND-02
SUB-02



City and County of San Francisco
San Francisco Public Works - Bureau of Street-Use and Mapping
1155 Market Street, 3rd Floor - San Francisco, CA 94103
sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161

RECEIVED

14 JUL -1 PM 2:39



TENTATIVE MAP DECISION

Date: March 12, 2015

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

Project ID: 8594			
Project Type: 2 Lot Vertical Subdivision and 18 Residential Units New Construction Condominium Conversion			
Address#	StreetName	Block	Lot
100	VAN NESS AVE	0814	020
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.

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

Signed

Date 6/30/2015

Planner's Name ANNE BRASK (415-575-9078)

For Scott F. Sanchez, Zoning Administrator



**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. 0814 Lot No. 020

Address: 100 - 108 Van Ness Avenue

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 12th day of August. This certificate is valid for the earlier of 60 days from this date or December 31, 2016. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.

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



José Cisneros, Treasurer

CERTIFICATE SHOWING TAXES A LIEN, BUT NOT YET DUE

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

Block No. 0814 Lot No. 020

Address: 100 - 108 Van Ness Avenue

**Estimated probable assessed value of property within the proposed Subdivision/Parcel
Map: \$266,197,792**

Established or estimated tax rate: 1.2000%

Estimated taxes lienied but not yet due: \$3,194,374.00

Amount of Assessments not yet due: \$3,823.00

These estimated taxes and special assessments have been paid.

A handwritten signature in black ink, appearing to read "David Augustine".

David Augustine, Tax Collector

Dated this 12th day of August. 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 RECORDED OF SAID MAP.

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

OWNER: 100 VAN NESS ASSOCIATES, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: 100 VAN NESS ASSOCIATES MANAGING MEMBER, LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: [Signature]
NAME: JEFFREY J. KANE
TITLE: PRESIDENT

BENEFICIARY: THE PRUDENTIAL INSURANCE COMPANY OF AMERICA,
A NEW JERSEY CORPORATION

BY: [Signature]
BY: CHERYL T. ESKRIDGE
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.

CITY OF WASHINGTON, DISTRICT OF COLUMBIA

ON 9 June 2016 BEFORE ME Sarah Hillenbrand

PERSONALLY APPEARED Jeffrey J. Kane
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, DISTRICT OF COLUMBIA COMMISSION NO.: N/A

MY COMMISSION EXPIRES: 10/31/20

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Prince Georges, Columbia

BENEFICIARY'S ACKNOWLEDGEMENT:

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

STATE OF Texas

COUNTY OF Dallas

ON June 10 2016 BEFORE ME Emily J. Hodges

PERSONALLY APPEARED Cheryl T. Eskridge
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 TX COMMISSION NO.: 8820742

MY COMMISSION EXPIRES: 11/9/17

COUNTY OF PRINCIPAL PLACE OF BUSINESS: _____



TAX STATEMENT:

I, ANGELA CALULLO, 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 _____, 2016.

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

CLERK'S STATEMENT:

I, ANGELA CALULLO, 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 8594".

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 _____ DAY OF _____, 2016
BY ORDER NO. _____

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 _____ 2016, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. _____ A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. _____

CITY AND COUNTY SURVEYOR'S STATEMENT:

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

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

BY: [Signature] DATE: August 19 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 100 VAN NESS ASSOCIATES, LLC ON FEBRUARY 11, 2016. 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: 8-12-16

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



RECORDER'S CERTIFICATE OR STATEMENT:

FILED THIS _____ DAY OF _____, 2016,
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 8594

A TWO LOT VERTICAL SUBDIVISION, AN EXISTING 400 RESIDENTIAL UNIT AND 3 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT WITHIN LOT 1, AND A 18 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 2, BEING A SUBDIVISION OF PARCEL A AS SHOWN ON FINAL MAP 8071 RECORDED DECEMBER 17, 2014, IN BOOK 125 OF CONDOMINIUM MAPS AT PAGES 180-181, OFFICE OF THE COUNTY RECORDER.

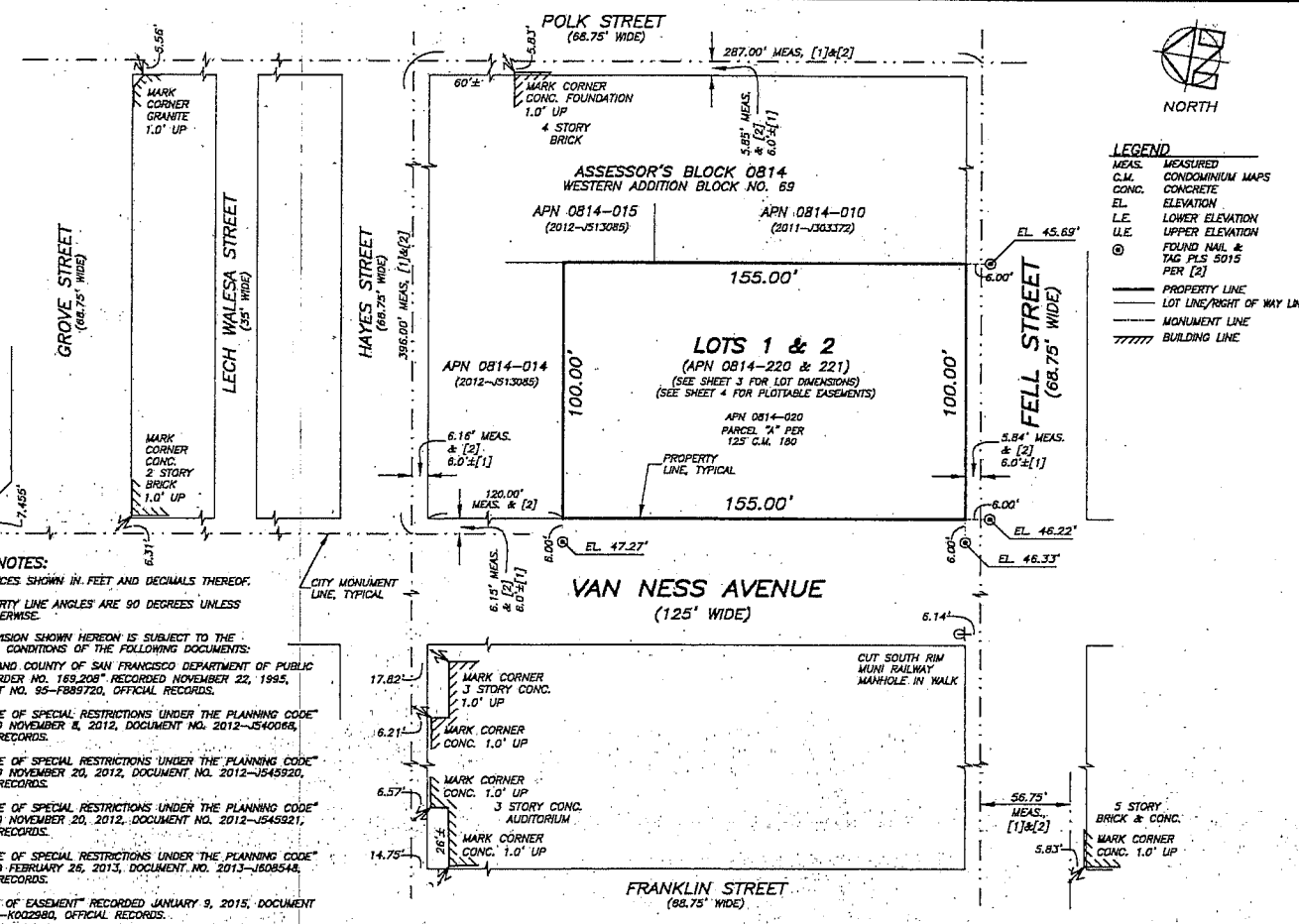
WESTERN ADDITION BLOCK NO. 89
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

AUGUST 2016 SHEET 1 OF 4

APH 0814-020

100 VAN NESS AVENUE

1035



- LEGEND**
- MEAS. MEASURED
 - C.M. CONDOMINIUM MAPS
 - CONC. CONCRETE
 - ELEV. ELEVATION
 - L.L. LOWER ELEVATION
 - U.E. UPPER ELEVATION
 - FOUND NAIL & TAG PLS 5015 PER [2]
 - PROPERTY LINE
 - LOT LINE/RIGHT OF WAY LINE
 - MONUMENT LINE
 - ||||| BUILDING LINE

GENERAL NOTES:

(1) 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 18 DWELLING UNITS WITHIN LOT 2.

(2) 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.

(3) 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 PRIORITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:

(1) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND

(2) 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 FROM A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES

(3) IN THE EVENT THE AREAS IDENTIFIED IN (1) OR (2) 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 AND 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 LIEU AGAINST THE HOMEOWNER'S PROPERTY.

(4) 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 CODES. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS 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.

(5) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER VAN NESS AVENUE AND FELL STREET, 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).

(6) SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM/ONTO 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 DEFINED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

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 ACCESS AND EGRESS, PERMITTED USES, NO BUILD ZONES, ENVIRONMENTAL HAZARDS, ETC. SOME OF THESE REARRANGEMENTS HAVE A PUBLIC NATURE TO WHICH THE CITY AND COUNTY OF SAN FRANCISCO IS OR SHOULD BE A BENEVOLENT. THESE ARE OFTEN NOT OF A NATURE TO 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.

- GENERAL NOTES:**
- ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
 - ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
 - THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:
 - "CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS ORDER NO. 189,208" RECORDED NOVEMBER 22, 1995, DOCUMENT NO. 95-F89720, OFFICIAL RECORDS.
 - "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED NOVEMBER 8, 2012, DOCUMENT NO. 2012-J540085, OFFICIAL RECORDS.
 - "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED NOVEMBER 20, 2012, DOCUMENT NO. 2012-J545920, OFFICIAL RECORDS.
 - "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED NOVEMBER 20, 2012, DOCUMENT NO. 2012-J545921, OFFICIAL RECORDS.
 - "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED FEBRUARY 26, 2013, DOCUMENT NO. 2013-J608548, OFFICIAL RECORDS.
 - "GRANT OF EASEMENT" RECORDED JANUARY 9, 2015, DOCUMENT NO. 2015-K002980, OFFICIAL RECORDS.
 - "EASEMENT AGREEMENT" RECORDED JANUARY 30, 2015, DOCUMENT NO. 2015-K014544, OFFICIAL RECORDS.
 - "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED FEBRUARY 2, 2015, DOCUMENT NO. 2015-K015445, OFFICIAL RECORDS.
 - "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED MARCH 17, 2015, DOCUMENT NO. 2015-K034304, OFFICIAL RECORDS.
 - "GRANT OF EASEMENT" RECORDED JULY 31, 2015, DOCUMENT NO. 2015-K086648, OFFICIAL RECORDS.
 - "AMENDMENT TO EASEMENT AGREEMENT" RECORDED OCTOBER 7, 2015, DOCUMENT NO. 2015-K142288, OFFICIAL RECORDS.
 - "EASEMENT AGREEMENT" RECORDED OCTOBER 28, 2015, DOCUMENT NO. 2015-K149171, OFFICIAL RECORDS.
 - "EASEMENT AGREEMENT" RECORDED MARCH 1, 2016, DOCUMENT NO. 2016-K200882, OFFICIAL RECORDS.

MAP REFERENCES

[1] CITY OF SAN FRANCISCO MONUMENT MAP NO. 15 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

[2] "FINAL MAP 8071" RECORDED DECEMBER 17, 2014 IN BOOK 125 OF CONDOMINIUM MAPS AT PAGES 180-181, S.F. COUNTY RECORDS.

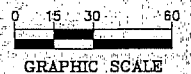
BASIS OF SURVEY
THE CITY MONUMENT LINE ON HAYES STREET AS SHOWN HEREON IS THE BASIS OF SURVEY FOR THIS SUBDIVISION.

BENCHMARK NOTE
ELEVATIONS SHOWN HEREON ARE BASED ON FOUND CITY OF SAN FRANCISCO BENCHMARK DESCRIBED AS "A" CUT TOP CONC. FOUNDATION # BUILDING AT THE NORTHWEST CORNER OF MARKET STREET AND VAN NESS AVENUE. ELEVATION = 44.47 FEET, HISTORICAL SAN FRANCISCO CITY DATUM.

ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS

	PROPOSED APN	CONDOMINIUM UNIT NO.	PROPOSED APN
LOT 1	0814-220	1-403	0814-251 THRU 653 (ALREADY EXISTING PER 125 C.M. 180)
LOT 2	0814-221	1-18	0814-854 THRU 671

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



FINAL MAP 8594

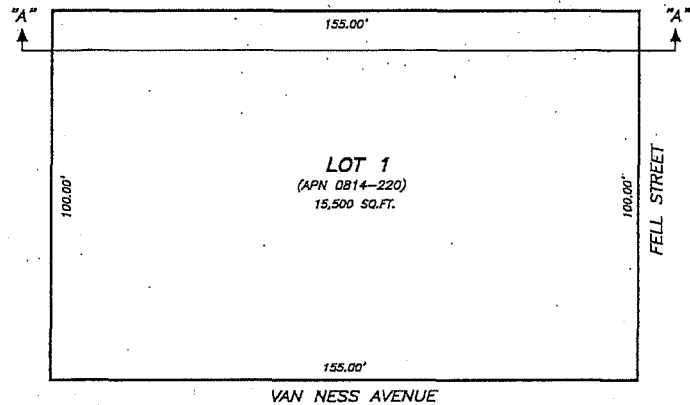
A TWO LOT VERTICAL SUBDIVISION, AN EXISTING 400 RESIDENTIAL AND 3 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT WITHIN LOT 1, AND A 18 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 2, BEING A SUBDIVISION OF PARCELS AS SHOWN ON FINAL MAP 8071 RECORDED DECEMBER 17, 2014, IN BOOK 125 OF CONDOMINIUM MAPS AT PAGES 180-181, OFFICE OF THE COUNTY RECORDER.

WESTERN ADDITION BLOCK NO. 69
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

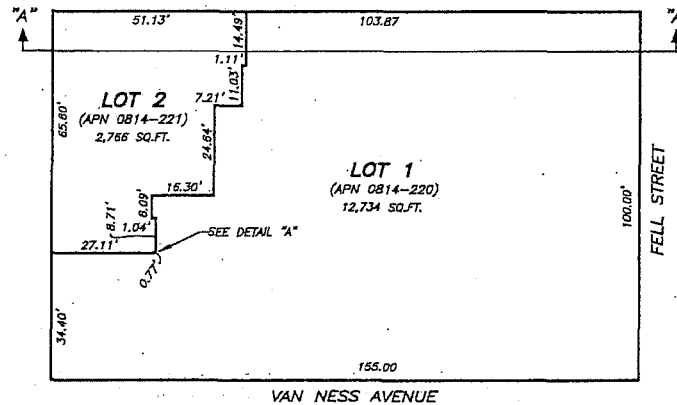
AUGUST 2016 SCALE 1"=30' SHEET 2 OF 4
APN 0814-020 100 VAN NESS AVENUE

1036



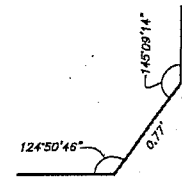
VAN NESS AVENUE

LEVEL 1
 LOWER ELEVATION = CENTER OF THE EARTH
 UPPER ELEVATION = 81.91

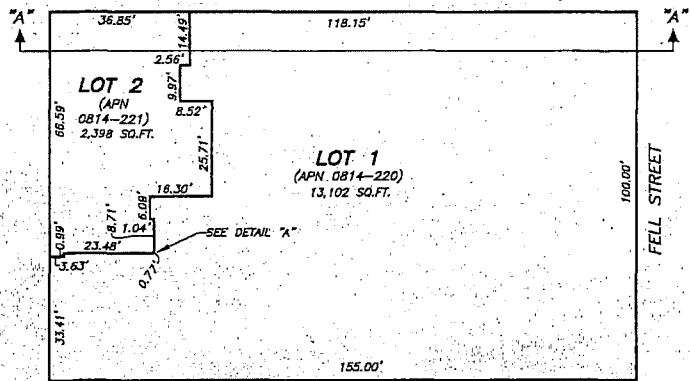


VAN NESS AVENUE

LEVEL 2
 LOWER ELEVATION = 81.91
 UPPER ELEVATION = 94.91

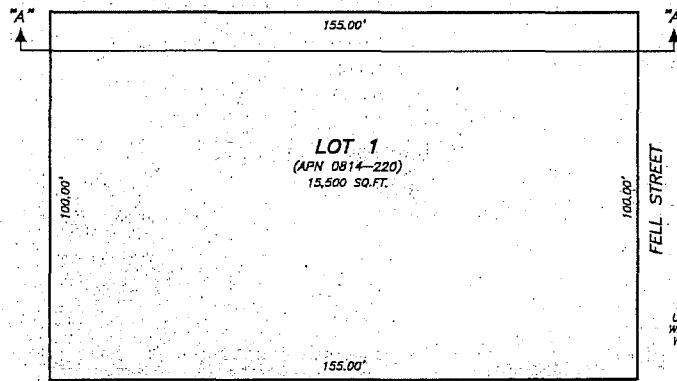


DETAIL "A"
 NO SCALE



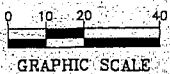
VAN NESS AVENUE

LEVEL 3
 LOWER ELEVATION = 94.91
 UPPER ELEVATION = 159.91



VAN NESS AVENUE

LEVEL 4
 LOWER ELEVATION = 159.91
 UPPER ELEVATION = INFINITY ABOVE



GRAPHIC SCALE

AREA: SQUARE FOOTAGE	
LOT 1	LOT 2
LEVEL: APN 0814-220	APN 0814-221
1 15,500 SQ.FT.	2,766 SQ.FT.
2 12,734 SQ.FT.	2,398 SQ.FT.
3 13,102 SQ.FT.	2,398 SQ.FT.
4 15,500 SQ.FT.	
TOTAL 56,836 SQ.FT.	5,164 SQ.FT.

FINAL MAP 8594

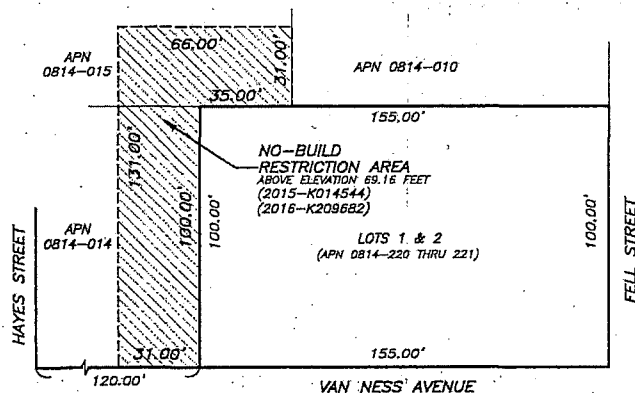
A TWO LOT VERTICAL SUBDIVISION, AN EXISTING 400 RESIDENTIAL UNIT AND 3 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT WITHIN LOT 1, AND A 16 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 2, BEING A SUBDIVISION OF PARCEL A AS SHOWN ON FINAL MAP 8071 RECORDED DECEMBER 17, 2014, IN BOOK 125 OF CONDOMINIUM MAPS AT PAGES 180-181, OFFICE OF THE COUNTY RECORDER.

WESTERN ADDITION BLOCK NO. 69
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco, California

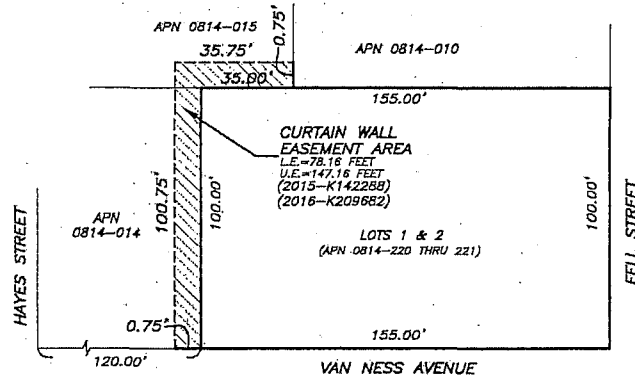
AUGUST 2016 SCALE 1"=20' SHEET 3 OF 4

APN 0814-020 100 VAN NESS AVENUE

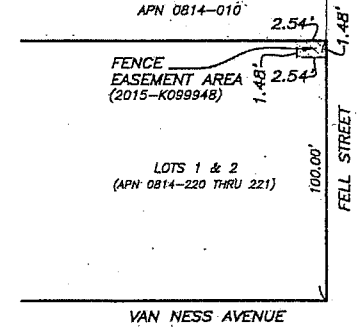
D:\668\CHK\5-2874_FL_100 VAN NESS.dwg



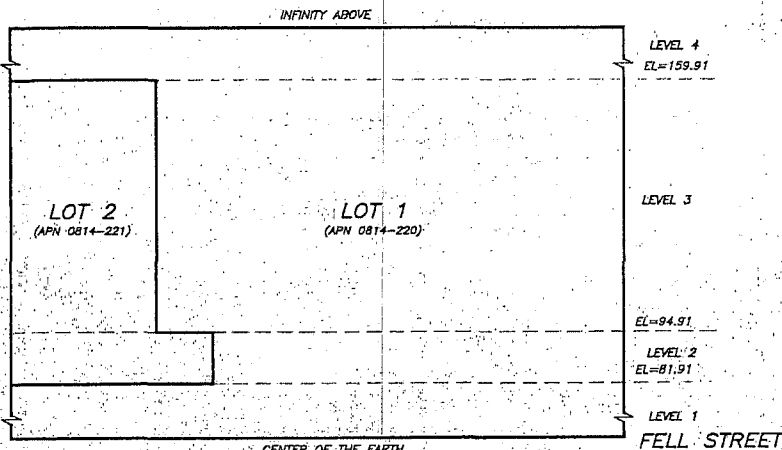
EASEMENT DETAIL "A"
NO SCALE



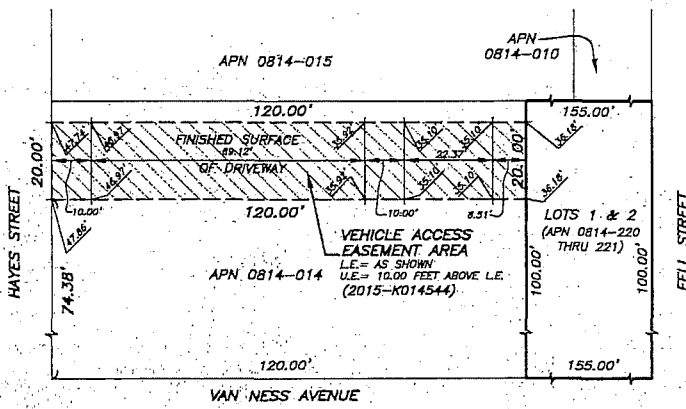
EASEMENT DETAIL "B"
NO SCALE



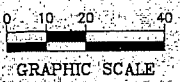
EASEMENT DETAIL "C"
NO SCALE



SECTION "A"
1"=20'



EASEMENT DETAIL "D"
NO SCALE



FINAL MAP 8594

A TWO LOT VERTICAL SUBDIVISION, AN EXISTING 400 RESIDENTIAL UNIT AND 3 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT WITHIN LOT 1, AND A 18 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 2, BEING A SUBDIVISION OF PARCEL A AS SHOWN ON FINAL MAP 8071 RECORDED DECEMBER 17, 2014, IN BOOK 125 OF CONDOMINIUM MAPS AT PAGES 180-181, OFFICE OF THE COUNTY RECORDER.

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AUGUST 2016 SHEET 4 OF 4

APN 0814-020 100 VAN NESS AVENUE

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