

**OWNER'S STATEMENT**

WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN ENCLOSED WITHIN THE BOUNDARY LINES UPON THIS MAP AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP ENTITLED "FINAL MAP 10134".

CITY AND COUNTY OF SAN FRANCISCO, A MUNICIPAL CORPORATION, ACTING BY AND THROUGH THE SAN FRANCISCO PORT COMMISSION

BY: Andrico A. Penick  
NAME: Andrico A. Penick  
TITLE: Director of Property

**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 December 11, 2020 BEFORE ME  
Rachel Gosiengfiao, notary public PERSONALLY  
APPEARED Andrico A. Penick

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: Rachel Gosiengfiao  
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2252852  
MY COMMISSION EXPIRES: August 5, 2022  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

**CLERK'S STATEMENT**

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. \_\_\_\_\_ ADOPTED

\_\_\_\_\_, 20\_\_\_\_\_, APPROVED THIS MAP ENTITLED, "FINAL MAP 10134".

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

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CLERK OF THE BOARD OF SUPERVISORS  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**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 BRIDGE HOUSING IN OCTOBER 2018. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 2021, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: Jacqueline Luk DATE: 8/4/2020  
JACQUELINE LUK, P.L.S. 8934



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

BY: James M. Ryan DATE: 3-11-21  
BRUCE STORRS L.S. NO. 8630



**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 THIS: \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

**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. \_\_\_\_\_

**APPROVALS**

THIS MAP IS APPROVED THIS 26<sup>th</sup> DAY OF March, 2021, BY ORDER NO. 204474

BY: Alaric Degraffried DATE: March 31, 2021  
ALARIC DEGRAFFRIED  
ACTING DIRECTOR OF PUBLIC WORKS  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**APPROVED AS TO FORM**

DENNIS J. HERRERA, CITY ATTORNEY  
BY: Dennis J. Herrera  
DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_\_, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_  
OF FINAL MAPS, AT PAGE \_\_\_\_\_, AT THE REQUEST OF THE CITY AND COUNTY OF SAN FRANCISCO.

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

**FINAL MAP 10134**

BEING A 7 LOT VERTICAL SUBDIVISION (125 APARTMENT UNITS), BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN DOCUMENT ENTITLED "AGREEMENT RELATING TO THE TRANSFER OF THE PORT OF SAN FRANCISCO FROM THE STATE OF CALIFORNIA TO THE CITY AND COUNTY OF SAN FRANCISCO", RECORDED JANUARY 30, 1969 IN REEL B308, IMAGE 686, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, BEING A PORTION OF 50 VARA BLOCK "J"

CITY AND COUNTY OF SAN FRANCISCO  
CALIFORNIA  
LUK AND ASSOCIATES  
738 ALFRED NOBEL DRIVE  
HERCULES, CALIFORNIA 94547  
JUNE 2020

## **FINAL MAP GENERAL NOTES**

1. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED "AGREEMENT RELATING TO TRANSFER OF THE PORT OF SAN FRANCISCO TO THE CITY AND COUNTY OF SAN FRANCISCO", EXECUTED BY THE STATE OF CALIFORNIA AND THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED JANUARY 30, 1969 IN REEL B308 OF OFFICIAL RECORDS, IMAGE 686, WHICH DESCRIBE THE TRANSFER OF PROPERTY FROM THE PORT OF SAN FRANCISCO TO THE CITY AND COUNTY OF SAN FRANCISCO, INCLUDING TIMING, TRANSFER OF FUNDS, LIMITATIONS OF PROPERTY TRANSFERRED, CONDITIONS AND REQUIREMENTS OF TRANSFER, AND USE OF PROPERTY. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
2. NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO, UPON THE TERMS AND CONDITIONS CONTAINED THEREIN, RECORDED MAY 31, 2019, INSTRUMENT NO. 2019-K776858, OF OFFICIAL RECORDS. THE RESTRICTIONS CONSIST OF CONDITIONS ATTACHED TO THE AFFORDABLE HOUSING PROJECT AUTHORIZATION NO. 2016-007850PRJ AND BUILDING PERMIT APPLICATION NOS. 2017.1115.4095 & 2017.1115.4101 AUTHORIZED BY THE PLANNING DIRECTOR OF THE CITY AND COUNTY OF SAN FRANCISCO ON MAY 3, 2018 FOR NEW CONSTRUCTION OF A SIX-STORY BUILDING AT 88 BROADWAY. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
3. AN UNRECORDED LEASE UPON THE TERMS, COVENANTS, AND CONDITIONS CONTAINED OR REFERRED TO THEREIN, LESSOR BEING THE CITY AND COUNTY OF SAN FRANCISCO, A MUNICIPAL CORPORATION, ACTING BY AND THROUGH THE SAN FRANCISCO PORT COMMISSION, LESSEE BEING 88 BROADWAY FAMILY LP, A CALIFORNIA LIMITED PARTNERSHIP, AS DISCLOSED BY THE MEMORANDUM OF GROUND LEASE, RECORDED MARCH 29, 2019, INSTRUMENT NO. 2019-K748756, OF OFFICIAL RECORDS. THE INITIAL TERM OF THE GROUND LEASE IS 57 YEARS, WHICH MAY BE EXTENDED FOR 18 YEARS SUBJECT TO THE PROVISIONS OF THE GROUND LEASE. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
4. THIS SUBDIVISION OF LAND CONTAINS A VERTICAL SUBDIVISION OF AIRSPACE. VERTICAL 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 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.

## **FINAL MAP 10134**

BEING A 7 LOT VERTICAL SUBDIVISION (125 APARTMENT UNITS), BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN DOCUMENT ENTITLED "AGREEMENT RELATING TO THE TRANSFER OF THE PORT OF SAN FRANCISCO FROM THE STATE OF CALIFORNIA TO THE CITY AND COUNTY OF SAN FRANCISCO", RECORDED JANUARY 30, 1969 IN REEL B308, IMAGE 686, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, BEING A PORTION OF 50 VARA BLOCK "J"

**CITY AND COUNTY OF SAN FRANCISCO**

**CALIFORNIA**

**LUK AND ASSOCIATES**  
738 ALFRED NOBEL DRIVE  
HERCULES, CALIFORNIA 94547

**JUNE 2020**

SHEET 2 OF 6 SHEETS

APN 0140-007 88 BROADWAY

ASSESSOR'S BLOCK 0137

### VALLEJO STREET (68.75' WIDE)

### MAP NOTES

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL PROPERTY LINE ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. BASIS OF SURVEY IS FOUND MONUMENTS ON BROADWAY BETWEEN DAVIS AND SANSOME STREETS AS SHOWN ON MONUMENT MAPS NO. 2 AND 4 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

### RECORD REFERENCES

- (1) MONUMENT MAP NO. 2, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- (2) MONUMENT MAP NO. 4, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- (3) HISTORIC BLOCK DIAGRAM OF 50 VARA BLOCK J, SHOWING A DATE OF APRIL 10, 1908, ON FILE AS 0140a.TIF IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- (4) DIRECTOR'S DEED RECORDED 12/30/1994, DOCUMENT NO. 94-F736015, OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO.
- (5) GRANT DEED RECORDED 2/16/1955, BOOK 6549, PAGE 526, OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO.
- (6) DIRECTOR'S DEED RECORDED 11/30/1959, BOOK A-60, PAGE 345, OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO.
- (7) MONUMENT MAP OF THE FIFTY VARA DISTRICT OF THE CITY AND COUNTY OF SAN FRANCISCO PREPARED UNDER RESOLUTION NO. 2764 (NEW SERIES) OCTOBER 12TH, 1908. APPROVED AND MADE OFFICIAL BY ORDINANCE NO. 1028 (NEW SERIES) DECEMBER 20TH 1909.
- (8) STATE OF CALIFORNIA DEPARTMENT OF PUBLIC WORKS DIVISION OF HIGHWAYS RIGHT-OF-WAY RECORD MAP, R-28.10, UPDATED JULY 29, 1969
- (9) ACTIVE PARCEL MAP 10133.

### FIELD SURVEY COMPLETION

THE SURVEY FOR THIS MAP WAS COMPLETED ON 7/31/19. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HERE EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

## FINAL MAP 10134

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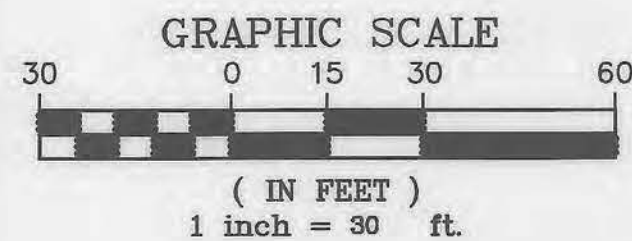
CITY AND COUNTY OF SAN FRANCISCO  
CALIFORNIA

LUK AND ASSOCIATES  
738 ALFRED NOBEL DRIVE  
HERCULES, CALIFORNIA 94547

JUNE 2020

SHEET 3 OF 6 SHEETS

APN 0140-007 88 BROADWAY



### LEGEND

- |                      |   |
|----------------------|---|
| ———                  | BOUNDARY  |
| ———                  | RIGHT OF WAY LINE   |
| ———                  | MONUMENT LINE   |
| ———                  | ADJOINER LOT LINE   |
| ———                  | TIE LINE  |
| //////               | BUILDING LINE   |
| 30.04' MEAS.         | MEASURED DISTANCE   |
| AB                   | ASSESSORS BLOCK   |
| ABC                  | ADJACENT BUILDING CORNER  |
| 0.05' S/PL           | 0.05' SOUTH OF PROPERTY LINE  |
| 2-STY BRICK BUILDING | 2-STORY BRICK BUILDING  |
| MID                  | MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE |
| (30.00' (1))         | RECORD DISTANCE PER RECORD REFERENCE                                  |
| ○                    | 2" BRASS DISC PLS 8934 TO BE SET AT 1' PROPERTY LINE EXTENSION        |

ASSESSOR'S BLOCK 0141

### FRONT STREET (69.29' WIDE)

### BATTERY STREET (68.92' WIDE)

### DAVIS STREET (69.79' WIDE)

### BROADWAY (82.58' WIDE)

ASSESSOR'S BLOCK 0167

APN 0140-007  
RE B308 IMG 686  
37,812 S.F.±

WILLIAMS-SONOMA, INC.  
DOC. NO. 2011-J211639  
APN 0140-001

2-STY BRICK BUILDING

CITY & COUNTY OF SAN FRANCISCO  
DOC. NO. 94-F736015  
APN 0140-008  
ACTIVE PARCEL MAP 10133

SITE UNDER CONSTRUCTION

REALTIME PROPERTIES, LLC  
DOC. NO. 2001-G978408  
APN 0140-005  
2-STY BRICK BUILDING

ABC 0.10' E/PL & 0.27' S/PL

SITE UNDER CONSTRUCTION

FORMER CALTRANS  
RIGHT-OF-WAY LINES PER (8)

37.27' MEAS.  
(37.29')(1)  
MID 34775  
MK. COR.  
GRAN. BASE  
0.8' UP  
2-STY BRK.

37.48' MEAS.  
(37.45')(1)  
MID 34774  
MK. COR.  
GRAN. W.T.  
1.7' UP  
2-STY BRK.

36.24' MEAS.  
(36.23')(1)  
MID 34773  
MK. COR.  
2-STY  
CONC. 1.0'  
UP #847

41.40' MEAS.&(2)  
MID 34772  
MK. COR.  
2-STY  
CONC. 0.9'  
UP #250

41.22' MEAS.  
(41.20')(2)  
MID 34771  
MK. COR.  
5-STY CONC.  
1.0' UP

33.33'  
MEAS.&(1)(3)  
MID 34781  
1.00' TO PL  
MID 34782

1.00' TO PL  
MID 34783  
41.25' MEAS.&(1)(3)

40.98' MEAS.&(1)  
MID 34770  
MK. COR.  
2-STY BRK.  
1.2' UP

59.00'

58.92'

216.08'

137.50'(3)

137.50'

275.00'

275.00'

137.50'(3)

137.50' MEAS.&(3)(5) (137.57')(4)(6)

ABC 0.03' E/PL

ABC 0.02' W/PL

ABC 0.00' E/PL, 0.10' N/PL

ABC 0.14' E/PL & 0.00' N/PL

ABC 0.14' E/PL & 0.18' N/PL

ABC 0.14' E/PL & 0.01' S/PL

ABC 0.04' E/PL, 0.15' N/PL

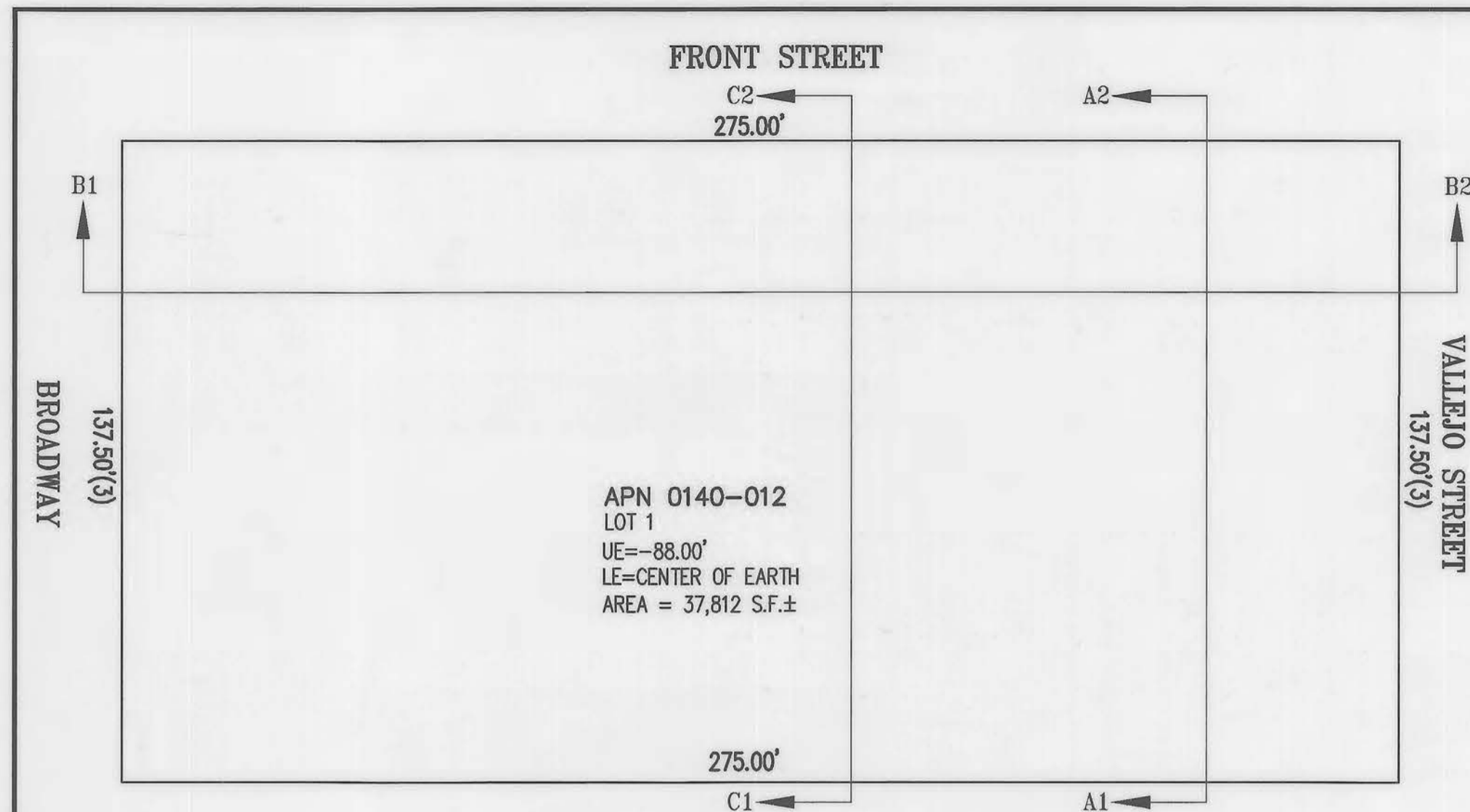
ABC 0.02' E/PL & 0.01' S/PL

1.00' TO PL

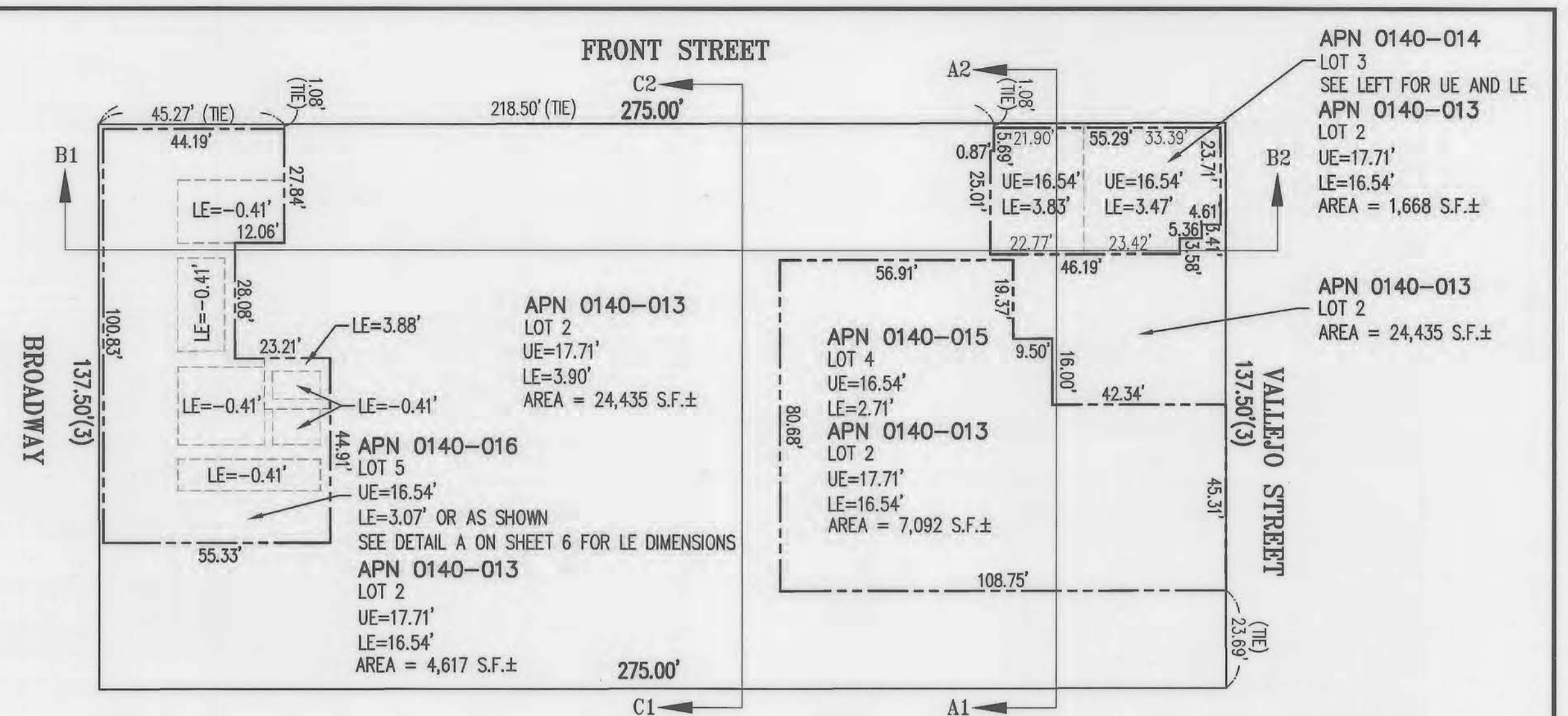
1.00' TO PL

MID 34779  
1.00' TO PL

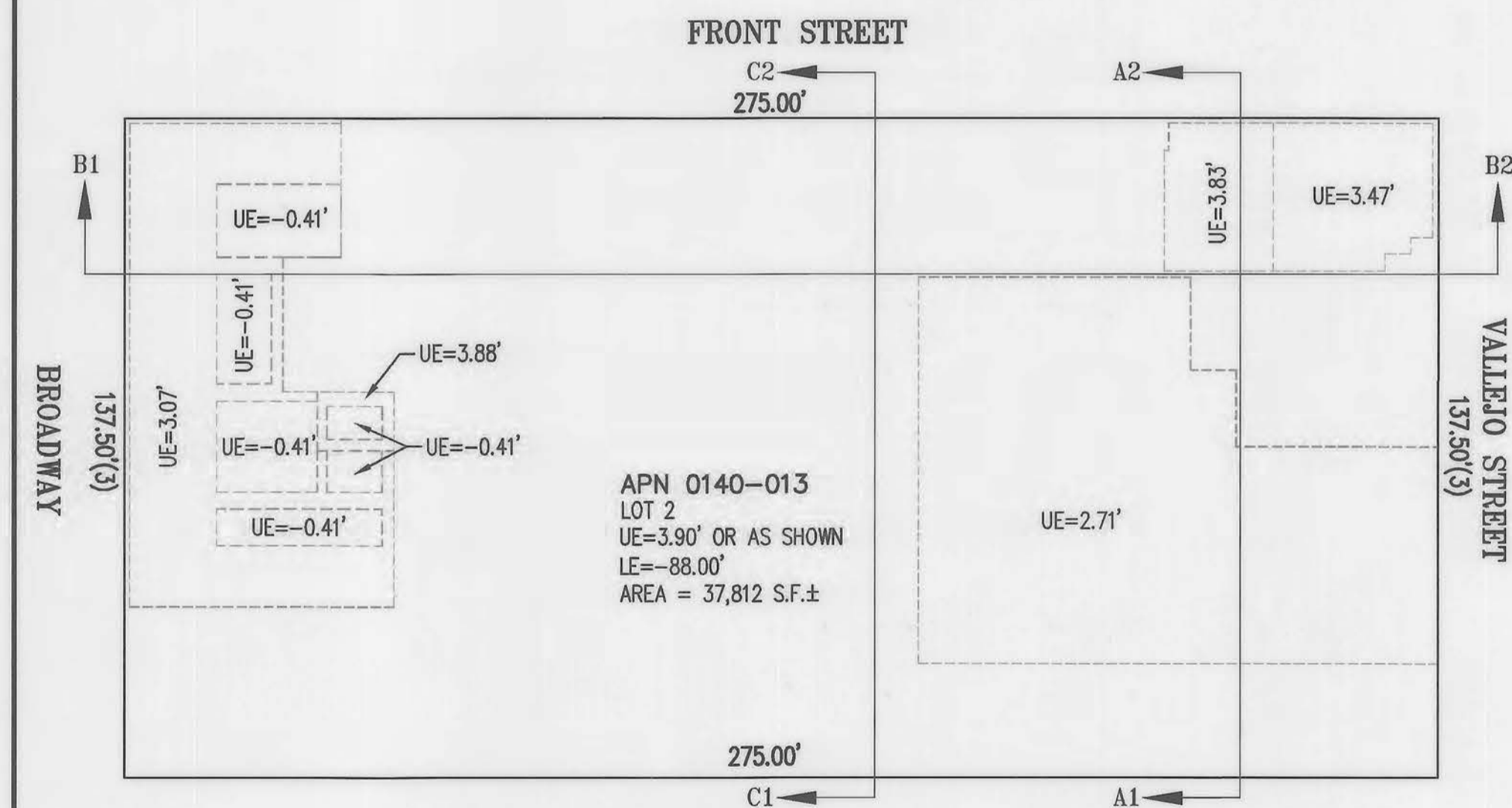
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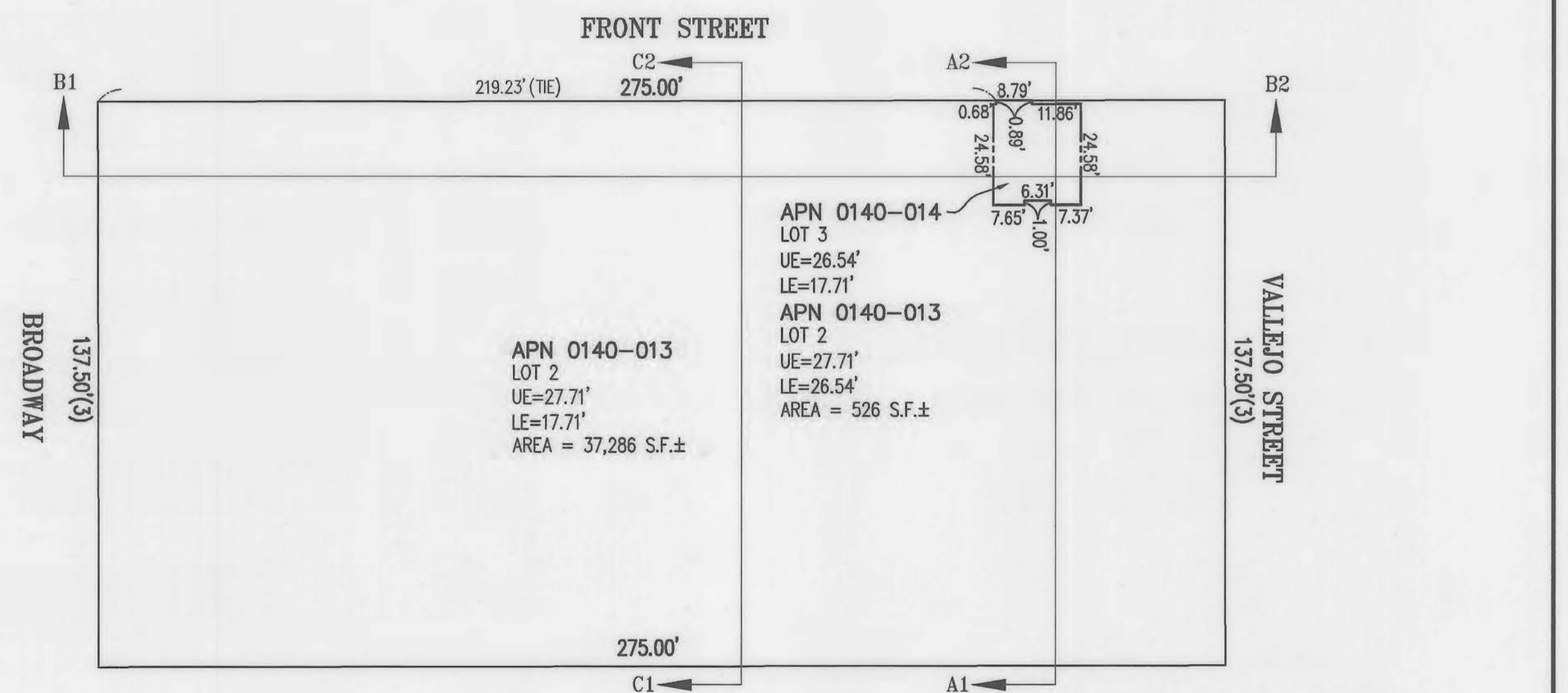
SECTION NO. 1 - LAND PARCEL



SECTION NO. 3 - 1ST FLOOR



SECTION NO. 2 - FOUNDATION



SECTION NO. 4 - 2ND FLOOR

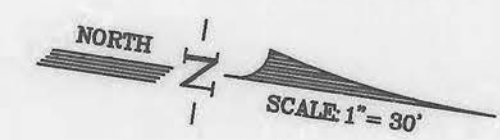
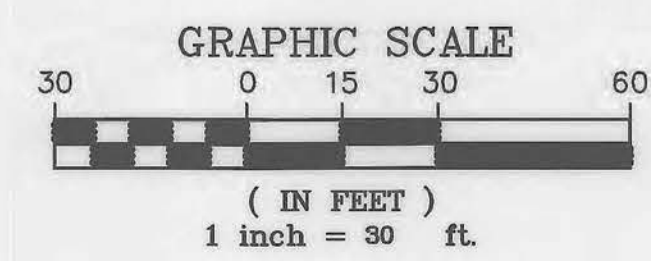
### FINAL MAP 10134

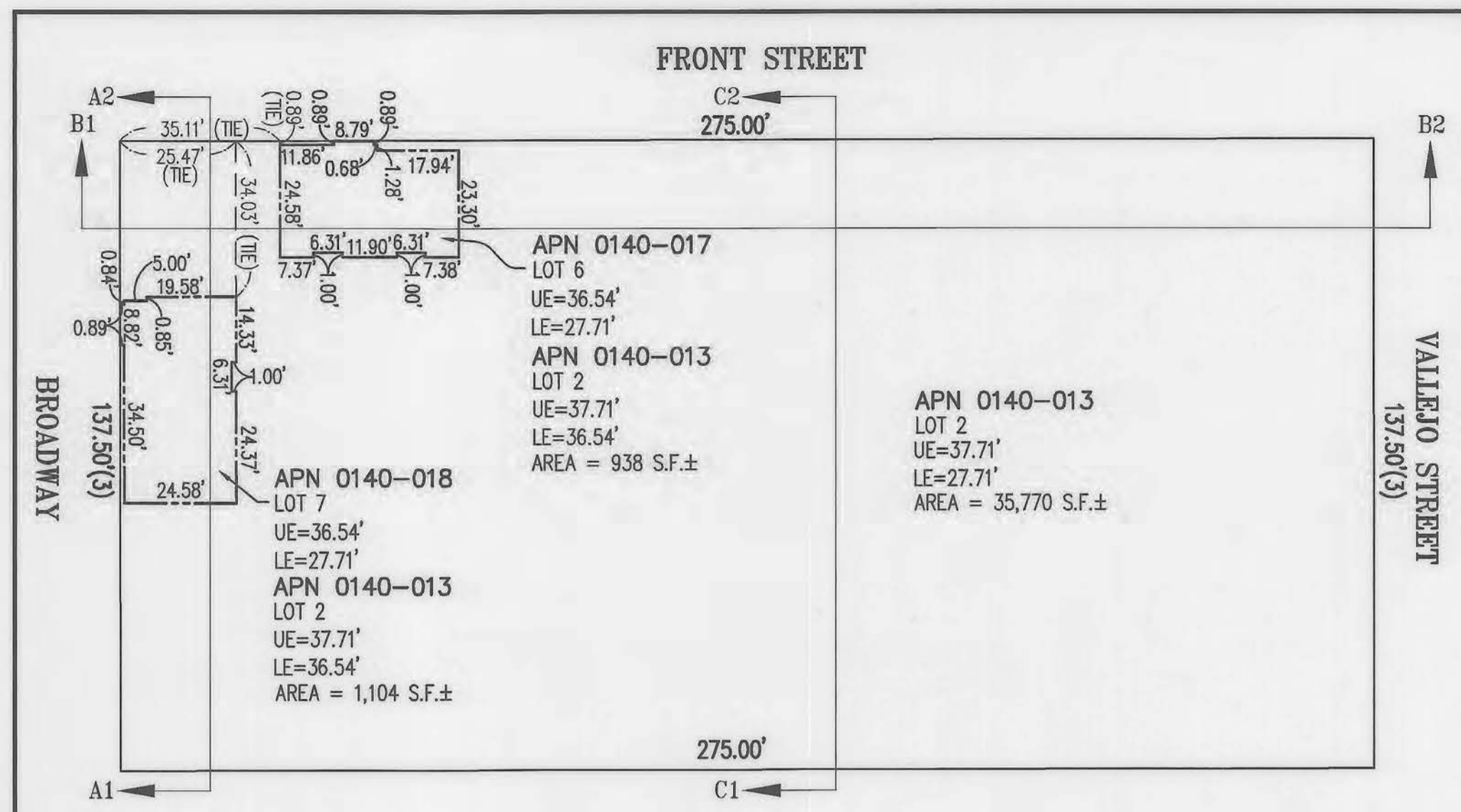
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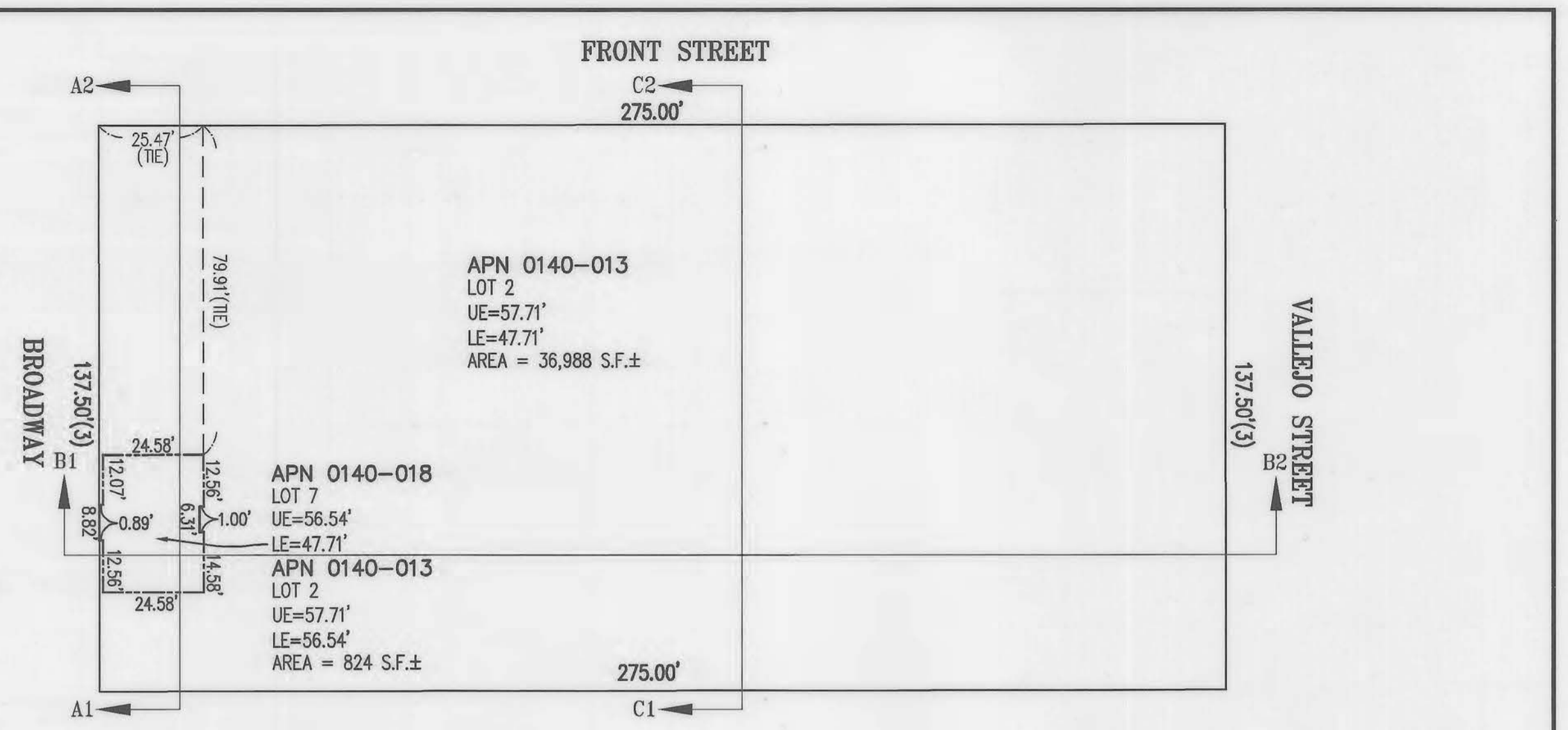
#### NOTES

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL PROPERTY LINE ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. SEE SHEET 6 FOR LEGEND AND BASIS OF ELEVATION.

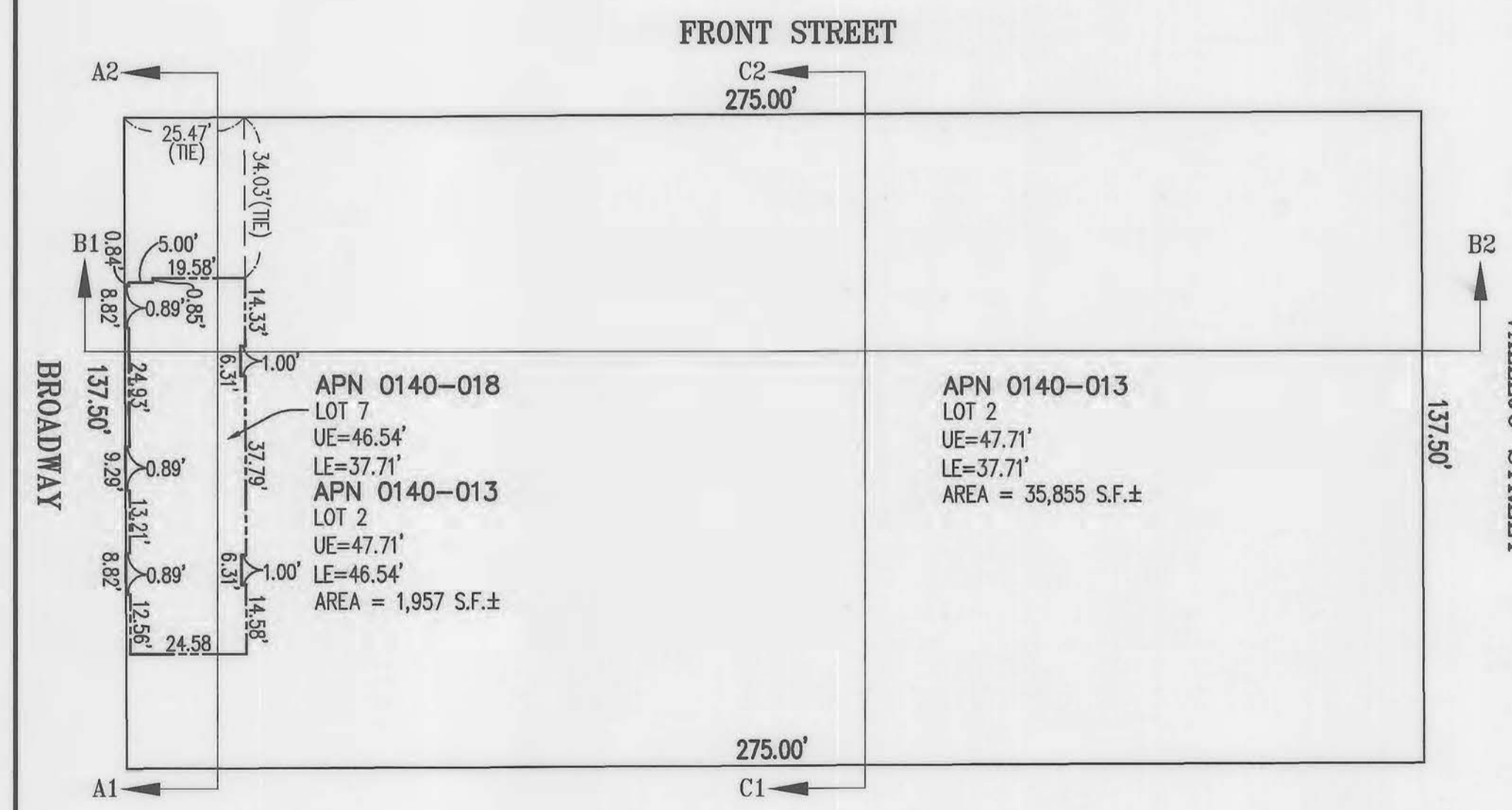




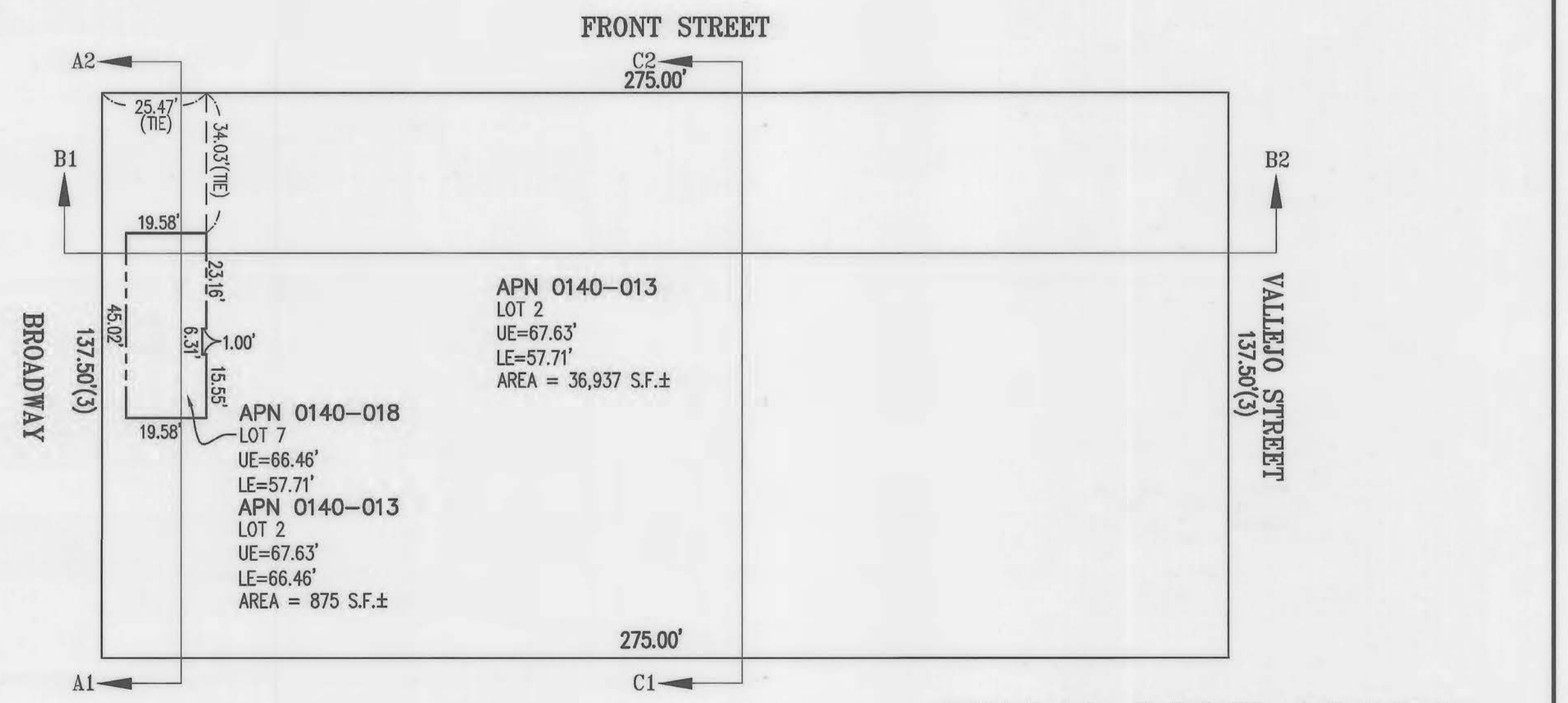
SECTION NO. 5 - 3RD FLOOR



SECTION NO. 7 - 5TH FLOOR



SECTION NO. 6 - 4TH FLOOR



SECTION NO. 8 - 6TH FLOOR

**FINAL MAP 10134**

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CITY AND COUNTY OF SAN FRANCISCO

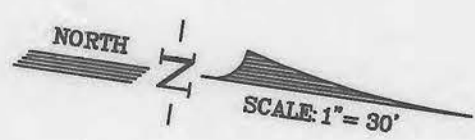
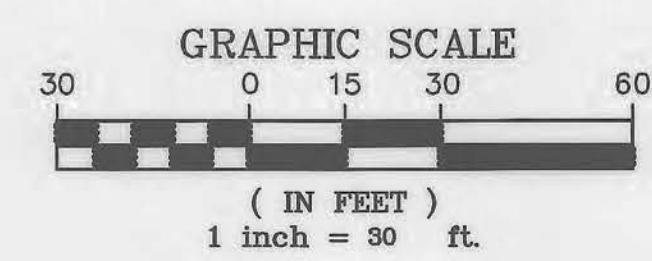
CALIFORNIA

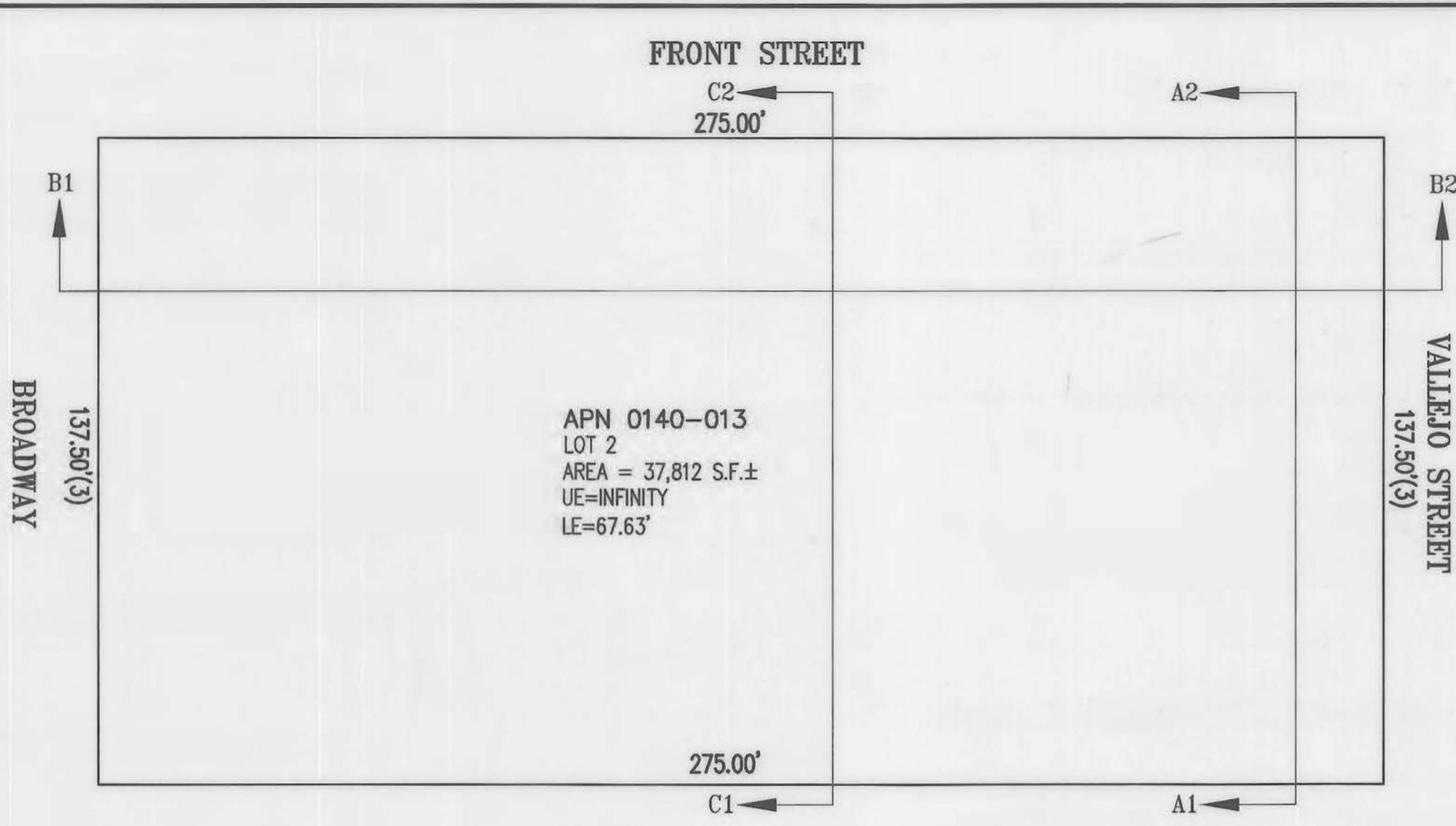
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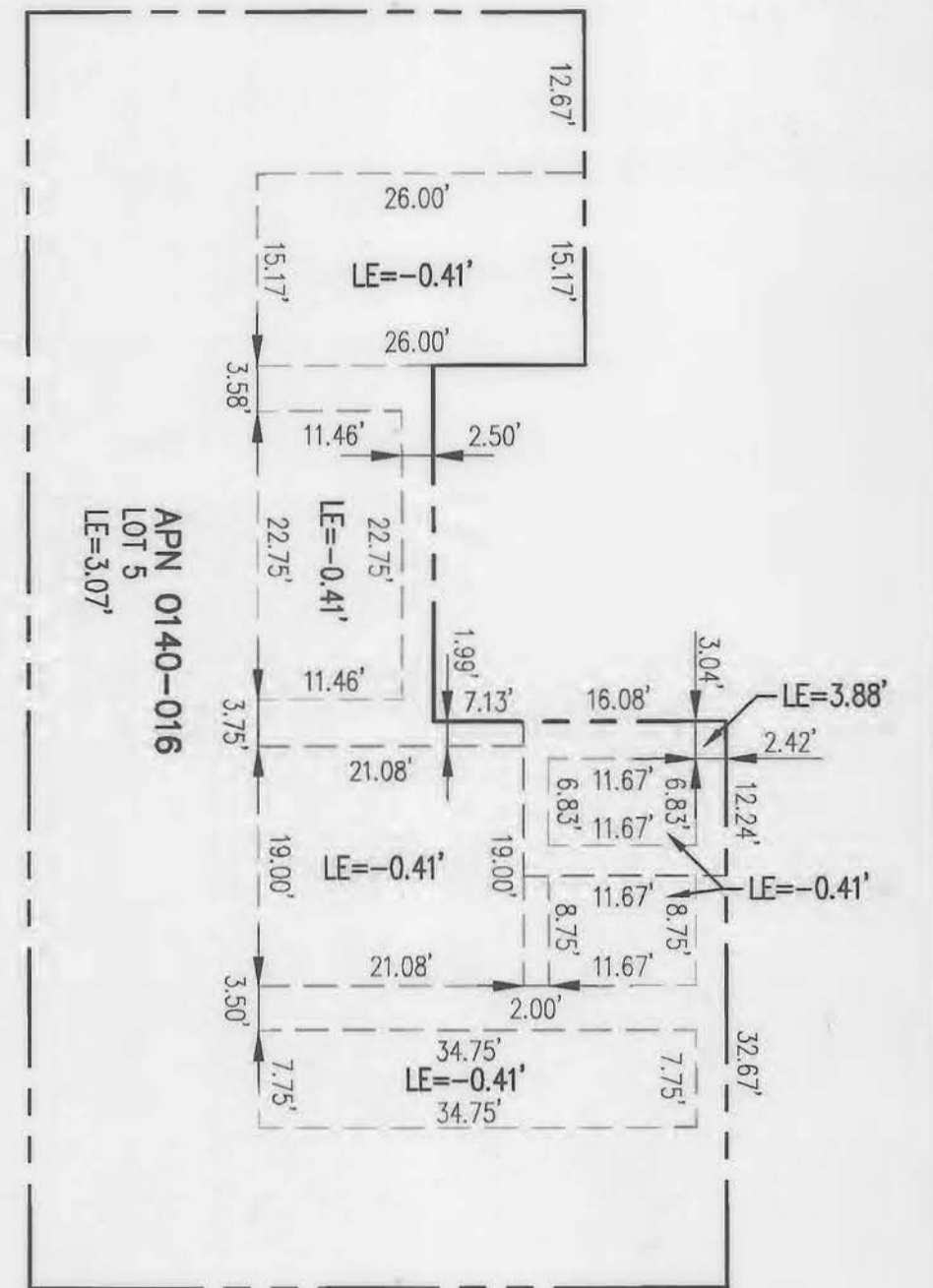
**SECTION NO. 9 - AIR PARCEL**

**LEGEND**

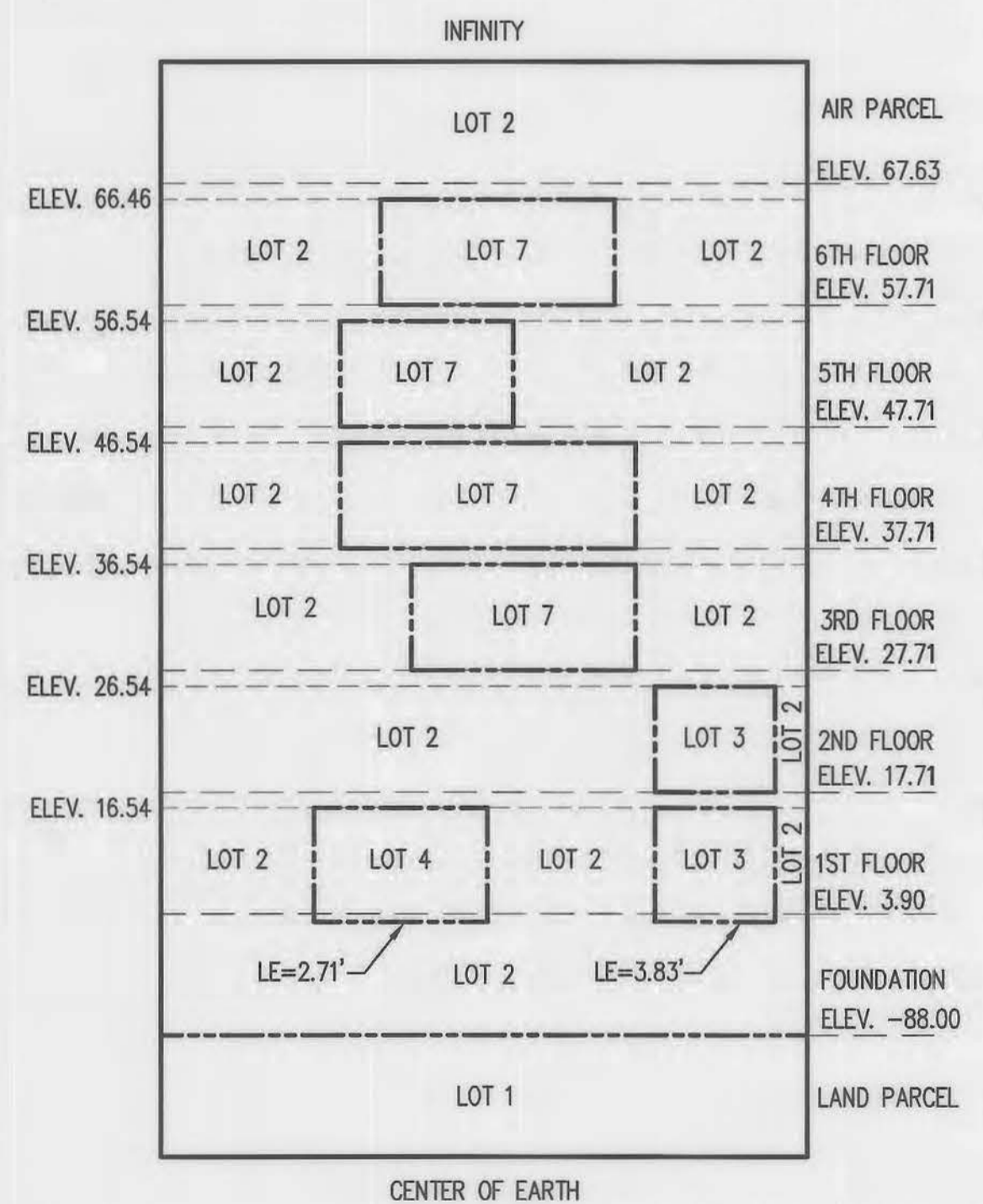
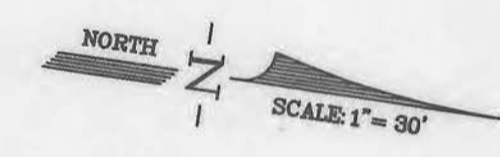
SYMBOLS	DESCRIPTION
—	BOUNDARY - SUBJECT PROPERTY
- - -	AIRSPACE BOUNDARY
ELEV	ELEVATION
S.F.±	SQUARE FEET, MORE OR LESS
UE	UPPER ELEVATION
LE	LOWER ELEVATION

**BASIS OF ELEVATION**  
 BENCHMARK AS SHOWN ON CITY OF SAN FRANCISCO BENCHMARK BOX 1, BOOK 490 AT PAGE 22, BEING LETTER "O" IN OPEN TOP HPFS HYDRANT, AT THE NORTHWEST RETURN OF BROADWAY AND FRONT STREET. ELEVATION = 6.091 FEET, OLD CITY OF SAN FRANCISCO DATUM.

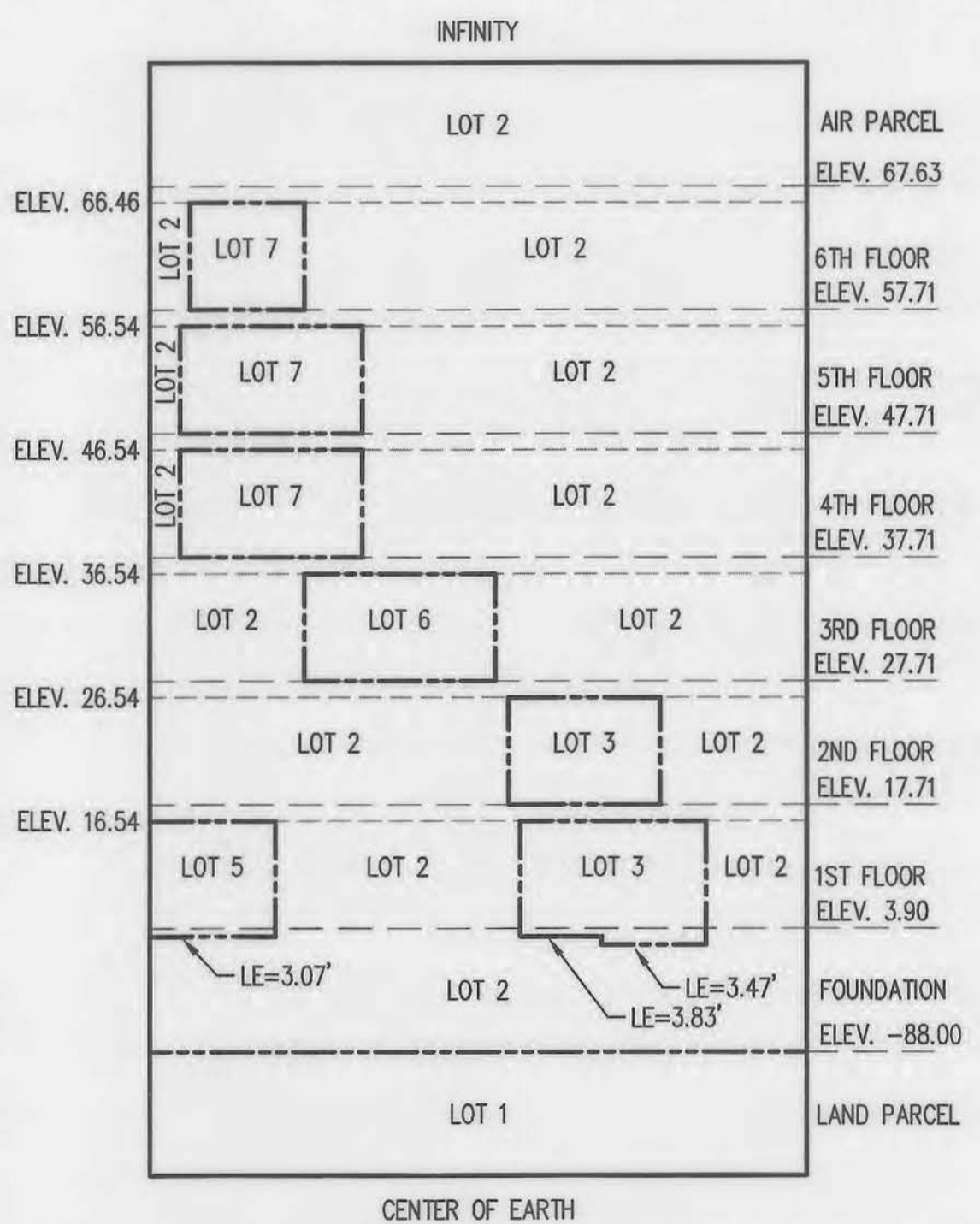
- NOTES**
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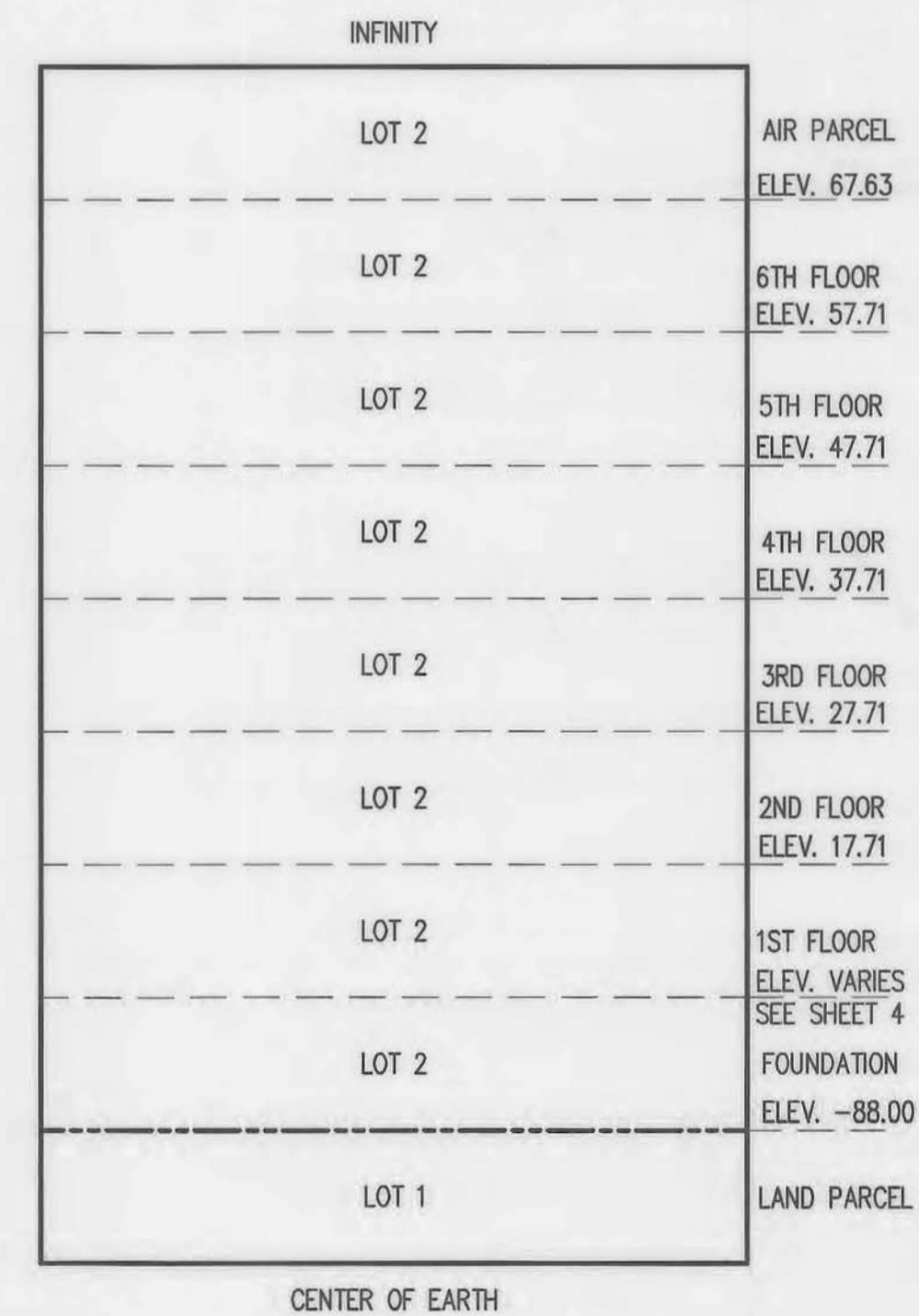
**DETAIL A**  
SCALE 1" = 15'



**SECTION A1-A2**  
NOT TO SCALE



**SECTION B1-B2**  
NOT TO SCALE



**SECTION C1-C2**  
NOT TO SCALE

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