

File No. 150847

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

Board Item No. 20

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_

Date: \_\_\_\_\_

Board of Supervisors Meeting

Date: September 8, 2015

#### Cmte Board

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion                                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Resolution                                   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/> | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/> | <input type="checkbox"/>            | Youth Commission Report                      |
| <input type="checkbox"/> | <input type="checkbox"/>            | Introduction Form                            |
| <input type="checkbox"/> | <input type="checkbox"/>            | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Public Correspondence                        |

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

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 183865</u>                                |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Memo – July 10, 2014</u>                       |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Treasurer/Tax Collector Certificate – July 15, 2015</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u>  |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____  |

Completed by: John Carroll

Date: September 3, 2015

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

Date: \_\_\_\_\_

1 [Final Map 8135 - 1400 Mission Street]  
2

3 **Motion approving Final Map 8135, a three lot airspace subdivision, a 190 residential**  
4 **unit Condominium Project within Parcel 1 and a five commercial unit Condominium**  
5 **Project within Parcel 2, located at 1400 Mission Street, being a subdivision of**  
6 **Assessor's Block No. 3507, Lot No. 042, and adopting findings pursuant to the General**  
7 **Plan, and the eight priority policies of Planning Code, Section 101.1.**  
8

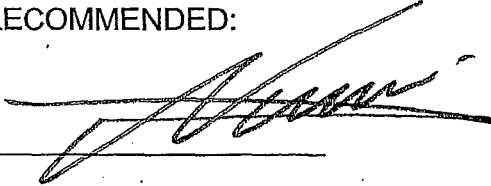
9       MOVED, That the certain map entitled "FINAL MAP 8135", a three lot airspace  
10 subdivision, a 190 residential unit and Condominium Project within Parcel 1 and a five  
11 commercial unit Condominium Project within Parcel 2, located at 1400 Mission Street, being a  
12 subdivision of Assessor's Block No. 3507, Lot No. 042, comprising 4 sheets, approved July  
13 28, 2015, by Department of Public Works Order No. 183865 is hereby approved and said map  
14 is adopted as an Official Final Map 8135; and, be it

15       FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
16 and incorporates by reference herein as though fully set forth the findings made by the City  
17 Planning Department, by its letter dated July 10, 2014, that the proposed subdivision is  
18 consistent with the objectives and policies of the General Plan, and the eight priority policies  
19 of Planning Code, Section 101.1; and, be it

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

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.

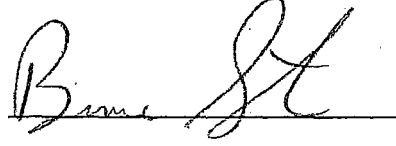
4  
5 RECOMMENDED:

6   
7 \_\_\_\_\_

8 Mohammed Nuru

9 Director of Public Works

DESCRIPTION APPROVED:

10   
11 \_\_\_\_\_

12 Bruce R. Storrs, PLS

13 City and County Surveyor  
14  
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25



Edwin M. Lee, Mayor  
Mohammed Nuru, Director

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2616 AUG 24 PM 1:12

*MB*

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



Bruce R. Storrs, City and County Surveyor

**DPW Order No: 183865**

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

APPROVING FINAL MAP 8135, 1400 MISSION STREET, A THREE LOT AIRSPACE SUBDIVISION, A 190 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN PARCEL ONE AND A FIVE COMMERCIAL UNIT CONDOMINIUM PROJECT WITHIN PARCEL TWO, BEING A SUBDIVISION OF LOT 042 IN ASSESSORS BLOCK NO. 3507.

A THREE LOT AIRSPACE SUBDIVISION, A 190 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN PARCEL ONE AND A FIVE COMMERCIAL UNIT CONDOMINIUM PROJECT WITHIN PARCEL TWO.

The City Planning Department in its letter dated July 10, 2014, 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 8135", each comprising 4 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated July 10, 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.

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

RECOMMENDED:

APPROVED:



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

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

Mohammed Nuru

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

APPROVED:

MOHAMMED NURU, DIRECTOR

7/28/2015

7/28/2015

**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.

City and County of San Francisco



RECEIVED  
17 JUL 11 PM 2:52



Phone: (415) 554-5827  
Fax: (415) 554-5324

<http://www.sfdpw.com>  
[subdivision.mapping@sfdpw.org](mailto:subdivision.mapping@sfdpw.org)

Department of Public Works  
Office of the City and County Surveyor

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

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

Bruce R. Storrs, City and County Surveyor

### TENTATIVE MAP DECISION

NE

Date: April 1, 2014

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

Project ID: 8135			
Project Type: 3 Lot Air Space Subdivision, 190 Residential and 5 Commercial Units Multi Use New Construction Condominium.			
Address#	Street Name	Block	Lot
1400	MISSION ST	3507	042
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.

KR

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):

NSR 20135637412  
recorded 4/1/13

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

Enclosures:

- Application
- Print of Tentative Map

Sincerely,

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

PLANNING DEPARTMENT

DATE 7/15/14

(CFW) K. Burns  
Mr. Scott F. Sanchez, Zoning Administrator

**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

RECORDING REQUESTED BY: )  
 )  
 And When Recorded Mail To: )  
 )  
 Name: TNDC ) **CONFIRMED COPY OF DOCUMENT RECEIVED**  
 ) **04/16/2013, 2013J637412**  
 Address: 201 EDDY ST. ) **OR \_\_\_\_\_ with document no. \_\_\_\_\_**  
 ) **This document has not been compared with the original**  
 City: SAN FRANCISCO ) **SAN FRANCISCO ASSESSOR-RECORDER**  
 )  
 California 94102 ) **Space Above This Line For Recorder's Use**

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I (We) TEARFELDM NEIGHBORHOOD DEVELOPMENT CORPORATION, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California, more particularly described as follows (or see attached sheet marked Exhibit A on which property is more fully described):

Being Assessor's Block 3507 Lot 042, commonly known as 1400 Mission Street, hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code).

Said restrictions consist of conditions attached to Conditional Use Application No. 2011.1043C, authorized by the Planning Commission of the City and County of San Francisco on January 17, 2013 as set forth in Planning Commission Motion No. 18784, TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTION 124(F) AND 303, TO ALLOW ADDITIONAL SQUARE FOOTAGE ABOVE THE BASE FLOOR AREA RATIO, WHICH HAS BEEN REDUCED TO ZERO, FOR DWELLING UNITS THAT WILL BE AFFORDABLE FOR A MINIMUM OF 20 YEARS TO HOUSEHOLDS WHOSE INCOMES ARE WITHIN 150 PERCENT OF THE MEDIAN INCOME ON THE PROPERTY AT 1400 MISSION STREET WITHIN THE C-3-G (DOWNTOWN GENERAL) DISTRICT AND THE 150-S/200-S HEIGHT AND BULK

## **NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

### **DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

The restrictions and conditions of which notice is hereby given are:

#### **AUTHORIZATION**

1. This authorization is for the granting of a Conditional Use Authorization pursuant to Sections 124(f) and 303 to allow the construction of a new, 10-to-15-story, approximately 150-foot tall building containing approximately 203,733 gsf of residential space and up to 190 affordable dwelling-units, and approximately 4,660 gsf of commercial space, including approximately 55,912 sq. ft. of housing pursuant to Planning Code Section 124(f), for the property located at 1400 Mission Street, Block 3507, and Lot 042 within the C-3-G District and 150-S/200-S Height and Bulk District; in general conformance with plans, dated December 14, 2012, and stamped "EXHIBIT B" included in the docket for Case No. 2011.1043CEKUX and subject to conditions of approval reviewed and approved by the Commission on January 17, 2013, under Motion No. 18784. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

#### **RECORDATION OF CONDITIONS OF APPROVAL**

2. Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on January 17, 2013, under Motion No. 18784.

#### **PRINTING OF CONDITIONS OF APPROVAL ON PLANS**

3. The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 18784 shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use Authorization and any subsequent amendments or modifications.

#### **SEVERABILITY**

4. The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.



## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

### CHANGES AND MODIFICATIONS

5. Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use Authorization.

### Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

6. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

7. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

8. **Additional Project Authorization.** The Project Sponsor must obtain a Planning Code Section 309 Determination of Compliance with exceptions to Ground-Level Wind Currents in C-3 Districts (Section 148), Off-Street Loading (Section 152.1), and Rear Yard Requirements (Section 134). The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

9. **Mitigation Measures.** Mitigation measures described in the MMRP attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

### MONITORING - AFTER ENTITLEMENT

10. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*


11. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code, this document would no longer be in effect and would be null and void.

Dated: FEBRUARY 11, 2013 at San Francisco, California



\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Agent's Signature)

This signature(s) must be acknowledged by a notary public before recordation; add Notary Public Certification and Official Notarial Seal.

EW:gwf

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

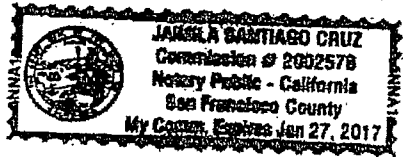
CIVIL CODE § 1189

State of California

County of San Francisco

On 2/11/13 before me, Jaimila Santiago Cruz, Notary Public

personally appeared Donald J. Falk



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]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Individual

Partner —  Limited  General

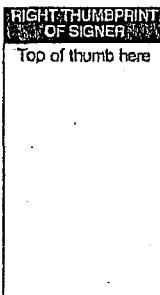
Attorney in Fact

Trustee

Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Individual

Partner —  Limited  General

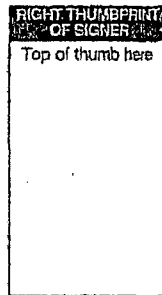
Attorney in Fact

Trustee

Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



ORDER NO. : 0227007104B-DP

**EXHIBIT A**

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

Lot 42, as shown on the certain Map entitled, "Parcel Map being a Subdivision of the Lands described in Book 1543 of Official Records, Page 750; also being a Subdivision of Lot 39 of Book 42 of Parcel Maps, Page 37; also being a Subdivision of Lot 39 of Assessor's Block No. 3507", which was Filed January 5, 2006 in Book 46 at Page 136 of Parcel Maps in the Office of the Recorder of the City and County of San Francisco, State of California.

APN: Lot 042; Block 3507



San Francisco Assessor-Recorder  
 Carmen Chu, Assessor-Recorder  
**DOC- 2015-K046107-00**

Check Number 8554  
 Tuesday, APR 14, 2015 14:24:58  
 Ttl Pd \$33.00 Rpt # 0005132489  
 ama/FT/1-7

Recording Requested by and  
 When Recorded Return To:

Bruce D Baumann  
1221 Harrison St Ste 22  
San Francisco CA 94103

DECLARATION OF USE

I/WE BRUCE BAUMANN, OWNER/AUTHORIZED AGENT OF THE  
 HEREIN DESCRIBED PROPERTY COMMONLY KNOWN AS:

1400 MISSION ST

SAN FRANCISCO, ASSESSOR'S BLOCK 3507 , LOT 042

HEREBY CONSENT TO THE WITHIN DESCRIBED CONDITIONS THAT APPEAR ON  
 EXHIBIT "A" ATTACHED:

Minor Sidewalk Encroachment	Permit # 14MSE-0368
-----------------------------	---------------------

(SIGNED) [Signature] Bruce Baumann

OWNER/AUTHORIZED AGENT

DATE OF EXECUTION: April 14 2015

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 )  
 )  
 ) SS.  
 COUNTY OF SAN FRANCISCO )

On April 14, 2015 before me, Breda Pierce a Notary Public  
 personally appeared Bruce D Baumann 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]



(Seal)

EXHIBIT "A"



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



14MSE-0368

Minor Sidewalk Encroachment Permit

Address : 1400 MISSION ST Cost: \$261.27 Block:3507 Lot: 042 Zip: 94103

Pursuant to Article 15, Section 723.2 of the Public Works Code, permission revocable at the will of the Director of Public Works to occupy a portion of the public right-of-way is granted to Permittee.

Applicant/Agent of Owner

Name: BRUCE BAUMANN & ASSOCIATES  
Address: 1221 Harrison Street, Suite 22 San Francisco, CA 94103  
Contact: Racquel Malig Phone: n/a

Property Owner (Permittee)

Property Owner: 1400 MISSION ACQUISITION LP  
Mail Address: 45 ROCKEFELLER CENTER  
NEW YORK NY 10111

<b>Conditions</b>	
<b>Occupy, construct and maintain encroachment(s)</b>	1) 2 FOC's on 10th & Mission. 2) Set of transformer doors swinging over the sidewalk on Jessie St. 3) Street Tree irrigation
<b>Square Feet</b>	10
<b>Type/Description</b>	Building (Door, etc), FDC Connection, Irrigation Lines, Others
<b>Permit Landscape Type</b>	Property Side
<b>Landscape Dimensions</b>	
<b>Inspection</b>	This permit is invalid until the permittee contacts DPW at 554-7149 to activate the permit and schedule an inspection at least 72 hours prior to work. Failure to comply with the stated conditions will render this permit null and void.

The undersigned Permittee hereby agrees to comply with all requirements and conditions noted on this permit

Approved Date : 04/13/2015

*Racquel A. Malig* 4/13/15  
\_\_\_\_\_  
Applicant/Permittee Date

Approved Director of Public Works By: \_\_\_\_\_

Printed : 4/13/2015 12:35:11 PM Plan Checker Rassendyll Dennis

**EXHIBIT "A"**

**REVOCABLE PERMIT IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS**

1. The permittee shall verify the locations of any City or public service utility company facilities and shall assume all responsibility for any damage to such facilities due to the work authorized under this permit.
2. The construction and maintenance shall be where and as shown on the plans submitted, revised and filed in the Department of Public Works.
3. The permittee shall obtain a building permit at the Department of Building Inspection, 1660 Mission Street for the construction or alteration of any building.
4. The permittee shall contact the Street Improvement Inspectors, 554-7149, at least 48 hours prior to starting work to arrange an inspection schedule.
5. The permittee shall submit to the Bureau of Street-Use and Mapping a non-refundable fee as set forth in DPW Fee Schedule for processing and inspection, made payable to the Department of Public Works. All Minor Sidewalk Encroachment Permits shall be notarized and recorded at the County Recorder's Office, City Hall, Room 190.
6. Pursuant to Ordinance No. 57-06, Minor Sidewalk Encroachment Permits may be subject to an annual assessment fee as set forth by the Board of Supervisors.
7. The permittee or subsequent owner or owners recognize and understand that this permit may create a possessory interest subject to property taxation and that the permittee or subsequent owner or owners may be subject to the payment of such taxes.
8. The permittee shall acknowledge his obligation to inform subsequent owners or owner of the responsibilities of this permit.
9. The permission granted by this order is merely a revocable license. The Director of Public Works may revoke said permission at will, and upon revocation thereof, the undersigned permittee, subsequent owners, or their heirs and assignees will within 30 days remove or cause to be removed the encroachment and all the materials used in connection with its construction, without expense to the City and County of San Francisco, and restore the area to a condition satisfactory to the Department of Public Works.
10. The permittee or subsequent owner or owners recognize the recordation of this permit.
11. In consideration of this Permit being issued for the work described in the application, Permittee on its behalf and that of any successor or assign, and on behalf of any lessee, promises and agrees to perform all the terms of this Permit and to comply with all applicable laws, ordinances and regulations.
12. Permittee agrees on its behalf and that of any successor or assign to hold harmless, defend, and indemnify the City and County of San Francisco, including, without limitation, each of its commissions, departments, officers, agents and employees (hereinafter collectively referred to as the "City") from and against any and all losses, liabilities, expenses, claims, demands, injuries, damages, fines, penalties, costs or judgments including, without limitation, attorneys' fees and costs (collectively, "claims") of any kind allegedly arising directly or indirectly from (i) any act by, omission by, or negligence of, Permittee or its subcontractors, or the officers, agents, or employees of either, while engaged in the performance of the work authorized by this Permit, or while in or about the property subject to this Permit for any reason connected in any way whatsoever with the performance of the work authorized by this Permit, or allegedly resulting directly or indirectly from the maintenance or installation of any equipment, facilities or structures authorized under this Permit, (ii) any accident or injury to any contractor or subcontractor, or any officer, agent, or employee of either of them, while engaged in the performance of the work authorized by this Permit, or while in or about the property, for any reason connected with the performance of the work authorized by this Permit, or arising from liens or claims for services rendered or labor or materials furnished in or for the performance of the work authorized by this Permit, (iii) injuries or damages to real or personal property, good will, and persons in, upon or in any way allegedly connected with the work authorized by this Permit from any cause or claims arising at any time, and (iv) any release or discharge, or threatened release or discharge, of any hazardous material caused or allowed by Permittee in, under, on or about the property subject to this Permit or into the environment. As used herein, "hazardous material" means any substance, waste or material which, because of its quantity, concentration of physical or chemical characteristics is deemed by any federal, state, or local governmental authority to pose a present or potential hazard to human health or safety or to the environment.
13. Permittee must hold harmless, indemnify and defend the City regardless of the alleged negligence of the City or any other party, except only for claims resulting directly from the sole negligence or willful misconduct of the City. Permittee specifically acknowledges and agrees that it has an immediate and independent obligation to defend the City from any claim which actually or potentially falls within this indemnity provision, even if the allegations are or may be groundless, false or fraudulent, which obligation arises at the time such claim is tendered to Permittee by the City and continues at all times thereafter. Permittee agrees that the indemnification obligations assumed under this Permit shall survive expiration of the Permit or completion of work.
14. Permittee shall obtain and maintain through the terms of this Permit general liability, automobile liability or workers' compensation insurance as the City deems necessary to protect the City against claims for damages for personal injury, accidental death and property damage allegedly arising from any work done under this Permit. Such insurance shall in no way limit Permittee's indemnity hereunder. Certificates of insurance, in form and with insurers satisfactory to the City, evidencing all coverages above shall be furnished to the City before commencing any operations under this Permit, with complete copies of policies furnished promptly upon City request.
15. The permittee and any permitted successor or assign recognize and understand that this permit may create a possessory interest.



# Permit Addresses

14MSE-0368

\*RW = RockWheel, SMC = Surface Mounted Cabinets, S/W = Sidewalk Work, DB = Directional Boring,  
 BP= Reinforced Concrete Bus Pad, UB = Reinforced Concrete for Utility Pull Boxes and Curb Ramps

Number of blocks: 3 Total repair size:0 sqft Total Streetspace:0 Total Sidewalk: sqft

ID	Street Name	From St	To St	Sides	*Other	Asphalt	Concrete	Street Space Feet	Sidewalk Feet
3	10TH ST	JESSIE ST	MISSION ST	Both	RW : False SMC : False S/W Only : False DB: False BP: False UB: False	0	0	0	
<b>Total</b>						<b>0</b>	<b>0</b>	<b>0</b>	
2	JESSIE ST	10TH ST	END	Both	RW : False SMC : False S/W Only : False DB: False BP: False UB: False	0	0	0	
<b>Total</b>						<b>0</b>	<b>0</b>	<b>0</b>	
1	MISSION ST	10TH ST	11TH ST	Even	RW : False SMC : False S/W Only : False DB: False BP: False UB: False	0	0	0	
<b>Total</b>						<b>0</b>	<b>0</b>	<b>0</b>	

# Exceptions

14MSE-0368

Street Name	From St	To St	Message	Job	Contact	Dates
10TH ST						
	JESSIE ST	MISSION ST -	Conflict with existing Street Use Permit.	13B-0139	(909) 937-7570 - (909) 937-7570	Jan 6 2014-Jan 6 2016
	JESSIE ST	MISSION ST -	Conflict with existing Street Use Permit.	13MSE-0063	(415) 551-7884 - (415) 551-7884	
	JESSIE ST	MISSION ST -	Conflict with existing Street Use Permit.	14ADS-0090	(415) 984-1227 - (415) 984-1227	Nov 5 2014-May 4 2015
	JESSIE ST	MISSION ST -	Conflict with existing Street Use Permit.	14B-0076	(415) 431-2950 - (415) 431-2950	Oct 7 2014-Oct 7 2015
	JESSIE ST	MISSION ST -	Conflict with existing Street Use Permit.	14B-0124	(415) 431-2950 - (415) 431-2950	Oct 31 2014-Oct 31 2015
	JESSIE ST	MISSION ST -	Conflict with existing Street Use Permit.	14B-0129	(415) 431-2950 - (415) 431-2950	Jan 23 2015-Jan 23 2016
	JESSIE ST	MISSION ST -	Conflict with existing excavation permit. It is mandatory that you coordinate all work for joint paving.	14EXC-5995	800-743-5000 - 800-743-5000	Nov 3 2014-
	JESSIE ST	MISSION ST -	Conflict with existing Street Use Permit.	15B-0010	Heather Cann: (415) 431-2950 - (415) 431-2950	Feb 17 2015-Jun 1 2015
	JESSIE ST	MISSION ST -	Conflict with existing Street Use Permit.	15B-0016	Heather Cann: (415) 431-2950 - (415) 431-2950	Feb 23 2015-Jul 20 2015
	JESSIE ST	MISSION ST -	Conflict with existing Street Use Permit.	15B-0018	Heather Cann: (415) 431-2950 - (415) 431-2950	Apr 25 2015-Apr 25 2016
	JESSIE ST	MISSION ST -	Conflict with existing Street Use Permit.	15B-0021	Refer to Agent - Refer to Agent	Mar 27 2015-May 4 2015
	JESSIE ST	MISSION ST -	Conflict with existing Street Use Permit.	15B-0023	Refer to Agent - Refer to Agent	Apr 1 2015-Apr 1 2016
	JESSIE ST	MISSION ST -	Conflict with existing Street Use Permit.	15B-0028	Heather Cann: (415) 431-2950 - (415) 431-2950	Apr 1 2015-May 1 2015
	JESSIE ST	MISSION ST -	Conflict with existing Street Use Permit.	15B-0031	Heather Cann: (415) 431-2950 - (415) 431-2950	Apr 1 2015-May 4 2015
	JESSIE ST	MISSION ST -	Banners are allowed on this street	N/A		
	JESSIE ST	MISSION ST -	Blocks with Bicycle Route designations require special attention. For details see Section 10 of DPT's Blue Book and Section 6.3 of DPW's Order No. 171.442.	N/A		

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Customer Service

Teamwork

Continuous Improvement

Street Name	From St	To St	Message	Job	Contact	Dates
	JESSIE ST	MISSION ST -	DPT Blue Book Traffic Restriction. Time of day during which lanes must be kept clear: EAST 7AM - 7PM EVERYDAY // WEST 7AM - 7PM EVERYDAY	N/A		
JESSIE ST						
	10TH ST	END -	Conflict with existing Street Use Permit.	13MSE-0063	(415) 551-7884 - (415) 551-7884	
	10TH ST	END -	Banners are allowed on this street	N/A		
MISSION ST						
	10TH ST	11TH ST -	Conflict with existing Street Use Permit.	12CN-0157	Refer to Agent - Refer to Agent	
	10TH ST	11TH ST -	Conflict with existing Street Use Permit.	12IE-0591	Refer to Agent - Refer to Agent	
	10TH ST	11TH ST -	Conflict with existing Street Use Permit.	12V-0025	Refer to Agent - Refer to Agent	
	10TH ST	11TH ST -	Conflict with existing Street Use Permit.	13MSE-0063	(415) 551-7884 - (415) 551-7884	
	10TH ST	11TH ST -	Conflict with existing Street Use Permit.	14ADS-0089	Tony Ramirez, 415-535-6778 -	Nov 16 2014-May 15 2015
	10TH ST	11TH ST -	Conflict with existing Street Use Permit.	14ADS-0090	(415) 984-1227 - (415) 984-1227	Nov 5 2014-May 4 2015
	10TH ST	11TH ST -	Conflict with existing Street Use Permit.	14MSE-0034	Refer to Agent - Refer to Agent	
	10TH ST	11TH ST -	Conflict with existing Street Use Permit.	14TC-0487	Refer to Agent - Refer to Agent	Nov 16 2014-Nov 15 2015
	10TH ST	11TH ST -	Conflict with existing Street Use Permit.	15B-0030	Heather Cann: (415) 431-2950 - (415) 431-2950	Apr 1 2015-Apr 1 2016
	10TH ST	11TH ST -	Conflict with existing Street Use Permit.	15CN-0057	Refer to Agent - Refer to Agent	
	10TH ST	11TH ST -	Banners are allowed on this street	N/A		
	10TH ST	11TH ST -	DPT Blue Book Traffic Restriction. Time of day during which lanes must be kept clear: NORTH 7AM - 7PM EVERYDAY // SOUTH 7AM - 7PM EVERYDAY	N/A		
	10TH ST	11TH ST -	Please refer to Figure 12 of Section 9.4(A) of the DPW Order No. 171,442 for special conditions for excavation in the vicinity of AWSS.	N/A		
	10TH ST	11TH ST -	Under G095 requirement, Contractor shall contact Muni Overhead Line Division of any work 10 feet in horizontal or vertical direction of overhead lines. Contact: Tim Lipps @ (415) 554-9227	N/A		
	10TH ST	11TH ST -	Proposed Excavation.	SF MTA Capital Programs and Construction	Darton Ito -	Jan 1 2020-Dec 31 2020

Street Name	From St	To St	Message	Job	Contact	Dates
	10TH ST	11TH ST -	Proposed Excavation.	SF MTA SS - Transportation Engineering (Capital)	Cathal Hennessy	Jun 1 2013-Jun 1 2015

**"IMPROVING THE QUALITY OF LIFE IN SAN FRANCISCO"** We are dedicated individuals committed to teamwork, customer service and continuous improvement in partnership with the community.

Customer Service

Teamwork

Continuous Improvement

RECORDING REQUESTED BY:  
City and County of San Francisco  
WHEN RECORDED RETURN TO:

San Francisco Public Utilities Commission  
Wastewater Enterprise, PRCD  
525 Golden Gate Avenue, 11<sup>th</sup> Floor  
San Francisco, CA 94102  
Attn: Stormwater Project Review



San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
**DOC- 2015-K043314-00**

Acct 38-Public Utilities Commission  
Wednesday, APR 08, 2015 08:10:58  
Ttl Pd \$0.00 Rcpt # 0005129197  
0J1/JL/1-19

APN (Block/Lot No.): Block 3507 / Lot # 042

Free Recordation --Government Code § 27383

(Space above this line reserved for Recorder's use only)

### PERMANENT POST-CONSTRUCTION STORMWATER CONTROLS MAINTENANCE AGREEMENT

This Permanent Post-Construction Stormwater Controls Maintenance Agreement (this "Agreement") is entered into this June 23, 2014 (the "Effective Date") by and between the City and County of San Francisco (the "City"), acting by and through its Public Utilities Commission (the "SFPUC") and 1400 MISSION ACQUISITION LP

a DELAWARE LIMITED PARTNERSHIP

(the "Property Owner"), the owner of certain real property with Assessor's Parcel Number (APN) Block 3507 / Lot # 042, commonly known as 1400 Mission Street

(the "Property"), described in the Legal Description (Exhibit A to this Agreement), on which the Property Owner intends to develop a 190 unit apartment building (the "Project").

### RECITALS

A. In order for the City to enhance compliance with its National Pollutant Discharge Elimination System (NPDES) permits, the City has adopted and enforces regulations requiring property owners and developers of certain development projects to install and maintain permanent stormwater quantity and/or quality protection measures in accordance with specific design criteria.

B. The City has amended its Public Works Code to establish stormwater management requirements (see Article 4.2, Sections 147-147.6), which will be implemented in accordance with the *San Francisco Stormwater Design Guidelines* (the "Guidelines"), adopted by the SFPUC. Every project subject to the codes and regulations must submit a Stormwater Control Plan (a "SCP") to the SFPUC for approval. The Project is subject to these requirements.

C. The City's Public Works Code and Guidelines require that the Property Owner install Stormwater Controls (as defined below), in accordance with the SFPUC-approved Final SCP, in order to reduce the water quantity and/or quality impacts of stormwater runoff from the Property for the life of the Project.

D. Stormwater Controls are planted or structural facilities, measures, or programs intended to reduce pollution in stormwater runoff and maximize the performance of the collection system by managing the quantity and/or improving the quality of stormwater runoff in accordance with the Guidelines and applicable state and federal regulatory requirements.

## AGREEMENT

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Property Owner and the City hereby agree as follows:

### SECTION 1: CONSTRUCTION & MAINTENANCE OF STORMWATER CONTROLS

The Property Owner covenants and agrees to:

- 1) Install the Stormwater Controls identified in and in strict accordance with the SFPUC-approved Final SCP (together with any amendments later approved by the SFPUC); and
- 2) Maintain the Stormwater Controls so that they continue to function in good working order in accordance with the criteria indicated in the BMP Maintenance Schedule from the SFPUC-approved Final SCP, as described in Exhibit C to this Agreement, and as required by the City's ordinances and regulations.

### SECTION 2: MAINTENANCE RESPONSIBILITY

The Property Owner shall not demolish, modify or remove the Stormwater Controls shown in the Stormwater Management Plan, included as Exhibit B to this Agreement, in a manner that lessens their effectiveness. *Prior written consent from the SFPUC is required for any material change to the Stormwater Controls.* The Property Owner shall, at no cost to the City, maintain the Stormwater Controls and related appurtenances in good and working order so that these Stormwater Controls continue to function as originally designed and approved, in accordance with the BMP Maintenance Schedule of the SFPUC-approved Final SCP and included as Exhibit C to this Agreement. Maintenance responsibilities shall include the Stormwater Controls and all appurtenances of the Stormwater Controls such as pipes, channels, or other structures built to convey stormwater to the Stormwater Control, and collection structures and piping built to convey stormwater to the sewer lateral up until the point of public ownership. The BMP Maintenance Schedule included as Exhibit C to this Agreement includes a summary of and schedule for long-term maintenance activities.

### SECTION 3: SELF-INSPECTION AND REPORTING

The Property Owner shall conduct a one or more annual inspection(s) of the Stormwater Controls in accordance with the Guidelines, the BMP Maintenance Schedule that is included as Exhibit C to this Agreement, and the BMP Inspection Checklist of the SFPUC-approved Final SCP that is included as Exhibit D to this Agreement. The Property Owner shall submit the inspection and maintenance forms to the City in accordance with the Guidelines, verified under penalty of perjury, to the SFPUC General Manager or another member of the City staff directed in writing by the City.

### SECTION 4: CITY INSPECTION

The Property Owner hereby grants permission to the City (including its authorized agents and employees) to enter on the Property at reasonable times and in a reasonable manner to inspect, assess or observe the Stormwater Controls in order to ensure that the Stormwater Controls are being maintained in accordance with this Agreement; provided that such entry shall occur: (i) when the City has a reasonable basis to believe that a violation of this Agreement or any applicable laws or regulations is occurring, has recently occurred or threatens to occur; (ii) for the initial post-construction inspection; or (iii) for the tri-annual City inspections. For any entry under this Section 4, the City shall provide at least three (3) business days advance written notice

to the Property Owner before entering on the Property; provided, however, that in the event of an emergency, as reasonably determined by the SFPUC, the City has the right to immediate access without notice but shall provide notice as soon as reasonably possible under the circumstances.

#### **SECTION 5: FAILURE TO MAINTAIN CONTROLS**

In the event the Property Owner fails to maintain the Stormwater Controls as required by this Agreement, and such failure continues for a period of thirty (30) days following written notice thereof from the City to the Property Owner, then the City may take such actions and seek such remedies as set forth in applicable laws and the Guidelines, including without limitation: (i) assess fines against the Property Owner; (ii) upon not less than three (3) business days' advance written notice to Property Owner, enter on the Property and take such reasonable steps that City deems necessary and appropriate to return the Stormwater Controls to the condition required under this Agreement, at Property Owner's cost; provided that such advance notice shall not be required in the event of an emergency as set forth in Section 4. The Property Owner understands and agrees that the City has the right, but not the obligation, to perform any maintenance or repair as set forth above, and nothing in this Agreement shall be construed to impose any such maintenance or repair obligation on the City.

#### **SECTION 6: REIMBURSEMENT OF CITY EXPENDITURES**

In the event the City, pursuant to the Agreement, performs work of any nature (direct or indirect), not including the post-construction inspection and the tri-annual City inspections but including any re-inspections or any actions the City reasonably deems necessary or appropriate to maintain or repair the Stormwater Controls to the condition required under this Agreement, or expends any funds in the performance of such work, including for labor (using City employees or otherwise), use of equipment, supplies, materials, and the like, the Property Owner shall reimburse the City for the actual, reasonable cost of such work and expenditures no later than thirty (30) days after the Property Owner's receipt of an invoice for such work and expenditures. If such costs are not paid within this thirty (30) day period, the City may assess applicable penalties as set forth in the Guidelines and place a lien against the Property and add the amounts due and owing under the applicable property tax bill to be collected as ordinary taxes by the City. The actions described in this Section 6 are in addition to and not in lieu of any and all legal remedies as provided by law that are available to the City as a result of the Property Owner's failure to maintain the Stormwater Controls in accordance with this Agreement. Notwithstanding any other provisions in this section, the Property Owner shall have a right to contest the costs and expenses of the City if and to the extent such costs and expenses exceed the amounts permitted under this section.

#### **SECTION 7: INDEMNIFICATION**

The Property Owner shall indemnify, reimburse, hold harmless and defend the City and its authorized agents, officers, officials and employees (the "City Indemnitees") from and against any and all claims, demands, suits, damages, liabilities, losses, accidents, casualties, occurrences, claims and payments, including reasonable attorneys' fees (collectively, "Losses"), claimed or that might arise or be asserted against the City that are alleged or proven to result or arise from the Property Owner's failure to comply with the terms of this Agreement, except to the extent that such Losses are caused, contributed to or exacerbated by any of the City Indemnitees. In the event any such claim is asserted against the City Indemnitees, the City shall promptly notify the Property Owner and the Property Owner shall defend at its own expense any suit based on such

claim. At its sole discretion, the City shall have the right to participate in the defense of any suit based on such claim.

#### **SECTION 8: NO ADDITIONAL LIABILITY**

It is the parties' intent by entering into this Agreement to ensure the proper maintenance of the Stormwater Controls by the Property Owner; provided, however, that this Agreement shall not be deemed to create or effect any additional liability not otherwise provided by law of any party for damage alleged to result from or caused by stormwater runoff.

#### **SECTION 9: AGREEMENT RUNS WITH THE LAND; TRANSFER OF PROPERTY**

The covenants and agreements of the Property Owner and the City contained in this Agreement shall be covenants running with the land pursuant to California Civil Code Section 1460 et seq., shall bind every person having any interest in the Property and the Stormwater Controls, and shall be binding upon and inure to the benefit and burden of the Property Owner and the City and their respective heirs, successors and assigns. Any reference to the Property Owner in this Agreement shall include successor owners of all or any part of the Property, and all rights and obligations of the Property Owner shall accrue to and be imposed upon any and all successor owners of the Property. Any reference to City herein shall include successor owners of all or any part of the City's stormwater system, and all rights and obligations of the City shall accrue to and be imposed upon any and all successor owners of such stormwater system.

Without limiting the foregoing, the Property Owner further agrees whenever the Property is sold, conveyed or otherwise transferred to a person or entity (each, a "Transferee"), it shall notify the Transferee of this Agreement, and provide to the Transferee, not later than ten (10) business days before the date of transfer, a copy of this Agreement with Exhibits A, B, C, and D, the SCP, the BMP Maintenance Schedule that is included as Exhibit C to this Agreement and any material correspondence between the City and the Property Owner relating to the Stormwater Controls during the preceding two (2) years including but not limited to any notice of default (collectively, "Stormwater Documents"), provided failure of the Property Owner to deliver the Stormwater Documents as set forth above shall not be a defense in any action by the City for enforcement of the terms of this Agreement against any Transferee.

In the event the Property Owner wishes to release any portion of the Property from the terms of this Agreement, in connection with a subdivision or otherwise, then Property Owner shall notify the SFPUC of the proposed release and related transaction, including such terms as are necessary to ensure that the Property Owner's obligations under this Agreement will be satisfied with respect to the entire Property. Any such release will be subject to the review and written approval of the SFPUC General Manager, or his or her designee, and shall be recorded against the portion of the Property that is released.

#### **SECTION 10: SEVERABILITY**

If any provision of this Agreement or the application thereof to any person, entity or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such provision to persons, entities or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each other provision of this Agreement shall be valid and be enforceable to the fullest extent permitted by law.



## **SECTION 11: RELEASE OF AGREEMENT**

If requested by the Property Owner, the City will consider whether all or any portion of the Stormwater Controls is no longer required. If the SFPUC General Manager, or his or her designee, determines that such Stormwater Controls are no longer required, the City shall execute a release or amendment of this Agreement, as applicable, in recordable form. Upon the parties' agreement to the form of release or amendment, such release or amendment shall be recorded by the Property Owner or the City in the Official Records of the City and County of San Francisco.

## **SECTION 12: NOTICES**

Except as otherwise expressly provided herein, any notices given under this Agreement shall be effective only if in writing and given by delivering the notice in person, by sending it first class mail or certified mail with a return receipt requested or overnight courier, return receipt requested, with postage prepaid, addressed as follows:

### **City or SFPUC:**

San Francisco Public Utilities Commission  
Wastewater Enterprise, PRCD  
525 Golden Gate Avenue, 11<sup>th</sup> Floor  
San Francisco, CA 94102  
Attn: Stormwater Project Review

### **Property Owner:**

The address set forth in the City's tax rolls for the Property

The foregoing addresses may be changed by written notice. Notices herein shall be deemed given two (2) days after the date when they shall have been mailed if sent by first class, certified or overnight courier, or upon the date personal delivery is made.

## **SECTION 13: MISCELLANEOUS**

(a) This Agreement may be amended or modified only in writing signed by the City and the Property Owner. (b) No waiver by any party of any of the provisions of this Agreement shall be effective unless in writing and signed by an officer or other authorized representative, and only to the extent expressly provided in such written waiver. (c) All approvals and determinations of City requested, required or permitted hereunder may be made by the General Manager, or his or her designee, of the SFPUC. (d) This instrument (including the attached Exhibits and the documents referenced herein) contains the entire agreement between the parties and all prior written or oral negotiations, discussions, understandings and agreements are merged herein. (e) This Agreement shall be governed by and construed in accordance with California law and, to the extent applicable, federal law. (f) If the Property Owner consists of more than one person or entity, then the obligations of each person shall be joint and several.

## **SECTION 14: INTERPRETATION**

Where the context requires in this Agreement, the singular shall be construed as the plural, and neuter pronouns shall be construed as masculine and feminine pronouns, and vice versa. Unless otherwise specified, whenever in this Agreement, including its Exhibits, reference is made to any Recital, Article, Section, Exhibit, or any defined term, the reference shall be deemed to refer to the Recital, Article, Section, Exhibit or defined term of this Agreement. Any reference to a

Recital, an Article or a Section includes all subsections and subparagraphs of that Recital, Article or Section. Section and other headings are for the purpose of convenience of reference only and are not intended to, nor shall they, modify or be used to interpret the provisions of this Agreement. References in this Agreement to days shall be to calendar days, unless otherwise specified. If the last day of any period to give or reply to a notice, meet a deadline or undertake any other action occurs on a day that is not a Business Day, then the last day for giving or replying to such notice, meeting such deadline or undertaking any such other action shall be the next succeeding Business Day. As used in this Agreement, "Business Day" shall mean any day of the week other than a Saturday or Sunday on which offices of the City are open to the public for carrying on substantially all City functions. The use in this Agreement of the words "including", "such as" or words of similar import when used with reference to any general term, statement or matter shall not be construed to limit such statement, term or matter to the specific statements, terms or matters, unless language of limitation, such as "and limited to" or words of similar import are used with reference thereto. In the event of a conflict between the Recitals and the remaining provisions of this Agreement, the remaining provisions shall prevail. Any reference to this Agreement includes any modification made in accordance with the terms hereof.

IN WITNESS WHEREOF, the City and the Property Owner have each caused this Agreement to be executed by their respective duly authorized representatives as of the Effective Date.

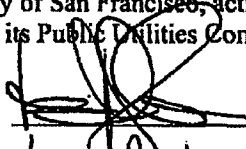
**CITY:**

City and County of San Francisco, acting  
by and through its Public Utilities Commission

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

  
Lori Regler  
Planning & Regulatory Compliance

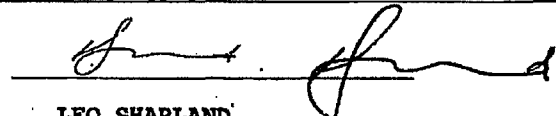
**PROPERTY OWNER:**

1400 MISSION ACQUISITION LP  
DELAWARE LIMITED PARTNERSHIP

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

  
LEO SHAPLAND  
SENIOR DIRECTOR, TISHMAN SPEYER PROPERTIES LP  
SOLELY IN ITS CAPACITY AS THE OWNERS DESIGNATED  
REPRESENTATIVE AND AGENT, AND NOT INDIVIDUALLY

Exhibits:

- A Legal Description
- B Stormwater Management Plan (maximum size 11" x 14")
- C BMP Maintenance Schedule
- D BMP Inspection Checklist

**ACKNOWLEDGMENT**

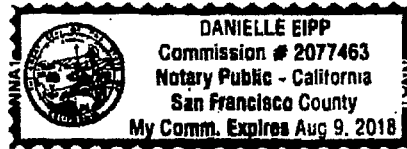
State of California  
County of San Francisco

On January 12, 2015 before me, Danielle Eipp, Notary Public  
(insert name and title of the officer)

personally appeared Leo Shapland  
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 Danielle Eipp

(Seal)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 March 5, 2015 before me,

*[Handwritten Signature]*

Date

Here Insert Name and Title of the Officer

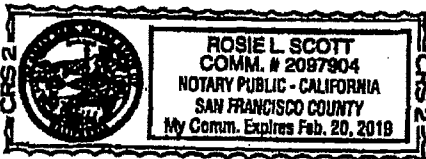
personally appeared Lori J. Regler

Name(s) of Signer(s)

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

*[Handwritten Signature]*

Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer -- Title(s): \_\_\_\_\_

Partner --  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer -- Title(s): \_\_\_\_\_

Partner --  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

---

# Exhibit A

© COPYRIGHT SAN FRANCISCO  
CITY & COUNTY ASSESSOR 1985

3507

LOTS MERGED

LOT 7 INTO LOT 5 - 1949  
 " 7A " " 31 - "  
 LOTS 10/13 " " 9 - "  
 " 22/23 " " 13 - "  
 " 27/28 " " 26 - "  
 LOT 38 " " 1 - "  
 LOTS 8&16 " " 19 - 1966  
 lots 106, 9, 20, 31, 37 & 38 into lots 39&40 for 2001 roll  
 lot 139 into lots 41&42 for 2007 roll



MISSION BLK. 5

REVISED '58  
 " '62  
 " '65  
 " '68  
 " '77  
 Revised 2001  
 Revised 2007

MARKET

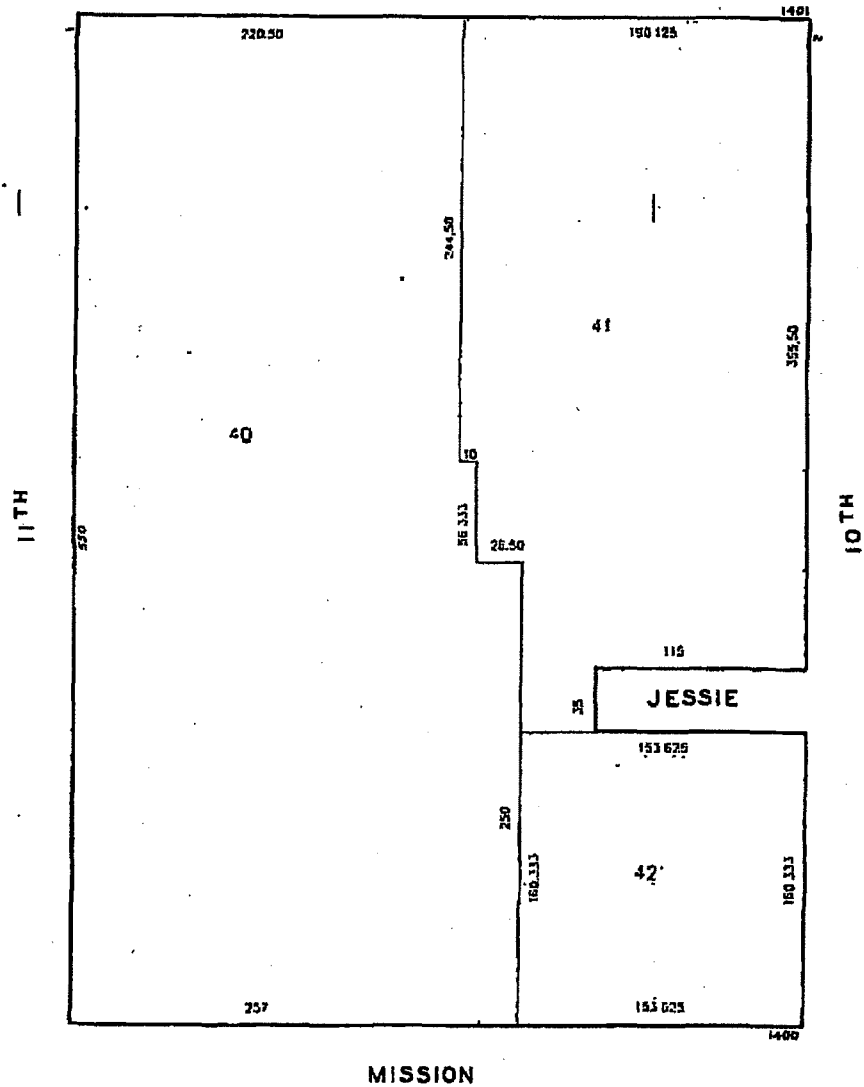


Exhibit: A - Assessor's Block Map

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# Exhibit B







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# Exhibit C

## STORMWATER CONTROL PLAN TECHNICAL REPORT TEMPLATES

This template can be used to complete the BMP Maintenance Schedule section of the Stormwater Control Plan (SCP) Technical Report.

### SECTION 5: BMP MAINTENANCE SCHEDULE

The Final BMP Maintenance Schedule(s) will be recorded with the Maintenance Agreement.

Develop a Maintenance Schedule for each BMP type using the template below. A separate BMP Maintenance Schedule is required for each BMP type. Refer to the typical maintenance activities in **Appendix A: BMP Fact Sheets** in the *Guidelines* for recommended activities and frequency. Edit the recommended activities provided in the Fact Sheets to reflect the specific proposed design.

Vegetated Roof

BMP 1

BMP type (e.g. Swale, etc.)

BMP ID(s) (e.g. SW-01, or SW-01 to SW-04)

#### MAINTENANCE SCHEDULE

Maintenance activity(ies)	Schedule
Clean visible drainage features	Semi-annually or as needed
Maintenance of permanent irrigation (if Present), including monitoring of irrigation schedule	
Replace dead vegetation and remove weeds or excessive leaf litter or trash	Annually or as needed
Repair eroded areas	



## STORMWATER CONTROL PLAN TECHNICAL REPORT TEMPLATES

This template can be used to complete the BMP Maintenance Schedule section of the Stormwater Control Plan (SCP) Technical Report.

### SECTION 5: BMP MAINTENANCE SCHEDULE

**The Final BMP Maintenance Schedule(s) will be recorded with the Maintenance Agreement.**

Develop a Maintenance Schedule for each BMP type using the template below . A separate BMP Maintenance Schedule is required for each BMP type. Refer to the typical maintenance activities in **Appendix A: BMP Fact Sheets** in the *Guidelines* for recommended activities and frequency. Edit the recommended activities provided in the Fact Sheets to reflect the specific proposed design.

Detention Tank

BMP 2

*BMP type (e.g. Swale, etc.)*

*BMP ID(s) (e.g. SW-01, or SW-01 to SW-04)*

#### MAINTENANCE SCHEDULE

Maintenance activity(ies)	Schedule
Remove litter, oil, and grease from inlet and outlet areas	Semi-annually (beginning and end of rainy season)
Remove accumulated sediment when the 0.5 to 1-ft deep sediment storage zone is full - may require special disposal if sediment contains metals or trace organic compounds	Bi-annually or as needed

---

# Exhibit D

## STORMWATER CONTROL PLAN TECHNICAL REPORT TEMPLATES

This template can be used to complete the BMP Inspection Checklist section of the Stormwater Control Plan (SCP) Technical Report.

### SECTION 6: BMP INSPECTION CHECKLIST

**The Final BMP Inspection Checklist(s) will be recorded with the Maintenance Agreement.**

Develop an Inspection Checklist for each BMP type using the template below. A separate BMP Inspection Checklist is required for each BMP type. This Checklist will be used by the owner or the owner's representative for the annual self-certification inspection. Refer to the Typical Inspection activities in **Appendix A: BMP Fact Sheets** in the *Guidelines* for recommended activities and frequency. Edit the recommended activities provided in the Fact Sheets to reflect the specific proposed design.

Vegetated Roof

BMP 1

BMP type (e.g. Swale, etc.)

BMP ID(s) (e.g. SW-01, or SW-01 to SW-04)

#### INSPECTION CHECKLIST

Inspection activity(ies)	Schedule
Periodically inspect vegetation and irrigation (if present), Water as-needed to ensure vegetation establishes itself.	First year or until vegetation is established
Inspect visible drainage features to ensure drainage is free-flowing and not clogged with sediment.	Semi-annually and/or following large storm events

## STORMWATER CONTROL PLAN TECHNICAL REPORT TEMPLATES

This template can be used to complete the BMP Inspection Checklist section of the Stormwater Control Plan (SCP) Technical Report.

### SECTION 6: BMP INSPECTION CHECKLIST

The Final BMP Inspection Checklist(s) will be recorded with the Maintenance Agreement.

Develop an Inspection Checklist for each BMP type using the template below. A separate BMP Inspection Checklist is required for each BMP type. This Checklist will be used by the owner or the owner's representative for the annual self-certification inspection. Refer to the Typical Inspection activities in **Appendix A: BMP Fact Sheets** in the *Guidelines* for recommended activities and frequency. Edit the recommended activities provided in the Fact Sheets to reflect the specific proposed design.

Detention Tank

BMP 2

BMP type (e.g. Swale, etc.)


BMP ID(s) (e.g. SW-01, or SW-01 to SW-04)

#### INSPECTION CHECKLIST

Inspection activity(ies)	Schedule
Inspect vault twice during first wet season of operation, setting cleaning frequency accordingly	Post-construction
Inspect for cracks, inlet or outlet area erosion, and clogging	Semi-annually

September 2012

RECORDING REQUESTED BY )  
 And When Recorded Mail to )  
 Name 1400 Mission Acquisition LP )  
 c/o Tishman Speyer Properties )  
 Address One Bush Street suite 450 )  
 City San Francisco )  
 State CA 94104 )

  
 San Francisco Assessor-Recorder  
 Carmen Chu, Assessor-Recorder  
**DOC- 2015-K074523-00**  
 Check Number 5832  
 Thursday, JUN 11, 2015 13 29 36  
 Ttl Pd \$45 00 Rcpt # 0005165718  
 oma/AB/1-11

Space Above This Line For Recorder's Use

**This notice amends the Notice of Special Restrictions previously recorded on April 16, 2013 at Document No 2013-J637411 and replaces those provisions described herein in their entirety**

**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

I, (We)1400 Mission Acquisition LP the owner(s) of that certain real property situated in the City and County of San Francisco, State of California, more particularly described as follows

**(PLEASE SEE THE LEGAL DESCRIPTION ATTACHED AT EXHIBIT A)**

Being Assessor's Block 3507, Lot 042, commonly known at 1400 Mission Street hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code)

Said restrictions consist of conditions attached to Section 309 Application No 2011 1043X (for the property located at 1400 Mission Street (Block 3507 Lot 42)) by the Planning Commission of the City and County of San Francisco on January 17, 2013 as set forth in Planning Commission Motion No 18783, to the approval of a Section 309 Determination of Compliance and Request for an Exception for the reduction of ground-level wind currents under Planning Code Section 148, off-street loading requirements under Planning Code Section 152 1, and rear yard requirements under Planning Code Section 134(d), to construct a 10-15 story approximately 150-foot tall building with approximately 190 affordable dwelling units and approximately 4 350 gsf of ground floor commercial space at 1400 Mission Street, within the C-3-G (Downtown General) District and the 150S/200S height and bulk district and adopting findings under the California Environmental Quality Act

The revised restrictions and conditions of which this amended notice is hereby given are

**10 Affordable Units**

**c Unit Location and Unit Size** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www sf-planning org or the Mayor s Office of Housing at 415-701-5500 www sf-moh org*



1 Modifications to Unit Location and Unit Size As a result of construction, the plans dated March 22 2013 ("2013 Plans") and recorded with the 2013 NSR are modified with respect to the following locations and size as shown on the as-built plans dated July 11 2014 (As-Built Plans") attached hereto as Exhibit B, as follows The 812 square foot, 2-bedroom unit on the 2<sup>nd</sup> floor of the 2013 Plans is identified as an affordable unit under Planning Code Section 124(f) The 940 square foot 2-bedroom unit on the 13<sup>th</sup> floor of the 2013 Plans is identified as an on-site BMR unit under Planning Code Section 415

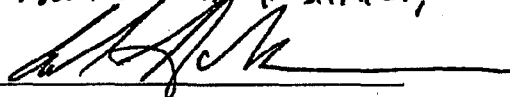
The As-Built Plans reflect the following changes to both units The 2<sup>nd</sup> floor 2-bedroom unit was enlarged by 128 square feet as the result of the omission of a redundant interior corridor on the 2<sup>nd</sup> floor, resulting in a 940 square foot unit To maintain compliance with the required total minimum BMR unit square footage the As-Built Plans show the 2-bedroom unit on the 2<sup>nd</sup> floor as an on-site BMR unit under Planning Code Section 415 and the 2-bedroom unit on the 13<sup>th</sup> floor as an affordable unit under Planning Code Section 124(f)

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco, except that in the event that the zoning standards above are modified so as to be less restrictive and the uses herein restricted are thereby permitted and in conformity with the provisions of the Planning Code this document would no longer be in effect and would be null and void

Dated June 8, 2015 at San Francisco California

1460 Mission Acquisition LP,

Signature of owner



Authorized Signatory  
Carl D. Shannon

**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 June 8, 2015 before me, Betty M Dankas, Notary Public  
(insert name and title of the officer)

personally appeared Carl D Shannon  
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 B. Dankas (Seal)



**LEGAL DESCRIPTION**

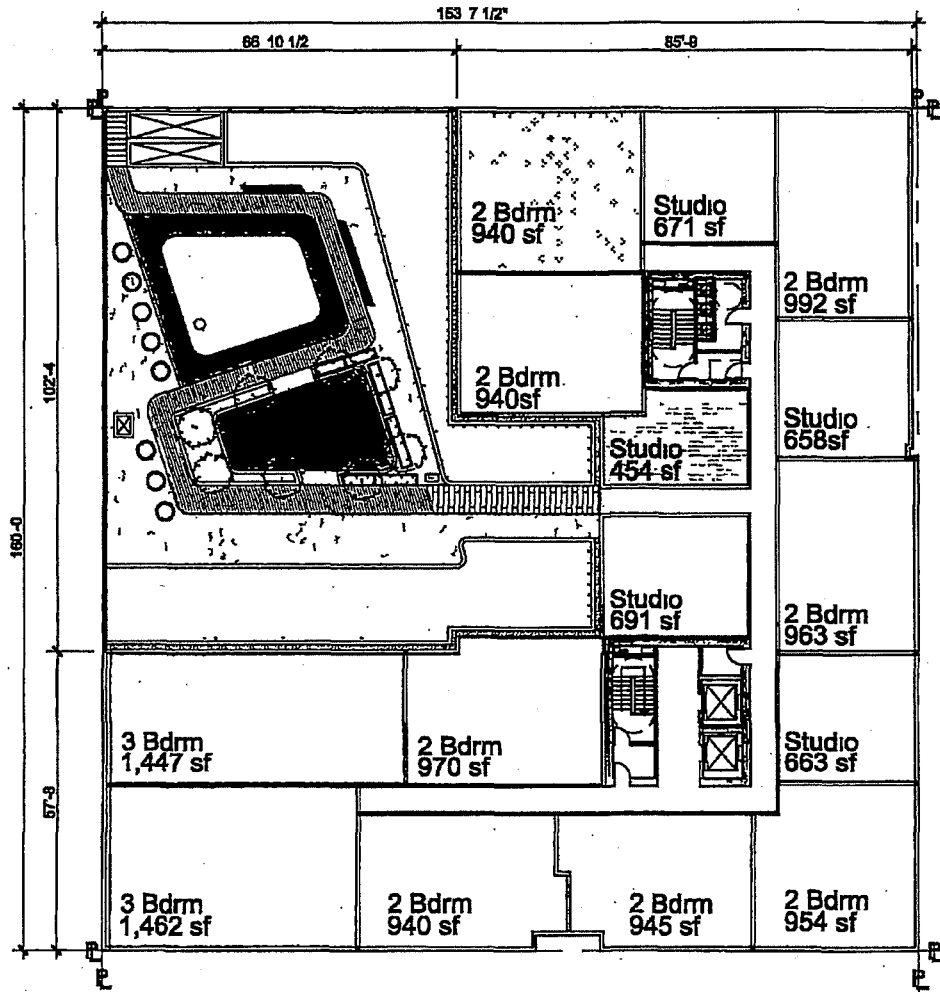
**EXHIBIT "A"**

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:**

**Lot 42, as shown on the Map entitled "a subdivision of the lands described in I543 O R. 750 also being a subdivision of Lot 39 of Assessor's Block 3507" which was filed January 5, 2006 in Book 46 of Parcel Maps at Page 136, in the office of the Recorder of the City and County of San Francisco, State of California**

**APN 3507-042**

**EXHIBIT B**  
**AS-BUILT PLANS**



**LEVEL 2**  
1/32" = 1'-0"

- BMR-OFF-SITE 201 Studio
- BMR-OFF-SITE 201 1 Bedroom
- BMR-OFF-SITE 201 2 Bedroom
- BMR-OFF-SITE 201 3 Bedroom
- 124 (f) Studio
- 124 (f) 1 Bedroom
- 124 (f) 2 Bedroom
- 124 (f) 3 Bedroom
- BMR-ON-SITE 1 Bedroom
- BMR-ON-SITE 2 Bedroom



**1400 Mission Affordable Family Housing Concept**  
SAN FRANCISCO, CALIFORNIA

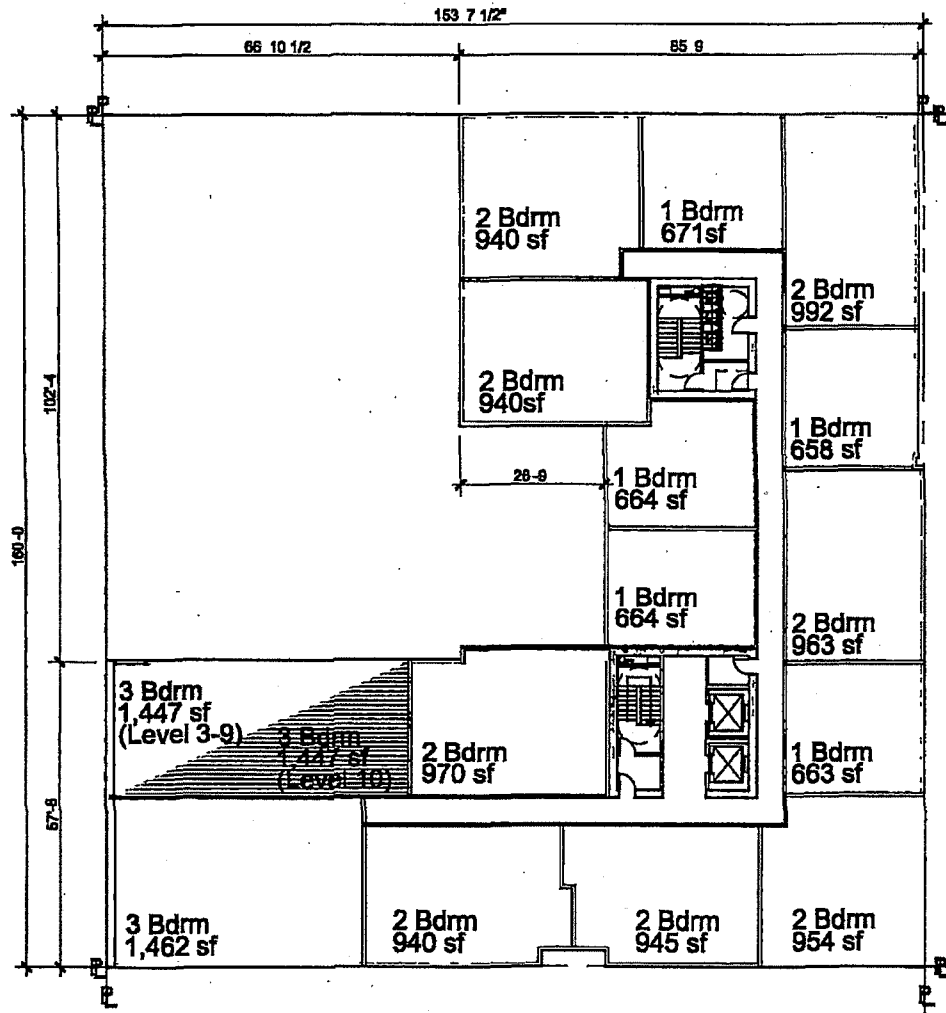
UNITS BY TYPE  
July 11, 2014

ARCHITECT

**BRAND + ALLEN ARCHITECTS, INC**  
801 California St. Suite 1200  
San Francisco, CA 94108  
Steve Perry 415 441 0789

**A12**





**LEVEL 3 - 10**  
 1/32" = 1'-0"

- BMR-OFF-SITE 201 Studio
- BMR-OFF-SITE 201 1 Bedroom
- BMR-OFF-SITE 201 2 Bedroom
- BMR-OFF-SITE 201 3 Bedroom
- 124 (f) Studio
- 124 (f) 1 Bedroom
- 124 (f) 2 Bedroom
- 124 (f) 3 Bedroom
- BMR-ON-SITE 1 Bedroom
- BMR-ON-SITE 2 Bedroom



**1400 Mission Affordable Family Housing Concept**

SAN FRANCISCO CALIFORNIA

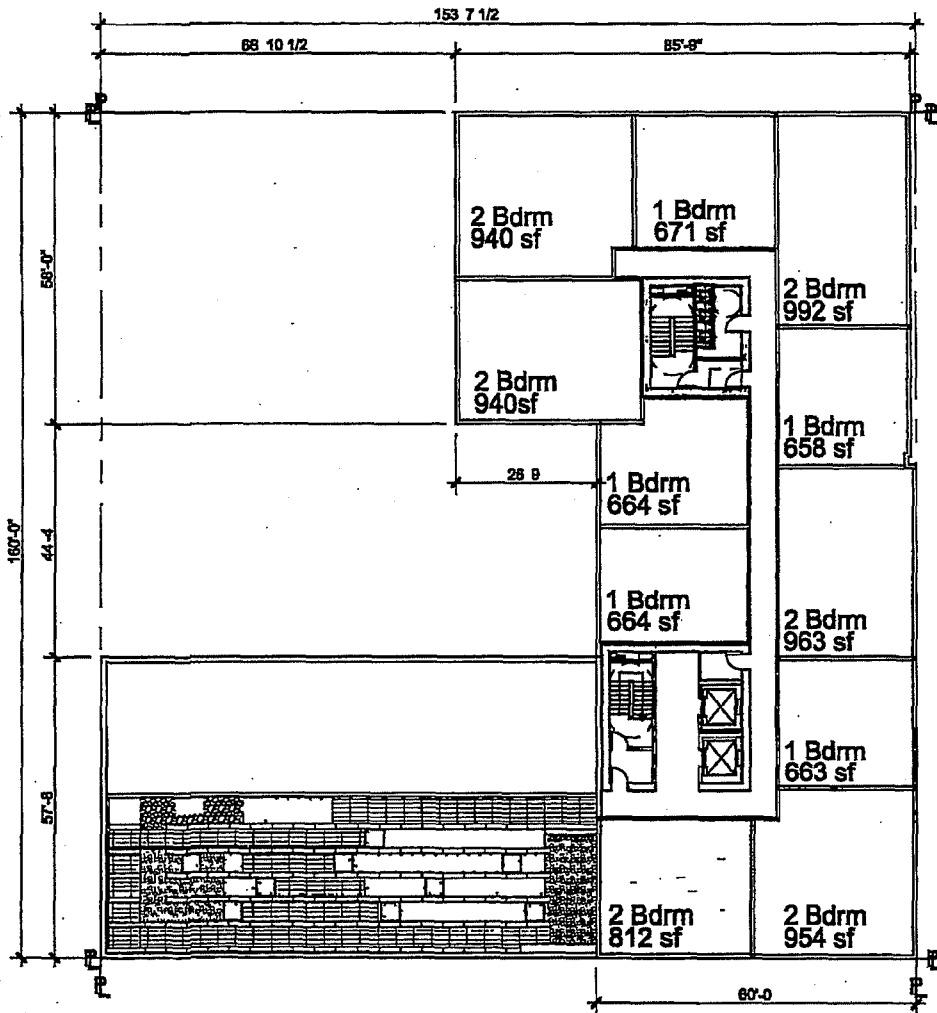
UNITS BY TYPE  
 July 11, 2014

> ARCHITECT

**BRAND + ALLEN ARCHITECTS, INC**  
 801 California St, Suite 1200  
 San Francisco CA 94108  
 Steve Perry 415 441 0789

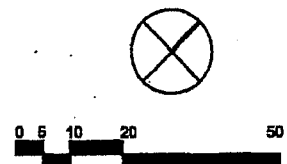
**A1 3**





- BMR-OFF-SITE 201 Studio
- BMR-OFF-SITE 201 1 Bedroom
- BMR-OFF-SITE 201 2 Bedroom
- BMR-OFF-SITE 201 3 Bedroom
- 124 (f) Studio
- 124 (f) 1 Bedroom
- 124 (f) 2 Bedroom
- 124 (f) 3 Bedroom
- BMR-ON-SITE 1 Bedroom
- BMR-ON-SITE 2 Bedroom

**LEVEL 11 - 12 (terrace at 11 only)**  
 1/32" = 1'-0"



819

**1400 Mission Affordable Family Housing Concept**

SAN FRANCISCO CALIFORNIA

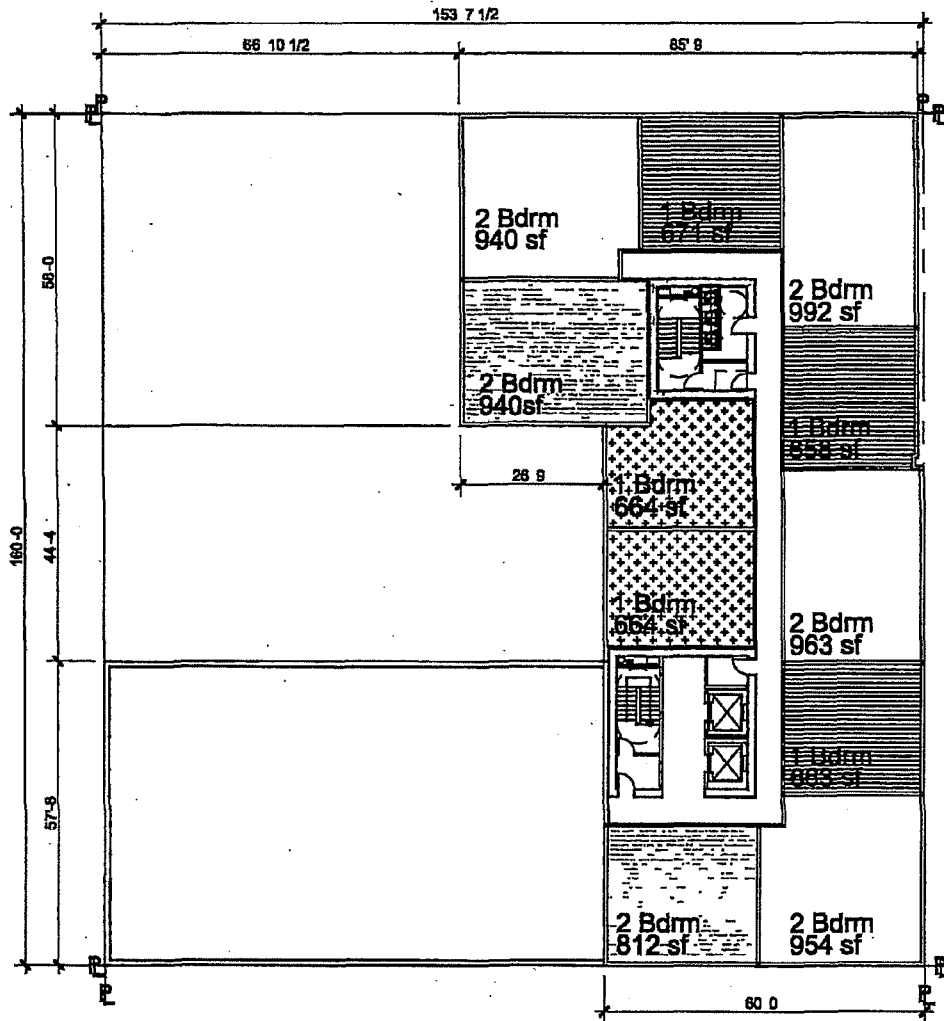
UNITS BY TYPE  
 July 11 2014

> ARCHITECT

**BRAND + ALLEN ARCHITECTS INC**  
 601 California St. Suite 1200  
 San Francisco CA 94108  
 Steve Perry 415 441 0789

**A14**





**LEVEL 13**  
 1/32" = 1'-0"

- BMR-OFF-SITE 201 Studio
- BMR-OFF-SITE 201 1 Bedroom
- BMR-OFF-SITE 201 2 Bedroom
- BMR-OFF-SITE 201 3 Bedroom
- 124 (f) Studio
- 124 (f) 1 Bedroom
- 124 (f) 2 Bedroom
- 124 (f) 3 Bedroom
- BMR-ON-SITE 1 Bedroom
- BMR-ON-SITE 2 Bedroom



**1400 Mission Affordable Family Housing Concept**

SAN FRANCISCO, CALIFORNIA

UNITS BY TYPE  
 July 11 2014

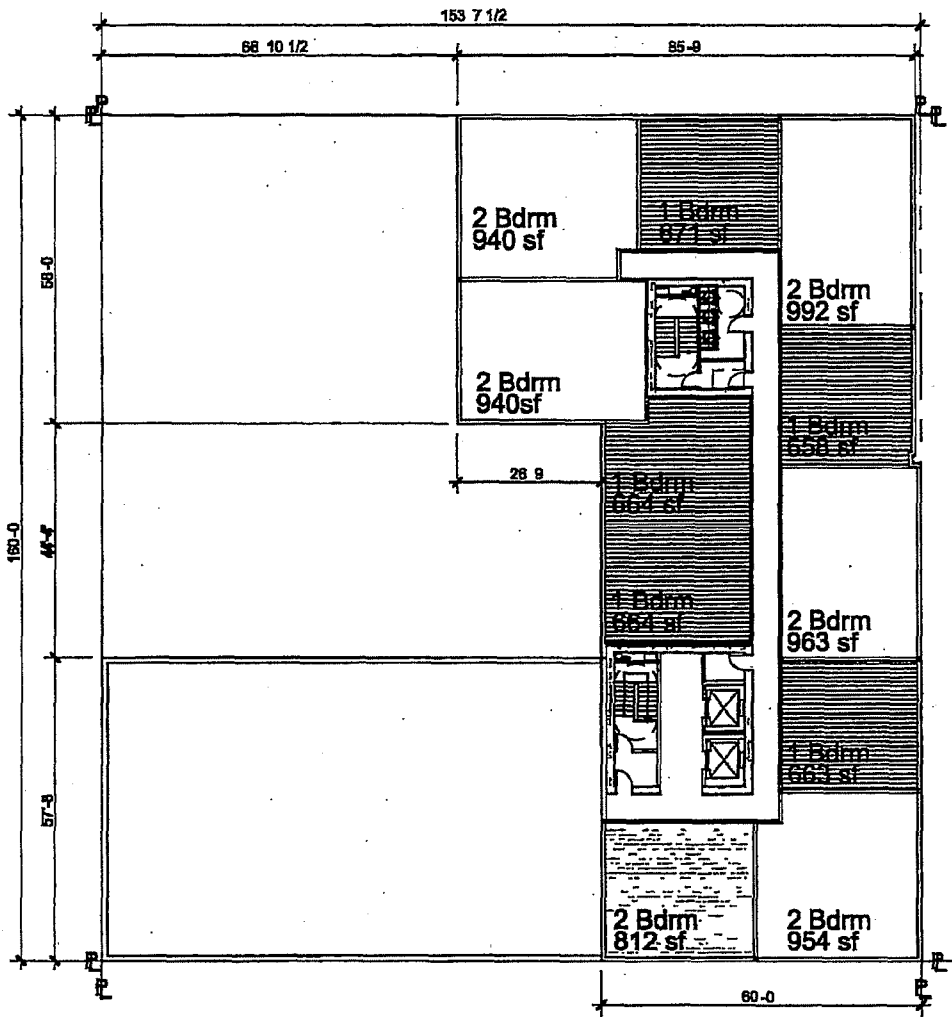
> ARCHITECT

**BRAND + ALLEN ARCHITECTS INC**  
 601 California St. Suite 1200  
 San Francisco CA 94108  
 Steve Perry 415 441 0789











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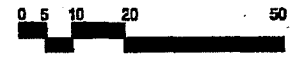
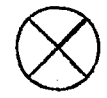






**LEVEL 14**  
1/32" = 1'-0"

-  BMR-OFF-SITE 201 Studio
-  BMR-OFF-SITE 201 1 Bedroom
-  BMR-OFF-SITE 201 2 Bedroom
-  BMR-OFF-SITE 201 3 Bedroom
-  124 (f) Studio
-  124 (f) 1 Bedroom
-  124 (f) 2 Bedroom
-  124 (f) 3 Bedroom
-  BMR-ON-SITE 1 Bedroom
-  BMR-ON-SITE 2 Bedroom



821

**1400 Mission Affordable Family Housing Concept**

SAN FRANCISCO, CALIFORNIA

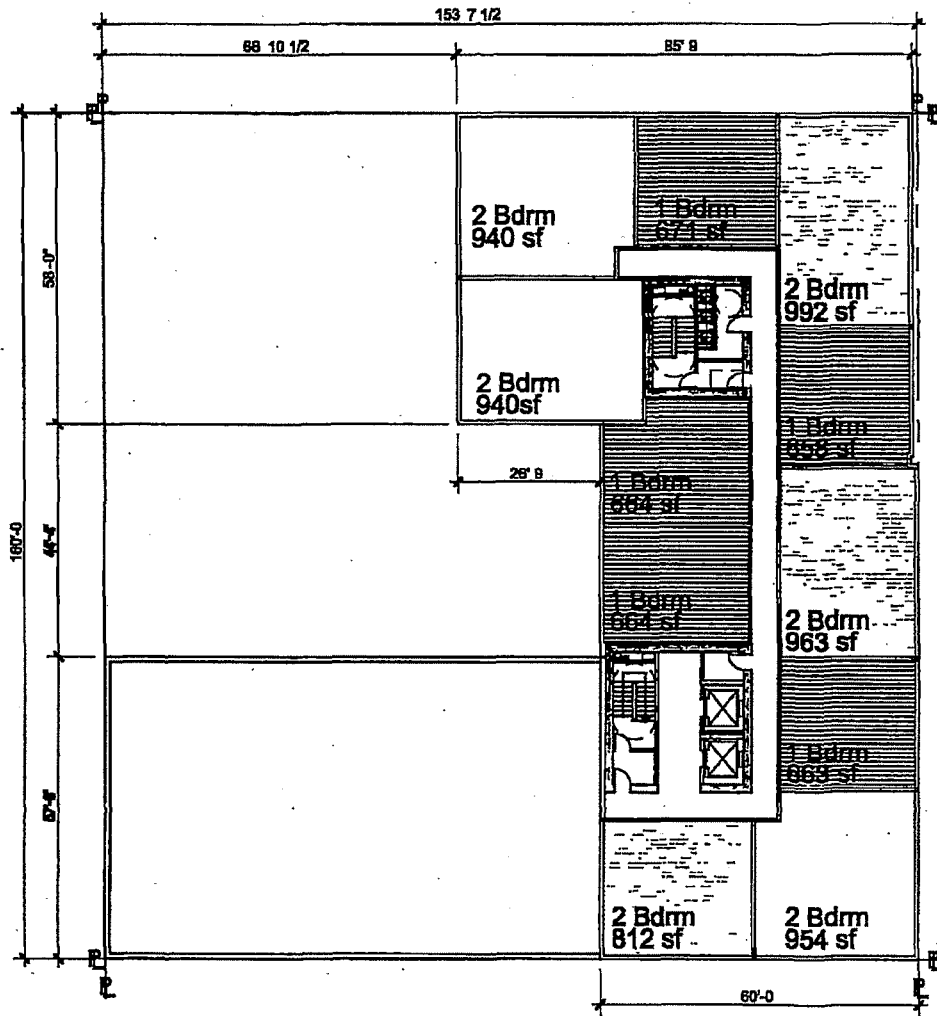
UNITS BY TYPE  
July 11, 2014

ARCHITECT

**BRAND + ALLEN ARCHITECTS, INC**  
801 California St. Suite 1200  
San Francisco CA 94108  
Steve Perry 415 441 0789

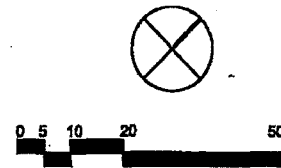
**A1 6**





- BMR-OFF-SITE 201 Studio
- BMR-OFF-SITE 201 1 Bedroom
- BMR-OFF-SITE 201 2 Bedroom
- BMR-OFF-SITE 201 3 Bedroom
- 124 (f) Studio
- 124 (f) 1 Bedroom
- 124 (f) 2 Bedroom
- 124 (f) 3 Bedroom
- BMR-ON-SITE 1 Bedroom
- BMR-ON-SITE 2 Bedroom

**LEVEL 15**  
1/32" = 1'-0"



822

**1400 Mission Affordable Family Housing Concept**

SAN FRANCISCO, CALIFORNIA

UNITS BY TYPE  
July 11, 2014

> ARCHITECT

**BRAND + ALLEN ARCHITECTS, INC**  
801 California St. Suite 1200  
San Francisco CA 94108  
Steve Perry 415 441 0789

**A17**





---

**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.            3507            Lot No.    042**  
**Address:            1400V            MISSION ST**

**Estimated probable assessed value of property within the proposed Subdivision/Parcel**  
**Map:                            \$ 41,960,893**

<b>Established or estimated tax rate:</b>	<b>1.2000%</b>
<b>Estimated taxes liened but not yet due:</b>	<b>\$503,530.72</b>
<b>Amount of Assessment not yet due:</b>	<b>\$6,016.28</b>

**These estimated taxes and special assessments have been paid.**

David Augustine, Tax Collector

**Dated this 15<sup>th</sup> day of July 2015. This certificate is valid for the earlier of 60 days from this date or December 31, 2015. 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 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.        3507        Lot No.    042  
Address:        1400V    MISSION   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 15<sup>th</sup> day of July 2015. This certificate is valid for the earlier of 60 days from this date or December 31, 2015. 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: 1400 MISSION ACQUISITION, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: 1400 MISSION ACQUISITION GP, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: [Signature]  
NAME: Carl D. Shannon  
TITLE: Authorized Signatory

BENEFICIARY: THE UNION LABOR LIFE INSURANCE COMPANY, A MARYLAND CORPORATION, on behalf of its Separate Account-J

BY: [Signature]  
NAME: Donita M. Johnson  
TITLE: Vice President

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.

**OWNER'S ACKNOWLEDGEMENT:**

STATE OF California  
COUNTY OF San Francisco JSS

ON March 31, 2015 BEFORE ME,

Betty M. Banks A NOTARY PUBLIC, PERSONALLY APPEARED

Carl D. Shannon  
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 CAPACITIE(S) AND BY ~~THEIR~~ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND:

SIGNATURE: [Signature]

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE:

COMMISSION # OF NOTARY: 94114

COMMISSION EXPIRES: 12/18/15

PRINCIPAL COUNTY OF BUSINESS: San Francisco



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.

**BENEFICIARY'S ACKNOWLEDGEMENT:**

STATE OF Maryland  
COUNTY OF Montgomery JSS

ON April 17, 2015 BEFORE ME,

Donita M. Johnson A NOTARY PUBLIC, PERSONALLY APPEARED

Donita M. Johnson  
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 CAPACITIE(S) AND BY ~~THEIR~~ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND:

SIGNATURE: [Signature]

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE:

COMMISSION # OF NOTARY: N/A

COMMISSION EXPIRES: 10/29/2015

PRINCIPAL COUNTY OF BUSINESS: Montgomery



**CLERK'S 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 SAID BOARD OF SUPERVISORS BY ITS MOTION NO. \_\_\_\_\_ ADOPTED \_\_\_\_\_ 20\_\_\_\_ APPROVED THIS MAP ENTITLED "FINAL MAP 8135".

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

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

**TAX STATEMENT:**

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

DATED \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

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

**APPROVALS:**

THIS MAP IS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ 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 \_\_\_\_\_ 20\_\_\_\_ 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. \_\_\_\_\_

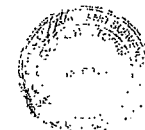
**CITY AND COUNTY SURVEYOR'S STATEMENT:**

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 ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

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

BY: [Signature]  
BRUCE R. STORRS, L.S. 6914

DATE: March 6, 2015



**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 TISHMAN SPEYER PROPERTIES, L.P. ON JANUARY 1, 2014. I HEREBY STATE THAT ALL 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 APPROVED TENTATIVE MAP.

BY: [Signature]  
RON A. WAGNER  
PLS NO. 8830

DATE: 7-9-2015



**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF CONDOMINIUM MAPS, AT PAGES \_\_\_\_\_ INCLUSIVE, AT THE REQUEST OF MARTIN M. RON ASSOCIATES,

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

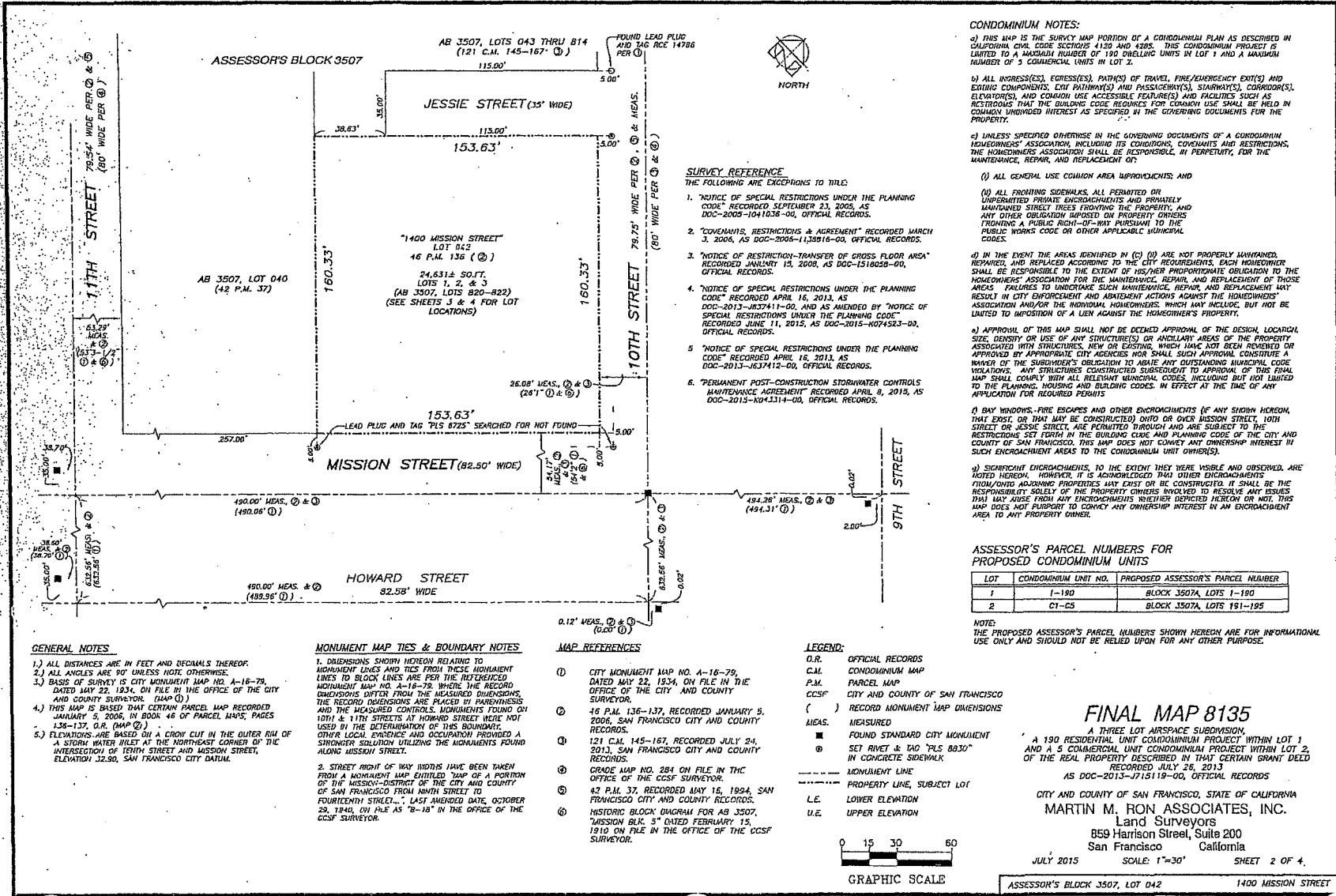
CITY RECORDER  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**FINAL MAP 8135**

A THREE LOT AIRSPACE SUBDIVISION,  
A 190 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN PARCEL 1  
AND A 5 COMMERCIAL UNIT CONDOMINIUM PROJECT WITHIN PARCEL 2,  
OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED  
RECORDED JULY 26, 2013  
AS DDC-2013-J715119-00, OFFICIAL RECORDS

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
MARTIN M. RON ASSOCIATES, INC.  
Land Surveyors  
859 Harrison Street, Suite 200  
San Francisco, California

JULY 2015 SHEET 1 OF 4



**CONDOMINIUM NOTES:**  
 a) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4200. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 190 DWELLING UNITS IN LOT 1 AND A MAXIMUM NUMBER OF 3 COMMERCIAL UNITS IN LOT 2.  
 b) ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EATING COMPONENTS, CITY PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURES AND FACILITIES, SUCH AS RESTRICTIONS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST AS SPECIFIED IN THE GOVERNING DOCUMENTS FOR THE PROPERTY.  
 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 IMMEDIATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS THROUGH A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.  
 d) IN THE EVENT THE AREAS REFERRED 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 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 STRUCTURES OR AUXILIARY 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 SUBOWNER'S OBLIGATION TO ABIDE 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 STREET, 10TH STREET OR JESSIE 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 OWNERS.  
 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 DETECTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

- SURVEY REFERENCE**  
 THE FOLLOWING ARE EXCEPTIONS TO TITLE:
- "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED SEPTEMBER 23, 2005, AS DOC-2005-1041038-00, OFFICIAL RECORDS.
  - "COVENANTS, RESTRICTIONS & AGREEMENT" RECORDED MARCH 3, 2006, AS DOC-2006-1130816-00, OFFICIAL RECORDS.
  - "NOTICE OF RESTRICTION-TRANSFER OF GROSS FLOOR AREA" RECORDED JANUARY 15, 2008, AS DOC-1518059-00, OFFICIAL RECORDS.
  - "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED APRIL 16, 2013, AS DOC-2013-JR37411-00, AND AS AMENDED BY "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JUNE 11, 2015, AS DOC-2015-KOP4363-00, OFFICIAL RECORDS.
  - "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED APRIL 16, 2013, AS DOC-2013-JR37412-00, OFFICIAL RECORDS.
  - "PERMANENT POST-CONSTRUCTION STORMWATER CONTROLS MAINTENANCE AGREEMENT" RECORDED APRIL 8, 2015, AS DOC-2015-10943314-00, OFFICIAL RECORDS.

**ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS**

LOT	CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
1	1-190	BLOCK 3507A, LOTS 1-190
2	C1-CS	BLOCK 3507A, LOTS 191-195

**GENERAL NOTES**

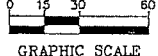
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- ALL ANGLES ARE 90° UNLESS NOTE OTHERWISE.
- BASIS OF SURVEY IS CITY MONUMENT MAP NO. A-16-79, DATED MAY 22, 1934, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR. (MAP ①)
- THIS MAP IS BASED THAT CERTAIN PARCEL MAP RECORDED JANUARY 5, 2006, IN BOOK 46 OF PARCEL MAPS, PAGES 135-137, O.R. (MAP ②).
- ELEVATIONS ARE BASED ON A CROWN CUT IN THE OUTER RM OF A STORM WATER WILET AT THE NORTHEAST CORNER OF THE INTERSECTION OF TERRY STREET AND MISSION STREET, ELEVATION 32.50, SAN FRANCISCO CITY DATUM.

**MONUMENT MAP TIES & BOUNDARY NOTES**

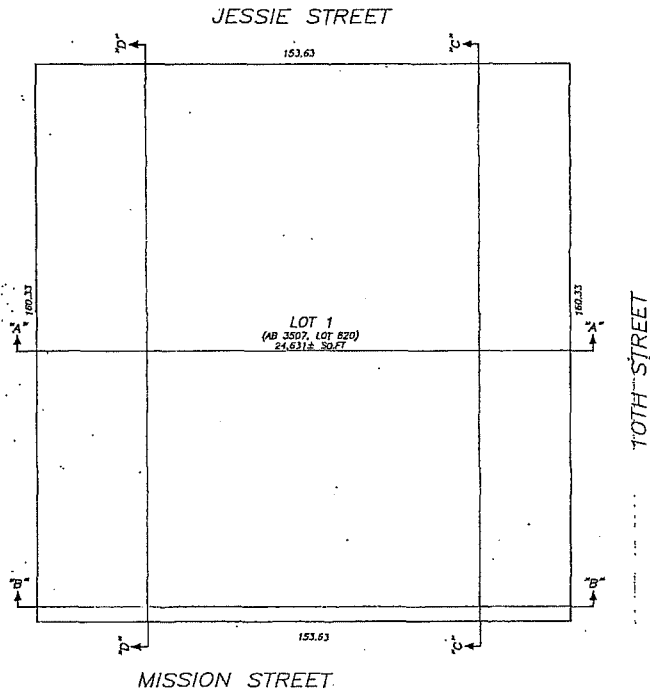
- DIMENSIONS SHOWN HEREON RELATIVE TO MONUMENT LINES AND TIES FROM THESE MONUMENT LINES TO BLOCK LINES ARE FOR THE REFERENCED MONUMENT MAP NO. A-16-79 WHERE THE RECORD DIMENSIONS DIFFER FROM THE MEASURED DIMENSIONS, THE RECORD DIMENSIONS ARE PLACED IN PARENTHESES AND THE MEASURED DIMENSIONS ARE PLACED IN BRACKETS. OTHER LOCAL EVIDENCE AND OCCUPATION PROVIDED A STRONGER SOLUTION UTILIZING THE MONUMENTS FOUND ALONG MISSION STREET.
- STREET RIGHT OF WAY WINDOWS HAVE BEEN TAKEN FROM A MONUMENT MAP ENTITLED "MAP OF A PORTION OF THE MISSION-DISTRICT OF THE CITY AND COUNTY OF SAN FRANCISCO FROM NORTH STREET TO FOURTEENTH STREET," LAST AMENDED DATE, OCTOBER 29, 1940, ON FILE AS "B-16" IN THE OFFICE OF THE CCSF SURVEYOR.

- MAP REFERENCES**
- CITY MONUMENT MAP NO. A-16-79, DATED MAY 22, 1934, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
  - 46 P.M. 136-137, RECORDED JANUARY 5, 2006, SAN FRANCISCO CITY AND COUNTY RECORDS.
  - 121 C.M. 145-167, RECORDED JULY 24, 2013, SAN FRANCISCO CITY AND COUNTY RECORDS.
  - GRADE MAP NO. 284 ON FILE IN THE OFFICE OF THE CCSF SURVEYOR.
  - 42 P.M. 37, RECORDED MAY 15, 1924, SAN FRANCISCO CITY AND COUNTY RECORDS.
  - HISTORIC BLOCK DIAGRAM FOR AB 3507, "MISSION BLK. 3" DATED FEBRUARY 15, 1910 ON FILE IN THE OFFICE OF THE CCSF SURVEYOR.

- LEGEND:**
- O.R. OFFICIAL RECORDS
  - C.M. CONDOMINIUM MAP
  - P.M. PARCEL MAP
  - CCSF CITY AND COUNTY OF SAN FRANCISCO
  - ( ) RECORD MONUMENT MAP DIMENSIONS
  - MEAS. MEASURED
  - FOUND STANDARD CITY MONUMENT
  - ⊙ SET RIVET & TAG "PLS 8830" IN CONCRETE SIDEWALK
  - MONUMENT LINE
  - - - PROPERTY LINE, SUBJECT LOT
  - LOWER ELEVATION
  - UPPER ELEVATION

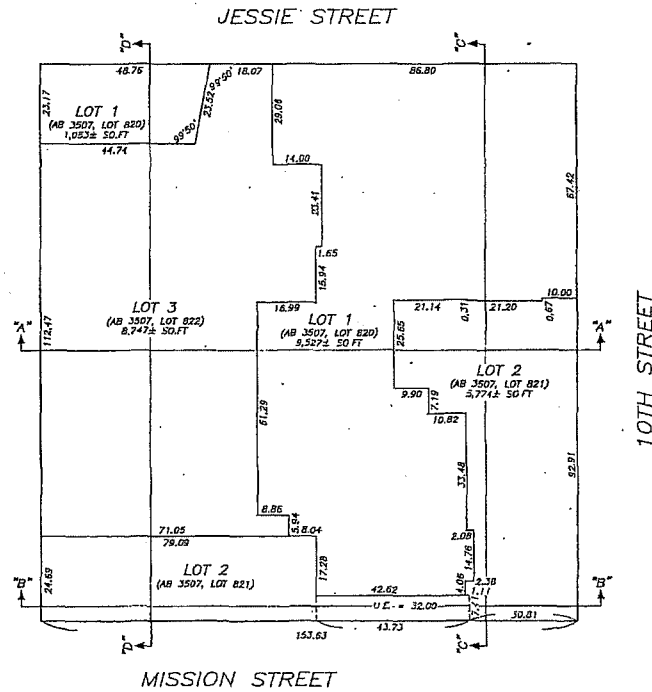
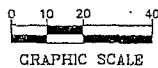


**FINAL MAP 8135**  
 A THREE LOT AIRSPACE SUBDIVISION,  
 A 190 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 1  
 AND A 3 COMMERCIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 2,  
 OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED  
 RECORDED JULY 26, 2013  
 AS DOC-2013-J715119-00, OFFICIAL RECORDS  
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
**MARTIN M. RON ASSOCIATES, INC.**  
 Land Surveyors  
 859 Harrison Street, Suite 200  
 San Francisco California  
 JULY 2015 SCALE: 1"=30' SHEET 2 OF 4.



**LEVEL A**  
 UPPER ELEVATION = 29.5  
 LOWER ELEVATION = CENTER OF THE EARTH

SEE SECTIONS ON SHEET 4



**LEVEL B**  
 UPPER ELEVATION = 52.8 (EXCEPT AS SHOWN)  
 LOWER ELEVATION = 29.5

**FINAL MAP 8135**

A THREE LOT AIRSPACE SUBDIVISION,  
 A 190 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN PARCEL 1  
 AND A 5 COMMERCIAL UNIT CONDOMINIUM PROJECT WITHIN PARCEL 2  
 OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED  
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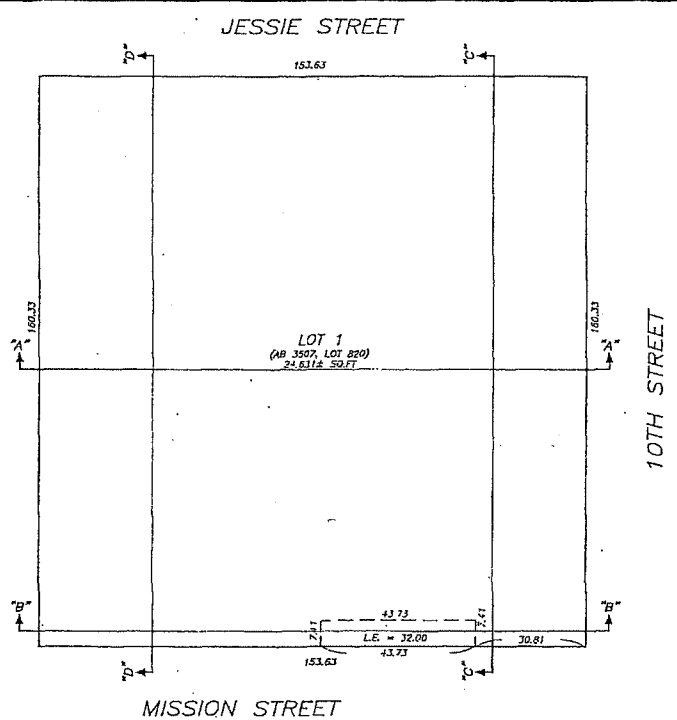
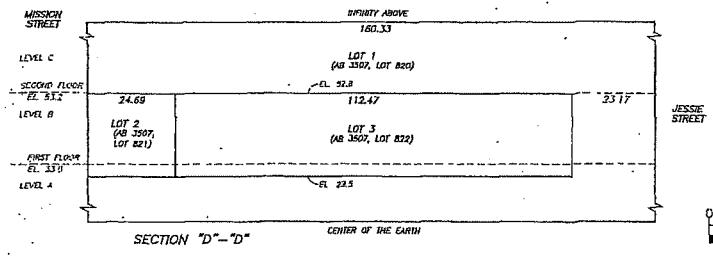
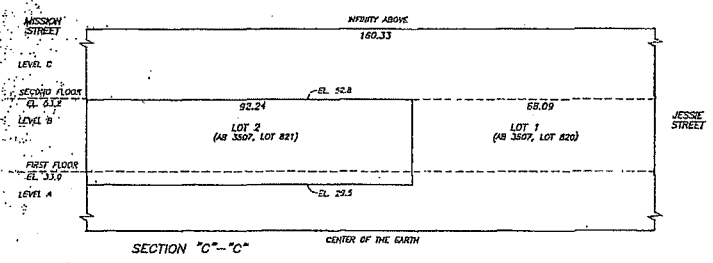
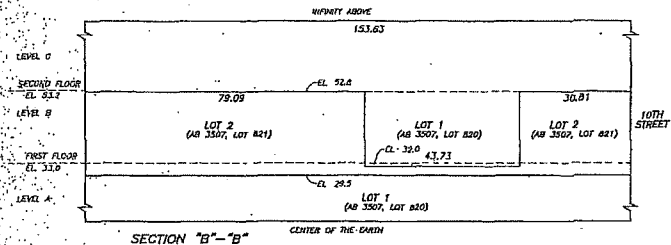
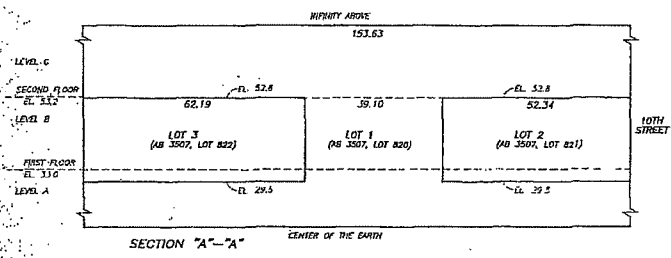
JULY 2015

SHEET 3 OF 4

ASSESSOR'S BLOCK 3507, LOT 042

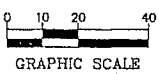
1400 MISSION STREET

828



LEVEL C  
UPPER ELEVATION = INFINITY  
LOWER ELEVATION = 52.8 (EXCEPT AS SHOWN)

AREA TABLE			
	LOT 1 (AB 3507, LOT 820)	LOT 2 (AB 3507, LOT 821)	LOT 3 (AB 3507, LOT 822)
LEVEL	0 SQ.FT.	0 SQ.FT.	0 SQ.FT.
A	24,631 SQ.FT.	5,774 SQ.FT.	8,247 SQ.FT.
B	0 SQ.FT.	0 SQ.FT.	0 SQ.FT.
C	0 SQ.FT.	0 SQ.FT.	0 SQ.FT.
TOTAL	24,631 SQ.FT.	5,774 SQ.FT.	8,247 SQ.FT.



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AS DOC-5013-716119-00, OFFICIAL RECORDS

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JULY 2015 SHEET 4 OF 4

ASSESSOR'S BLOCK 3507, LOT 042 1400 MISSION STREET