

File No. 210561

Committee Item No. _____

Board Item No. 43

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: May 25, 2021

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
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- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
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- Award Letter
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- Public Correspondence

OTHER

- PW Order No. 204557
- Tentative Map Decision - 07/15/21
- Tax Certificates 05/14/21
- Final Map
- _____
- _____
- _____
- _____
- _____
- _____

Prepared by: Jocelyn Wong

Date: May 21, 2021

Prepared by: _____

Date: _____

1 [Final Map No. 10562 - 45-55 Mason Street]

2

3 **Motion approving Final Map No. 10562, a seven lot vertical subdivision project, located**
4 **at 45-55 Mason Street, being a subdivision of Assessor’s Parcel Block No. 0340, Lot**
5 **No. 001; and adopting findings pursuant to the General Plan, and the eight priority**
6 **policies of Planning Code, Section 101.1.**

7

8 MOVED, That the certain map entitled “FINAL MAP No. 10562”, a seven lot vertical
9 subdivision project, located at 45-55 Mason Street, being a subdivision of Assessor’s Parcel
10 Block No. 0340, Lot No. 001, comprising seven sheets, approved March 30, 2021, by
11 Department of Public Works Order No. 204557 is hereby approved and said map is adopted
12 as an Official Final Map No. 10562; and, be it

13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the
15 Planning Department, by its letter dated July 15, 2020, that the proposed subdivision is
16 consistent with the General Plan, and the eight priority policies of Planning Code, Section
17 101.1; and, be it

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

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

25

1 DESCRIPTION APPROVED:

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3 _____ /s/

4 James M. Ryan, PLS

5 Acting City and County Surveyor

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RECOMMENDED:

_____ /s/

Alaric Degrafinried

Acting Director of Public Works



San Francisco Public Works
General – Director’s Office
49 South Van Ness Ave., Suite 1600
San Francisco, CA 94103
(628) 271-3160 www.SFPublicWorks.org

Public Works Order No: 204557

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

APPROVING FINAL MAP NO. 10562, 45-55 MASON STREET, A 7 LOT VERTICAL SUBDIVISION PROJECT, BEING A SUBDIVISION OF LOT 001 IN ASSESSORS BLOCK NO. 0340 (OR ASSESSORS PARCEL NUMBER 0340-001). [SEE MAP]

A 7 LOT VERTICAL SUBDIVISION PROJECT

The City Planning Department in its letter dated JULY 15, 2020 stated that the subdivision is consistent 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 No. 10562”, comprising 7 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 15, 2020, from the City Planning Department stating the subdivision is consistent 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:

X

DocuSigned by:

Ryan, James

Ryan, James - 368042466DEB4E8...

Acting City and County Surveyor

X

DocuSigned by:

Alan Degrafinried

Degrafinried, Alan - 18178336C84404A5...

Acting Director of Public Works



TENTATIVE MAP DECISION

Date: June 3, 2020

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

Project ID: 10562			
Project Type: 3 Lot Merger and 7 Lot Vertical Subdivision			
Address#	StreetName	Block	Lot
45	MASON ST	0340	001
55	MASON ST	0340	001
Tentative Map Referral			

Attention: Mr. Corey Teague.

Please review* and respond to this referral within 30 days in accordance with the Subdivision Map Act.

(*In the course of review by City agencies, any discovered items of concern should be brought to the attention of Public Works for consideration.)

Sincerely,

Adrian VerHagen Digitally signed by Adrian VerHagen
Date: 2020.06.03 15:35:05 -07'00'

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

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 California Environmental Quality Act (CEQA) environmental review as categorically exempt Class N/A, CEQA Determination Date , based on the attached checklist.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

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 reason(s):

PLANNING DEPARTMENT

Signed Alexandra Kirby Digitally signed by Alexandra Kirby
Date: 2020.07.15 21:36:48 -07'00'

Date 7/15/2020

Planner's Name Alexandra Kirby
 for, Corey Teague, Zoning Administrator



TAX CERTIFICATE

I, David Augustine, Tax Collector of the City and County of 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 regarding the subdivision identified below:

There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: **0340**

Lot: **001**

Address: **45 MASON ST**

David Augustine, Tax Collector

Dated **May 14, 2021** this certificate is valid for the earlier of 60 days from **May 14, 2021** or **December 31, 2021**. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at tax.certificate@sfgov.org to obtain another certificate.

OWNER'S STATEMENT

WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN ENCLOSED WITHIN THE BOUNDARY LINES UPON THIS MAP AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP ENTITLED "FINAL MAP 10562".

TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION

BY: Donald S. Falk

NAME: Donald S. Falk

TITLE: Chief Executive Officer

AMBASSADOR SRO ASSOCIATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP

BY: Donald S. Falk

NAME: Donald S. Falk

TITLE: Chief Executive Officer

CITY AND COUNTY SURVEYOR'S STATEMENT

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

JAMES M. RYAN PLS 8630

ACTING CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY: James M. Ryan DATE: 3-24-21



CLERK'S STATEMENT

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

_____, 20_____, APPROVED THIS MAP ENTITLED, "FINAL MAP 10562".

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

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

TAX STATEMENT

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

DATED THIS: _____ DAY OF _____, 20____.

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

OWNER'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA }
COUNTY OF Alameda

ON February 17, 2021 BEFORE ME
Jenny L. Villalorta, a Notary Public PERSONALLY
APPEARED Donald S. 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]

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2267906

MY COMMISSION EXPIRES: Nov. 20, 2022

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

OWNER'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA }
COUNTY OF Alameda

ON February 17, 2021 BEFORE ME
Jenny L. Villalorta, a Notary Public PERSONALLY
APPEARED Donald S. 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]

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2267906

MY COMMISSION EXPIRES: Nov. 20, 2022

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

BOARD OF SUPERVISOR'S APPROVAL

ON _____, 20_____, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. _____

_____, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. _____

APPROVALS

THIS MAP IS APPROVED THIS 30th DAY OF March, 2021, BY ORDER NO. 204557

BY: [Signature] DATE: May 7, 2021
ALARIC DEGRAFFINRIED
ACTING DIRECTOR OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY

BY: [Signature]
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

RECORDER'S STATEMENT

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

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

FINAL MAP 10562

BEING A 7 LOT VERTICAL SUBDIVISION, BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED APRIL 20, 1999, RECORDER'S SERIAL NUMBER 99-G555175, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, BEING A PORTION OF 50 VARA BLOCK NO. 199.

CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA

LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547

FEBRUARY 2021

BENEFICIARY'S STATEMENT

THE UNDERSIGNED, AS BENEFICIARY UNDER THE DEEDS OF TRUST RECORDED NOVEMBER 2, 2001 AS INSTRUMENT NO. 2001-H049662, 2001-H049664, AND 2001-H049666, ALL OF OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA, DOES HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP.

CITY AND COUNTY OF SAN FRANCISCO, A MUNICIPAL CORPORATION REPRESENTED BY THE MAYOR, ACTING THROUGH THE MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT

BY: [Signature]
NAME: Eric Shaw
TITLE: Director, MCHCD

BENEFICIARY'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA }
COUNTY OF SAN FRANCISCO }
ON FEB 23, 2021 BEFORE ME
GLENN S. JONES PERSONALLY
APPEARED ERIC SHAW

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

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

WITNESS MY HAND AND OFFICIAL SEAL.
SIGNATURE: [Signature]
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2314437
MY COMMISSION EXPIRES: NOV. 30, 2023
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

BENEFICIARY'S STATEMENT

THE UNDERSIGNED, AS BENEFICIARY UNDER THE DEED OF TRUST RECORDED NOVEMBER 2, 2001, INSTRUMENT NO. 2001-H049658 OF OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA, DOES HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP.

CITY AND COUNTY OF SAN FRANCISCO, A MUNICIPAL CORPORATION REPRESENTED BY THE MAYOR, ACTING THROUGH THE MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT, AS THE SUCCESSOR-IN-INTEREST TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

BY: [Signature]
NAME: Eric Shaw
TITLE: Director, MCHCD

BENEFICIARY'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA }
COUNTY OF SAN FRANCISCO }
ON FEB 26, 2021 BEFORE ME
GLENN S. JONES PERSONALLY
APPEARED ERIC SHAW

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

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

WITNESS MY HAND AND OFFICIAL SEAL.
SIGNATURE: [Signature]
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2314437
MY COMMISSION EXPIRES: NOV. 30 2023
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

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 TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION IN MAY 2020. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 2022, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: [Signature] 2/16/2021
JACQUELINE LUK, P.L.S. 8934 DATE



FINAL MAP 10562

BEING A 7 LOT VERTICAL SUBDIVISION, BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED APRIL 20, 1999, RECORDER'S SERIAL NUMBER 99-G555175, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, BEING A PORTION OF 50 VARA BLOCK NO. 199.

CITY AND COUNTY OF SAN FRANCISCO

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

FEBRUARY 2021

FINAL MAP GENERAL NOTES

1. DECLARATION OF RESTRICTIONS, EXECUTED BY TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION (TNDC), IN FAVOR OF THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED APRIL 20, 1999 AS INSTRUMENT NO. 99-G555180 OF OFFICIAL RECORDS. BECAUSE THE AGENCY HAS MADE A LOAN TO TNDC TO FINANCE COSTS ASSOCIATED WITH THE DEVELOPMENT OF THE SUBJECT PROPERTY, TWENTY-THREE OF THE LIVING UNITS ON THE PROPERTY ARE SUBJECT TO AFFORDABILITY RESTRICTIONS. SAID DECLARATION BY THE PROVISIONS OF A SUBORDINATION AGREEMENT RECORDED NOVEMBER 2, 2001 AS INSTRUMENT NO. 2001-H049659 OF OFFICIAL RECORDS WAS MADE SUBORDINATE TO THE DEED OF TRUST REFERRED TO AS INSTRUMENT NO. 2001-H049656. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
2. DECLARATION OF RESTRICTIONS, EXECUTED BY TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION (TNDC), IN FAVOR OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED APRIL 20, 1999 AS INSTRUMENT NO. 99-G555186 OF OFFICIAL RECORDS. BECAUSE THE CITY HAS MADE A LOAN TO TNDC TO FINANCE COSTS ASSOCIATED WITH THE DEVELOPMENT OF THE SUBJECT PROPERTY, TNDC AGREES TO COMPLY WITH REGULATORY OBLIGATIONS REGARDING CONSTRUCTION, OPERATION AND MAINTENANCE OF AND AFFORDABILITY RESTRICTIONS ON THE PROJECT. THIS DOCUMENT WAS AMENDED BY AN AMENDMENT TO DECLARATION OF RESTRICTIONS, RECORDED NOVEMBER 2, 2001 AS INSTRUMENT NO. 2001-H049661, WHICH INCREASED THE PRINCIPAL AMOUNT OF THE LOAN. BOTH DOCUMENTS BY THE PROVISIONS OF A SUBORDINATION AGREEMENT RECORDED NOVEMBER 2, 2001 AS INSTRUMENT NO. 2001-H049667 OF OFFICIAL RECORDS WAS MADE SUBORDINATE TO THE DEED OF TRUST REFERRED TO AS INSTRUMENT NO. 2001-H049656. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
3. DECLARATION OF RESTRICTIONS, EXECUTED BY TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION (TNDC), IN FAVOR OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED APRIL 20, 1999 AS INSTRUMENT NO. 99-G555190 OF OFFICIAL RECORDS. BECAUSE THE CITY HAS MADE A LOAN TO TNDC TO FINANCE COSTS ASSOCIATED WITH THE DEVELOPMENT OF THE SUBJECT PROPERTY, TNDC AGREES TO COMPLY WITH REGULATORY OBLIGATIONS REGARDING CONSTRUCTION, OPERATION AND MAINTENANCE OF AND AFFORDABILITY RESTRICTIONS ON THE PROJECT. THIS DOCUMENT WAS AMENDED BY AN AMENDMENT TO DECLARATION OF RESTRICTIONS, RECORDED NOVEMBER 2, 2001 AS INSTRUMENT NO. 2001-H049663, WHICH INCREASED THE PRINCIPAL AMOUNT OF THE LOAN. BOTH DOCUMENTS BY THE PROVISIONS OF A SUBORDINATION AGREEMENT RECORDED NOVEMBER 2, 2001 AS INSTRUMENT NO. 2001-H049667 OF OFFICIAL RECORDS WAS MADE SUBORDINATE TO THE DEED OF TRUST REFERRED TO AS INSTRUMENT NO. 2001-H049656. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
4. DECLARATION OF USE, RECORDED OCTOBER 24, 2001 AS INSTRUMENT NO. 2001-H045003 OF OFFICIAL RECORDS, FOR SIDEWALK VAULT ENCROACHMENT PERMIT #01V-050, PERMITS TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION TO OCCUPY AND MAINTAIN 1 TRANSFORMER VAULT WITHIN THE PUBLIC RIGHT-OF-WAY FRONTING THE SUBJECT PROPERTY. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
5. AN UNRECORDED LEASE UPON THE TERMS, COVENANTS, AND CONDITIONS CONTAINED OR REFERRED TO THEREIN, LESSOR BEING TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, LESSEE BEING AMBASSADOR SRO ASSOCIATES, LP, A CALIFORNIA LIMITED PARTNERSHIP, AS DISCLOSED BY A MEMORANDUM OF GROUND LEASE RECORDED NOVEMBER 2, 2001 AS INSTRUMENT NO. 2001-H049655 OF OFFICIAL RECORDS. LESSOR LEASES TO LESSEE THE SUBJECT PROPERTY BEGINNING ON NOVEMBER 1, 2001 FOR A PERIOD OF 60 YEARS. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
6. REGULATORY AGREEMENT EXECUTED BY AMBASSADOR SRO ASSOCIATES, LP, A CALIFORNIA LIMITED PARTNERSHIP (DEVELOPER), TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORPORATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION (OWNER), AND THE CALIFORNIA HOUSING FINANCE AGENCY (AGENCY), RECORDED NOVEMBER 2, 2001 AS INSTRUMENT NO. 2001-H049656 OF OFFICIAL RECORDS. BECAUSE THE AGENCY IS MAKING A LOAN TO WELLS FARGO BANK FOR THE BENEFIT OF THE DEVELOPER, THE DEVELOPER AND OWNER AGREE TO HAVE THE DEVELOPMENT REGULATED AND RESTRICTED BY THE AGENCY, PLACING LIMITS ON THE USE AND OCCUPANCY OF THE DEVELOPMENT. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
7. DECLARATION OF RESTRICTIONS, EXECUTED BY AMBASSADOR SRO ASSOCIATES, LP, A CALIFORNIA LIMITED PARTNERSHIP (GRANTEE), IN FAVOR OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED NOVEMBER 2, 2001 AS INSTRUMENT NO. 2001-H049665 OF OFFICIAL RECORDS. BECAUSE THE CITY IS MAKING A GRANT TO THE GRANTEE TO FINANCE COSTS ASSOCIATED WITH THE DEVELOPMENT OF THE LEASEHOLD INTEREST IN THE SUBJECT PROPERTY, THE GRANTEE AGREES TO COMPLY WITH CERTAIN AFFORDABILITY AND OTHER USE AND OCCUPANCY RESTRICTIONS COMMENCING ON THE DATE ON WHICH A CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE PROJECT, AND CONTINUING FOR 50 YEARS. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
8. GRANT OF EASEMENT FOR MDU BROADBAND SERVICE GRANTED TO TELEVISION SIGNAL CORPORATION, RECORDED JULY 28, 2004 AS INSTRUMENT NO. 2004-H776734 OF OFFICIAL RECORDS. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
9. REGULATORY AGREEMENT EXECUTED BY CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE (TCAC) AND AMBASSADOR SRO ASSOCIATES, LP, A CALIFORNIA LIMITED PARTNERSHIP (OWNER), RECORDED NOVEMBER 3, 2004 AS INSTRUMENT NO. 2004-H844495 OF OFFICIAL RECORDS. THE AGREEMENT CONSTITUTES THE EXTENDED LOW INCOME HOUSING COMMITMENT REQUIRED DUE TO THE FACT THAT TCAC HAS AUTHORIZED AN ALLOCATION RELATING TO THE LOW-INCOME HOUSING TAX CREDIT FOR THE AMBASSADOR HOTEL LOCATED ON THE SUBJECT PROPERTY. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
10. SITE ACCESS AGREEMENT EXECUTED BY AMBASSADOR SRO ASSOCIATES AND BETWEEN COMCAST OF CALIFORNIA III, INC., RECORDED MAY 2, 2005 AS INSTRUMENT NO. 2005-H946033 OF OFFICIAL RECORDS, GRANTS COMCAST AN IRREVOCABLE EASEMENT TO ACCESS, INSTALL AND MAINTAIN EQUIPMENT IN DESIGNATED EQUIPMENT SPACE, USED FOR THE TRANSMISSION OF BROADBAND DIGITAL SERVICES INCLUDING CABLE TELEVISION, DATA CONNECTIVITY AND OTHER HIGH-SPEED DATA AND COMMUNICATIONS SERVICES AT THE SUBJECT PROPERTY. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
11. NOTICE OF SPECIAL RESTRICTIONS EXECUTED BY AMBASSADOR SRO ASSOCIATES, LP, RECORDED SEPTEMBER 4, 2020 AS INSTRUMENT NO. 2020-013414 OF OFFICIAL RECORDS. THE RESTRICTIONS CONSIST OF CONDITIONS ATTACHED TO VARIANCE APPLICATION NO. 2020-0009666VAR AUTHORIZED BY THE ZONING ADMINISTRATOR OF THE CITY AND COUNTY OF SAN FRANCISCO ON JUNE 17, 2020 TO CONSTRUCT A STEEL SEISMIC BUTTRESS SYSTEM TO SUPPORT THE EXISTING HISTORIC BUILDING. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
12. AN UNRECORDED LEASE UPON THE TERMS, COVENANTS, AND CONDITIONS CONTAINED OR REFERRED TO THEREIN, LESSOR BEING AMBASSADOR SRO ASSOCIATES, LP, LESSEE BEING CALIFORNIA GROCERY, AS DISCLOSED BY UCC FINANCING STATEMENT RECORDED SEPTEMBER 22, 2020 AS INSTRUMENT NO. 2020-019924 OF OFFICIAL RECORDS. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
13. THIS SUBDIVISION OF LAND CONTAINS A VERTICAL SUBDIVISION OF AIRSPACE. VERTICAL SUBDIVISIONS OFTEN NECESSITATE RECIPROCAL EASEMENT AGREEMENTS SUCH AS BUT NOT LIMITED TO ACCESS, MAINTENANCE, UTILITIES, SUPPORT, ENCROACHMENTS, EMERGENCY INGRESS AND EGRESS, PERMITTED USES, NO BUILD ZONES, ENVIRONMENTAL HAZARDS, ETC. SOME OF THESE REQUIREMENTS MAY HAVE A PUBLIC NATURE TO WHICH THE CITY AND COUNTY OF SAN FRANCISCO IS OR SHOULD BE A BENEFICIARY. THESE ARE OFTEN NOT OF A NATURE TO BE DISCLOSED GRAPHICALLY ON A SURVEY MAP. USERS OF THIS MAP ARE THEREFORE ADVISED TO CONSULT THEIR TITLE COMPANY AND LEGAL COUNSEL TO DETERMINE WHETHER ADEQUATE PROVISIONS EXIST AND ARE SUFFICIENT AND ENFORCEABLE.

FINAL MAP 10562

BEING A 7 LOT VERTICAL SUBDIVISION, BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED APRIL 20, 1999, RECORDER'S SERIAL NUMBER 99-G555175, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, BEING A PORTION OF 50 VARA BLOCK NO. 199.

CITY AND COUNTY OF SAN FRANCISCO

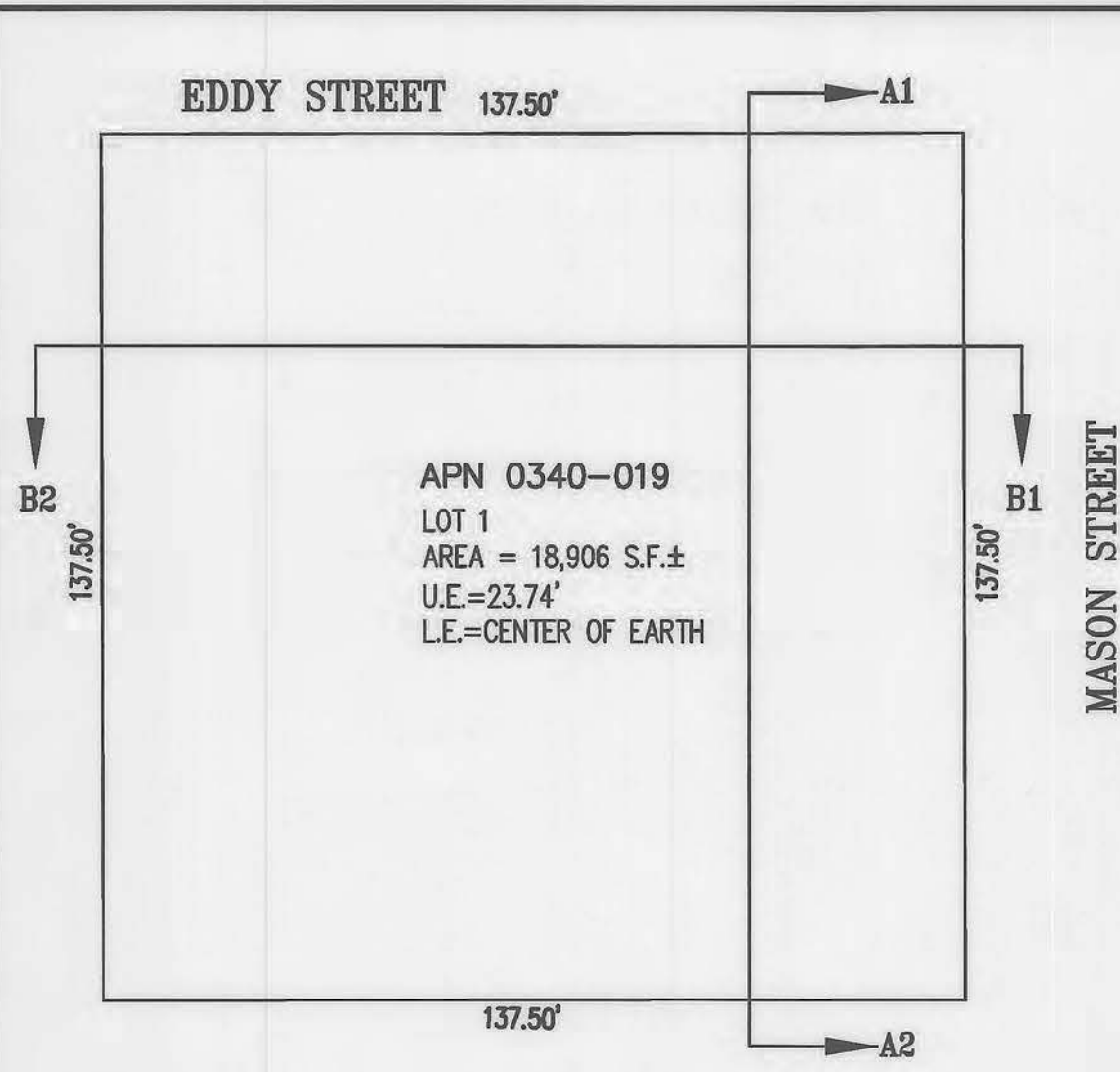
CALIFORNIA

LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547

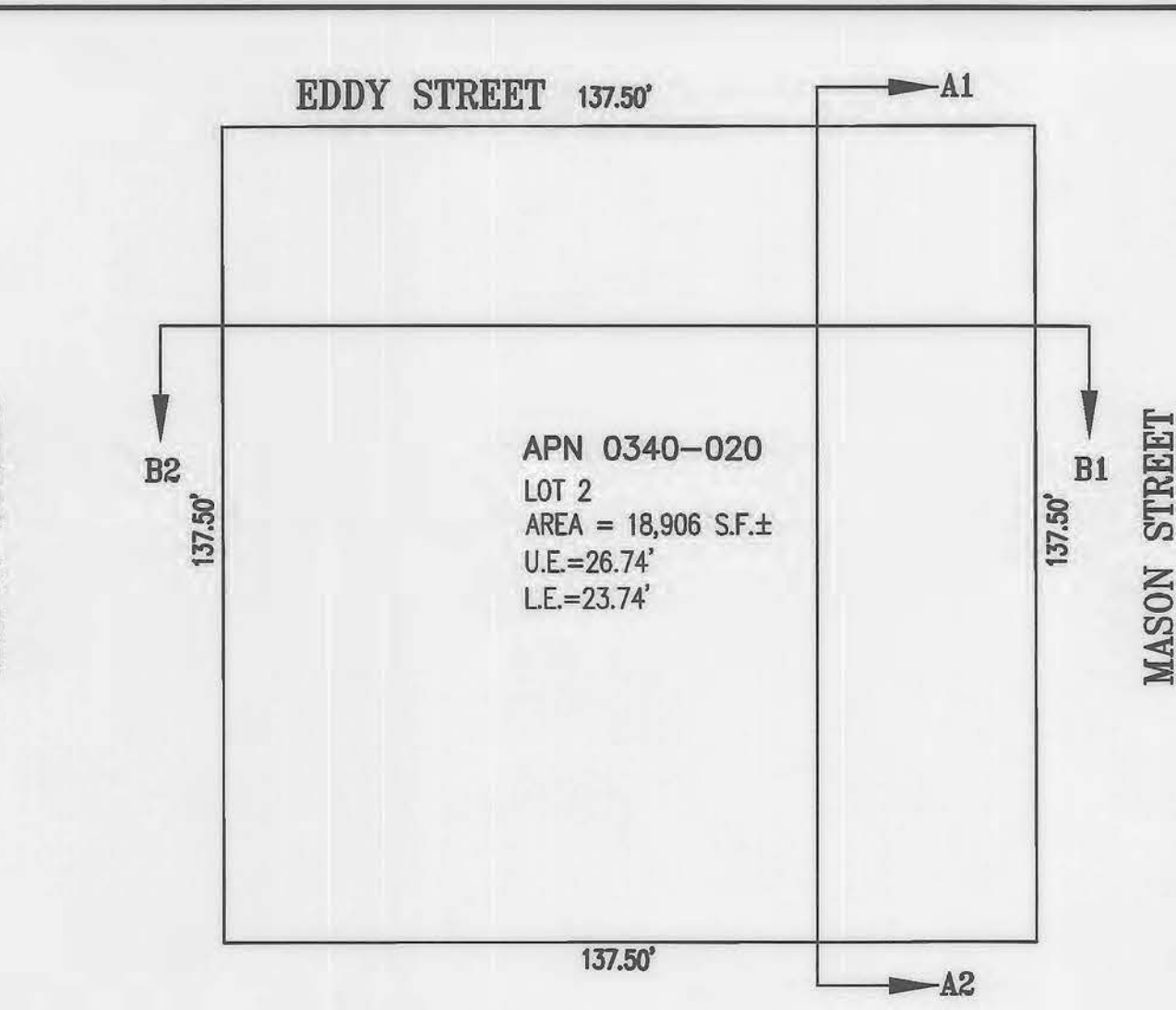
FEBRUARY 2021

SHEET 3 OF 7 SHEETS

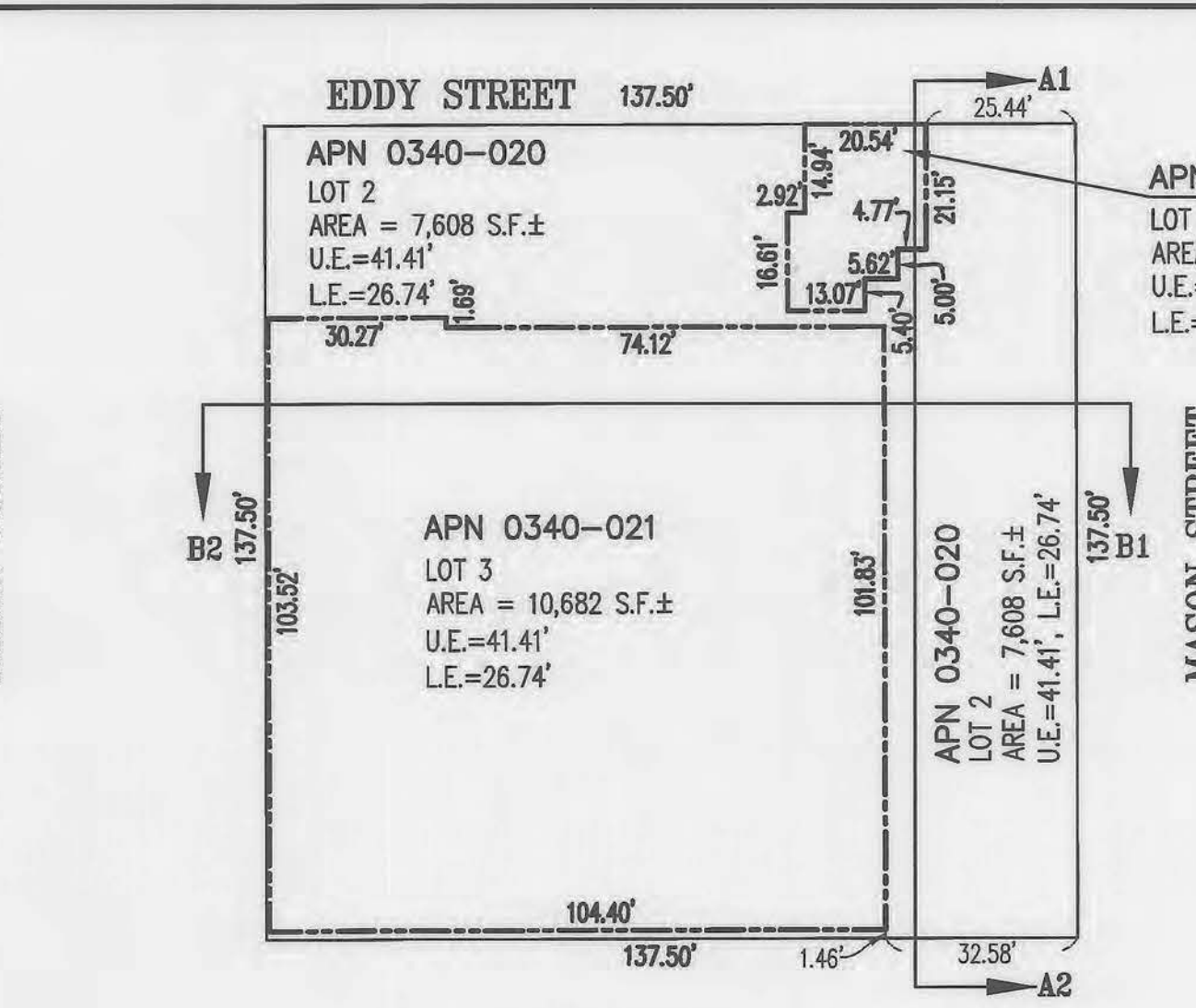
APN 0340-001 45-55 MASON STREET



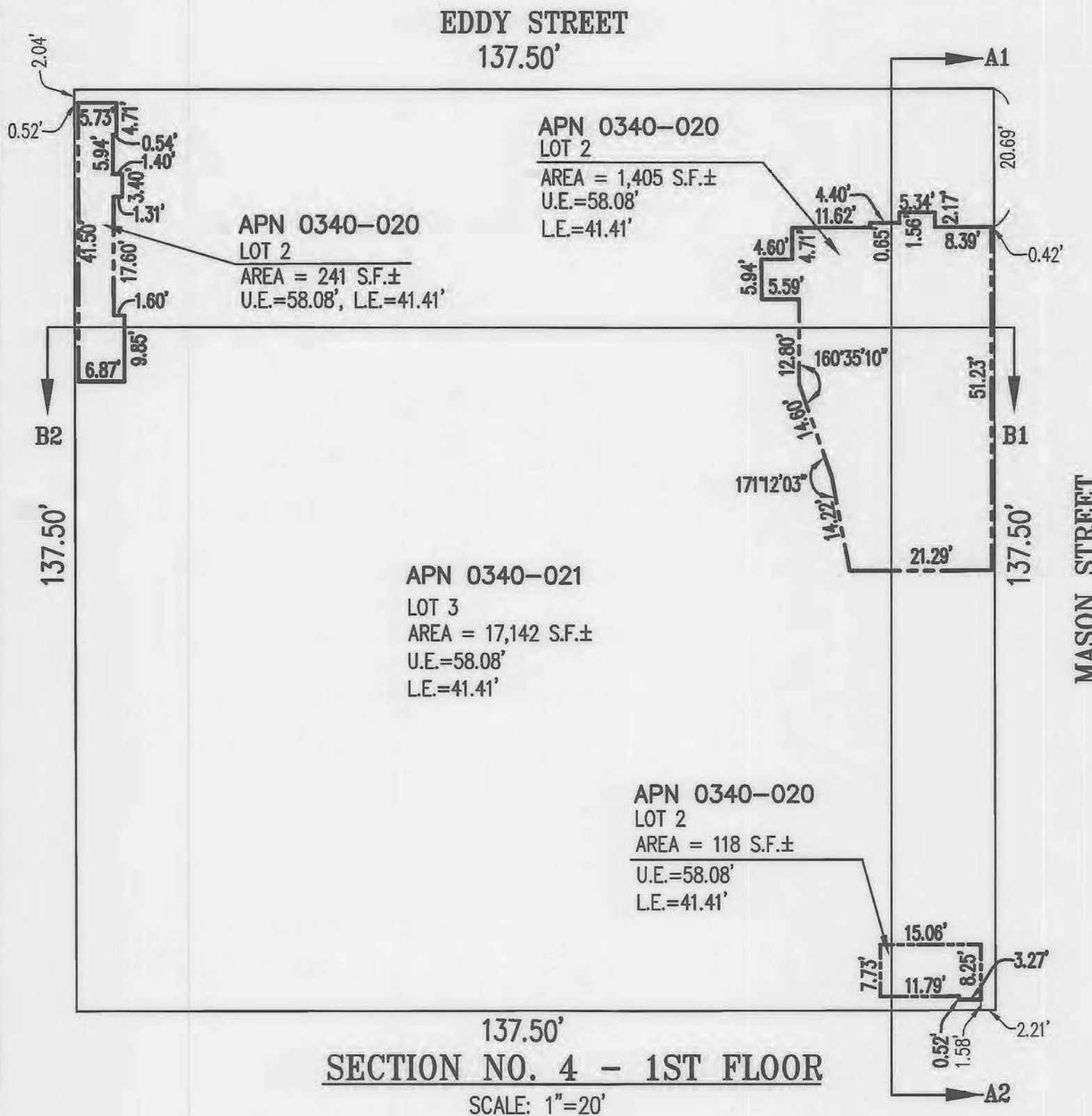
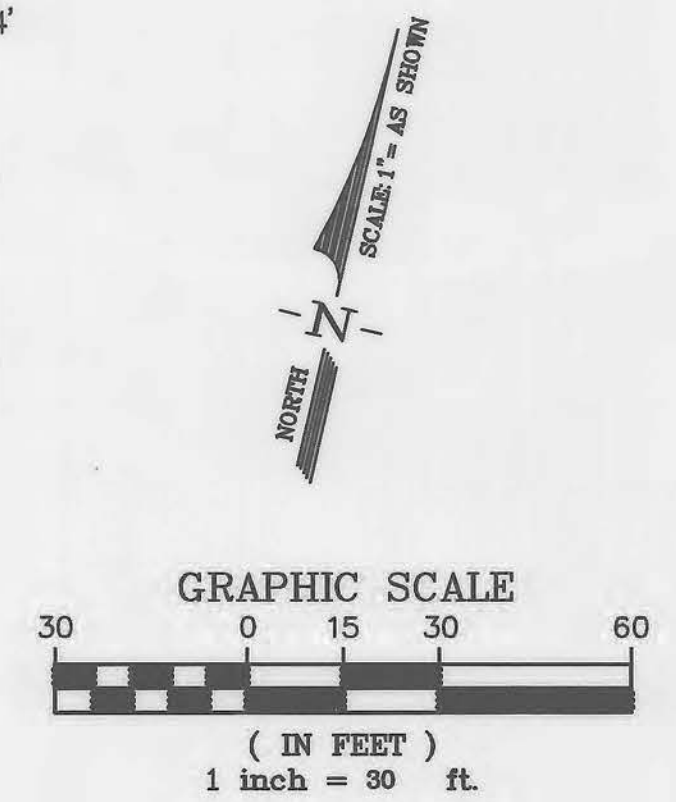
SECTION NO. 1 - LAND PARCEL
SCALE: 1"=30'



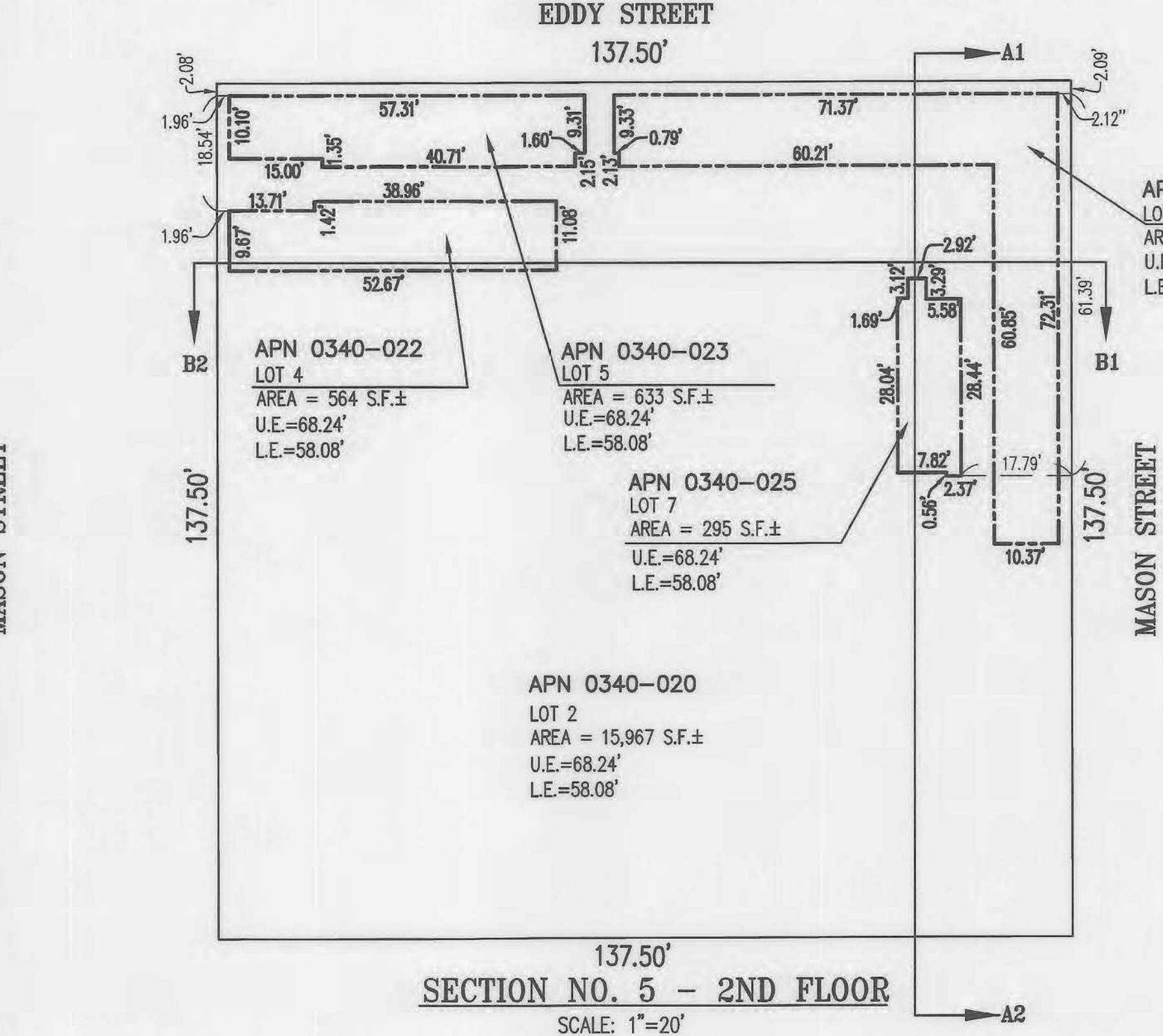
SECTION NO. 2 - FOUNDATION
SCALE: 1"=30'



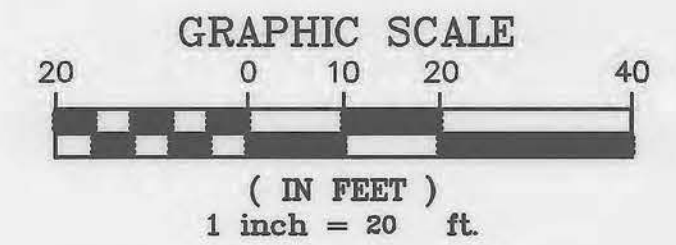
SECTION NO. 3 - BASEMENT
SCALE: 1"=30'



SECTION NO. 4 - 1ST FLOOR
SCALE: 1"=20'

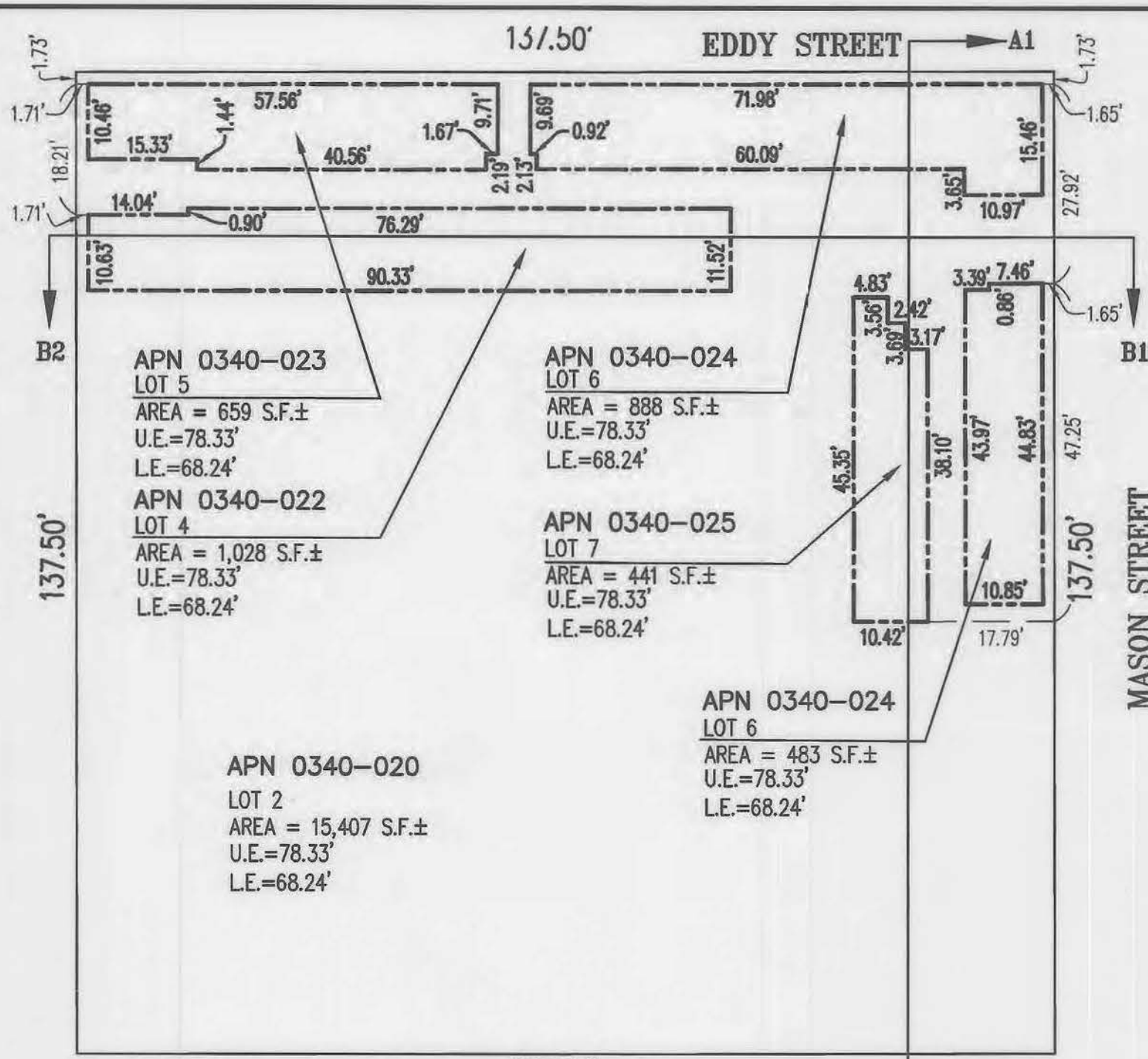


SECTION NO. 5 - 2ND FLOOR
SCALE: 1"=20'

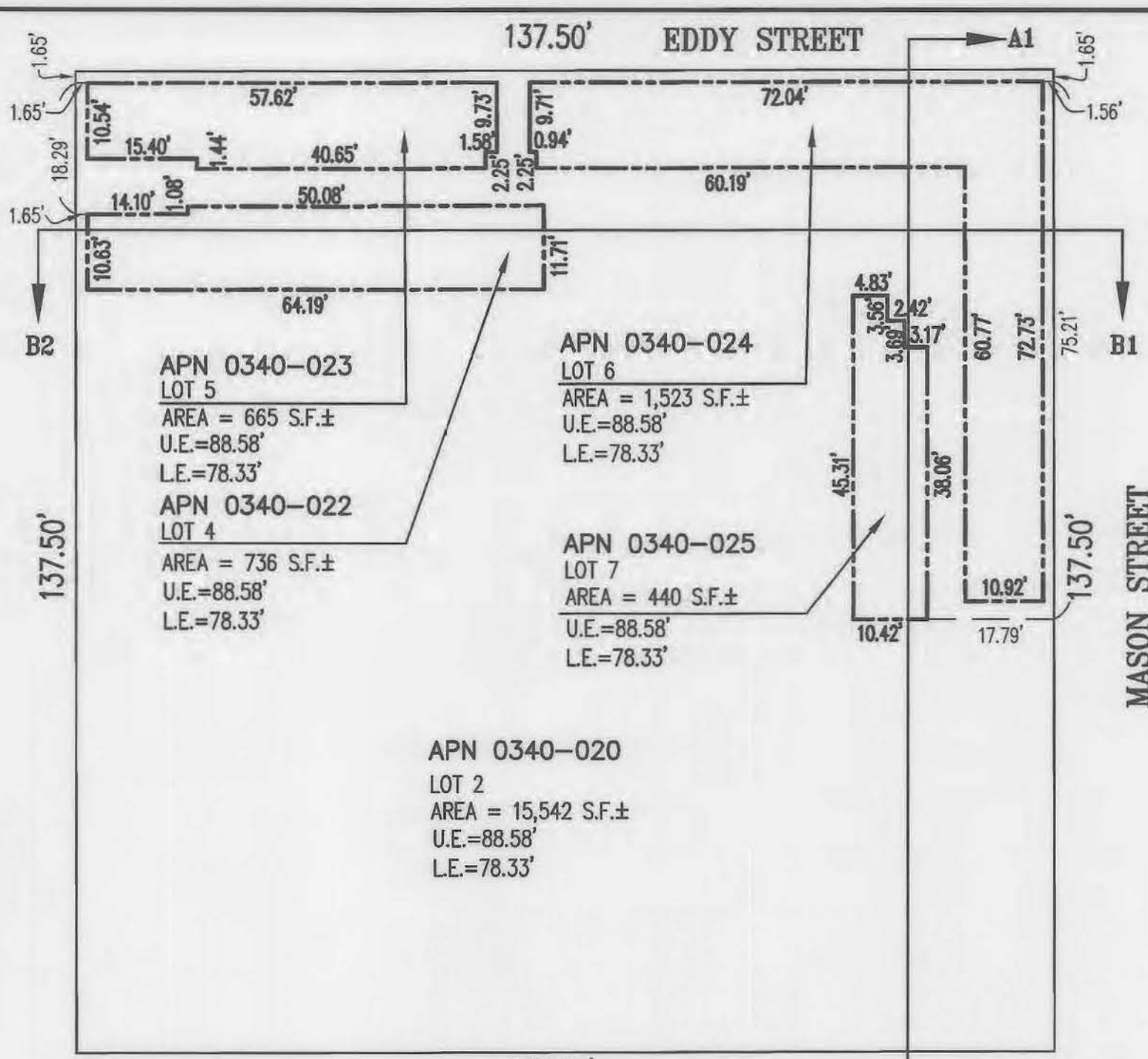


- NOTES**
1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
 2. ALL PROPERTY LINE ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 3. SEE SHEET 7 FOR LEGEND AND BASIS OF ELEVATION.

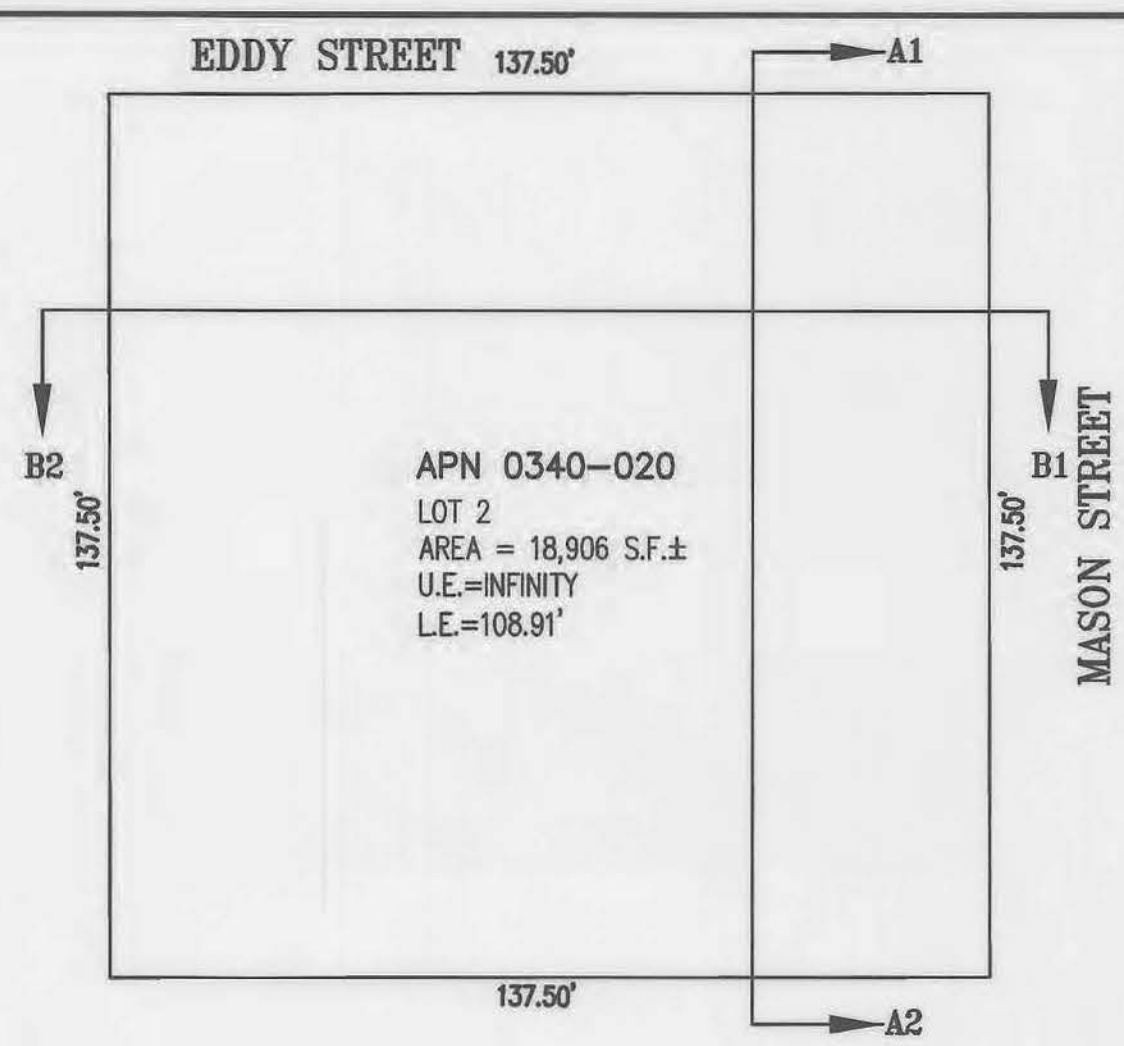
FINAL MAP 10562
 BEING A 7 LOT VERTICAL SUBDIVISION, BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED APRIL 20, 1999, RECORDER'S SERIAL NUMBER 99-6555175, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, BEING A PORTION OF 50 VARA BLOCK NO. 199.
 CITY AND COUNTY OF SAN FRANCISCO
 CALIFORNIA
 LUK AND ASSOCIATES
 738 ALFRED NOBEL DRIVE
 HERCULES, CALIFORNIA 94547
 FEBRUARY 2021



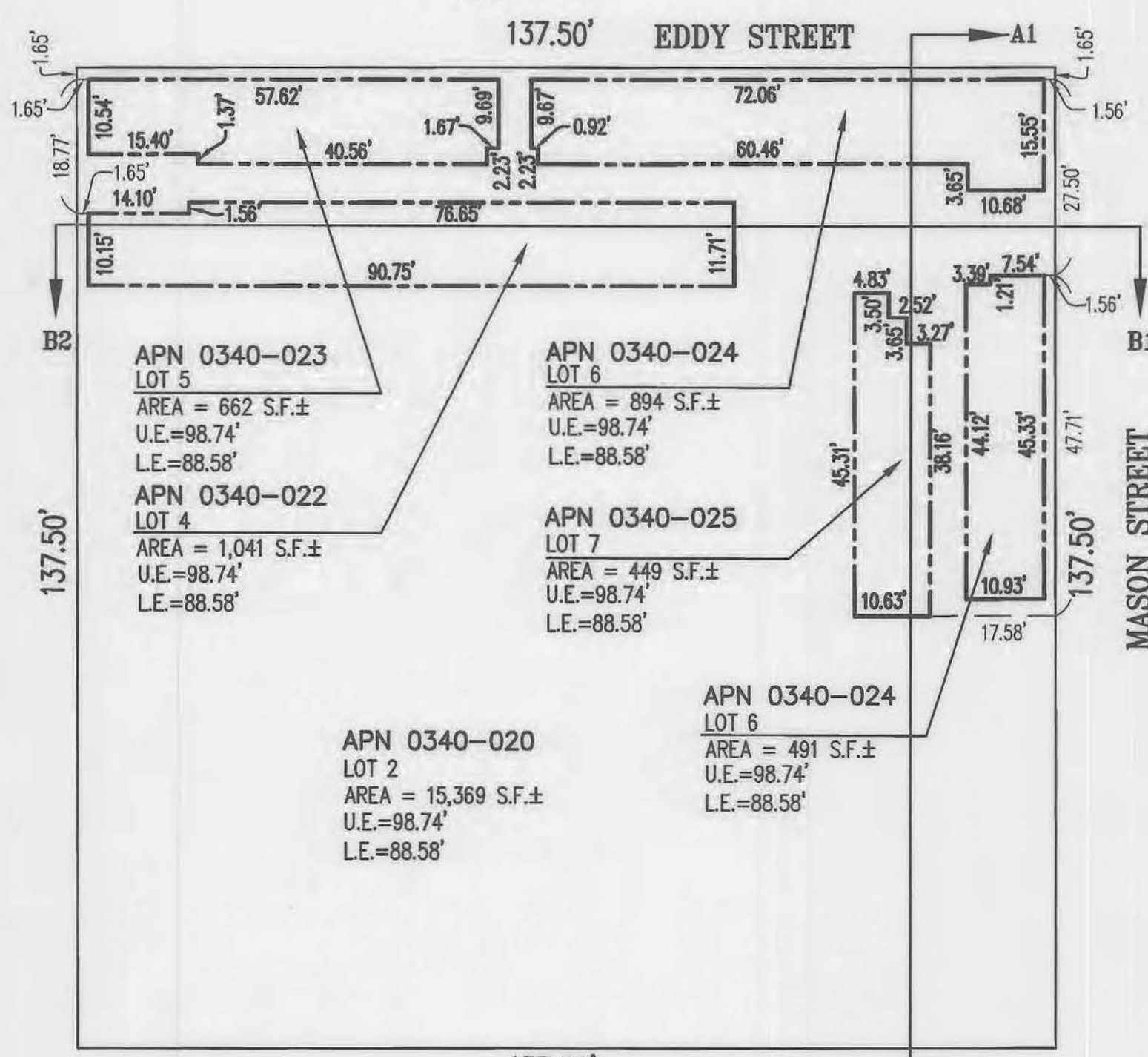
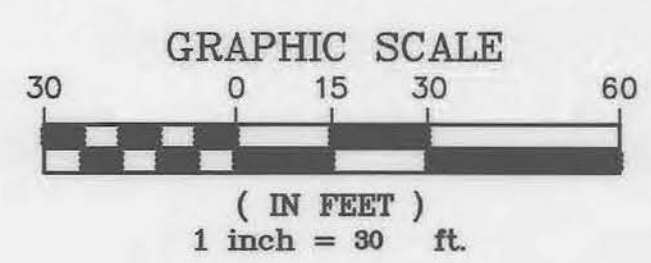
SECTION NO. 6 - 3RD FLOOR
SCALE: 1"=20'



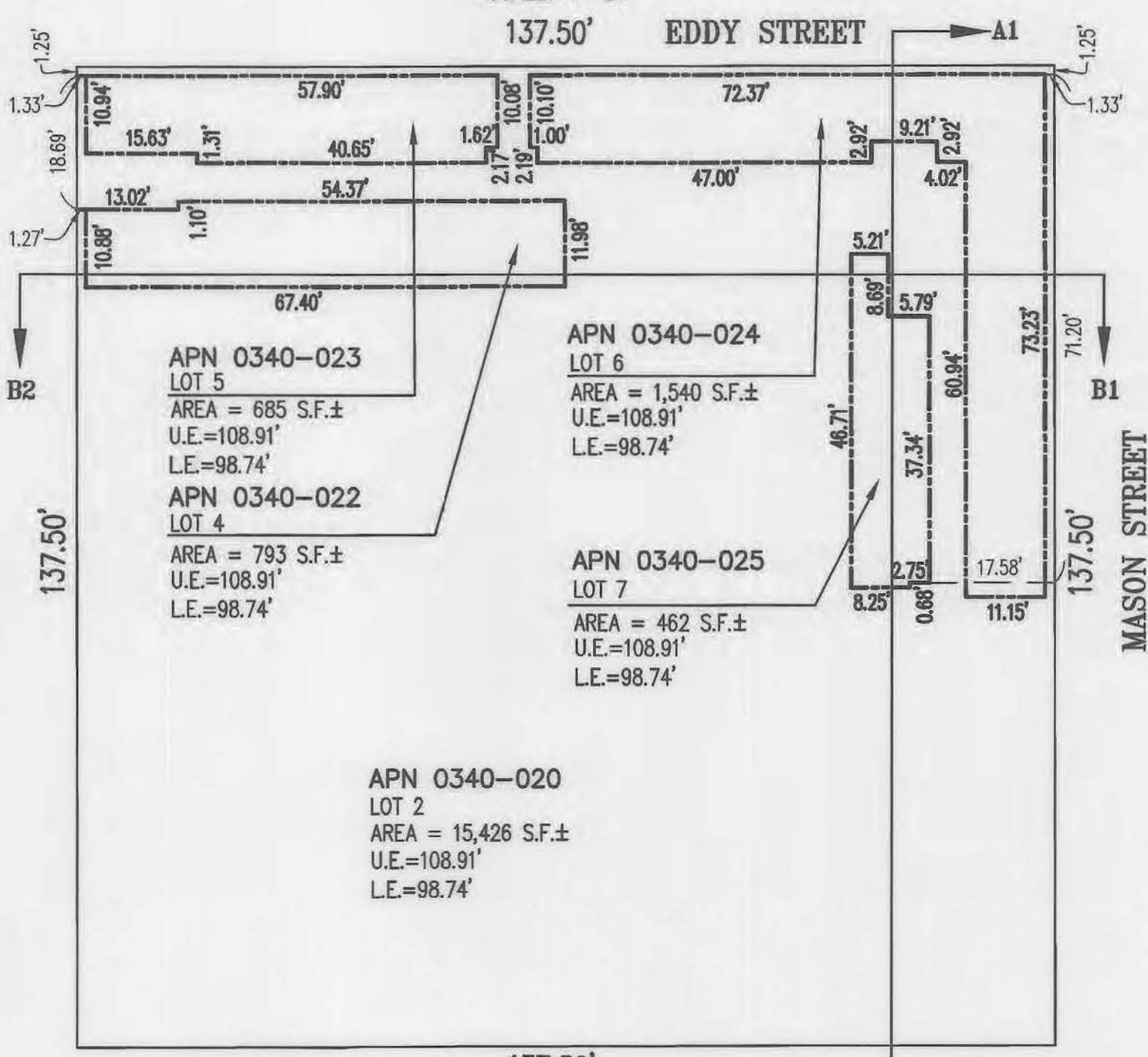
SECTION NO. 7 - 4TH FLOOR
SCALE: 1"=20'



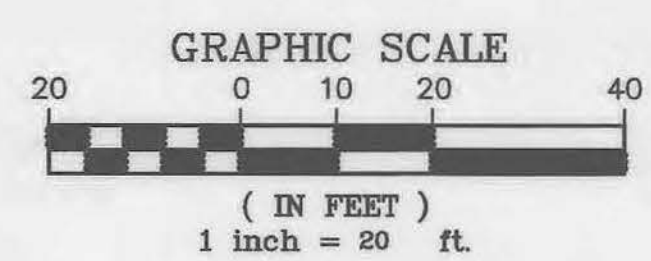
SECTION NO. 10 - AIR PARCEL
SCALE: 1"=30'



SECTION NO. 8 - 5TH FLOOR
SCALE: 1"=20'



SECTION NO. 9 - 6TH FLOOR
SCALE: 1"=20'



NOTES

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL PROPERTY LINE ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. SEE SHEET 7 FOR LEGEND AND BASIS OF ELEVATION.

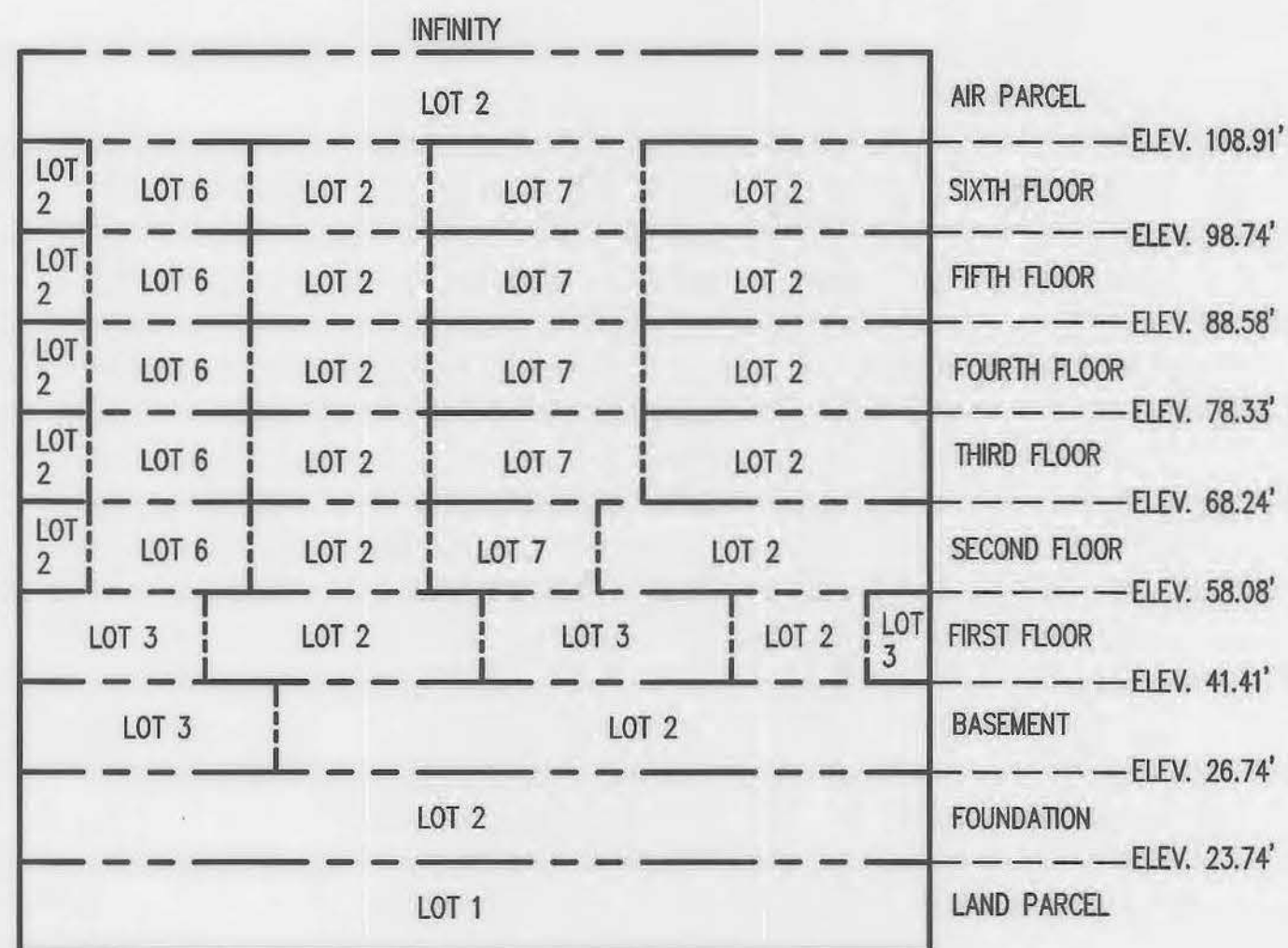
FINAL MAP 10562

BEING A 7 LOT VERTICAL SUBDIVISION, BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED APRIL 20, 1999, RECORDER'S SERIAL NUMBER 99-0555175, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, BEING A PORTION OF 50 VARA BLOCK NO. 199.

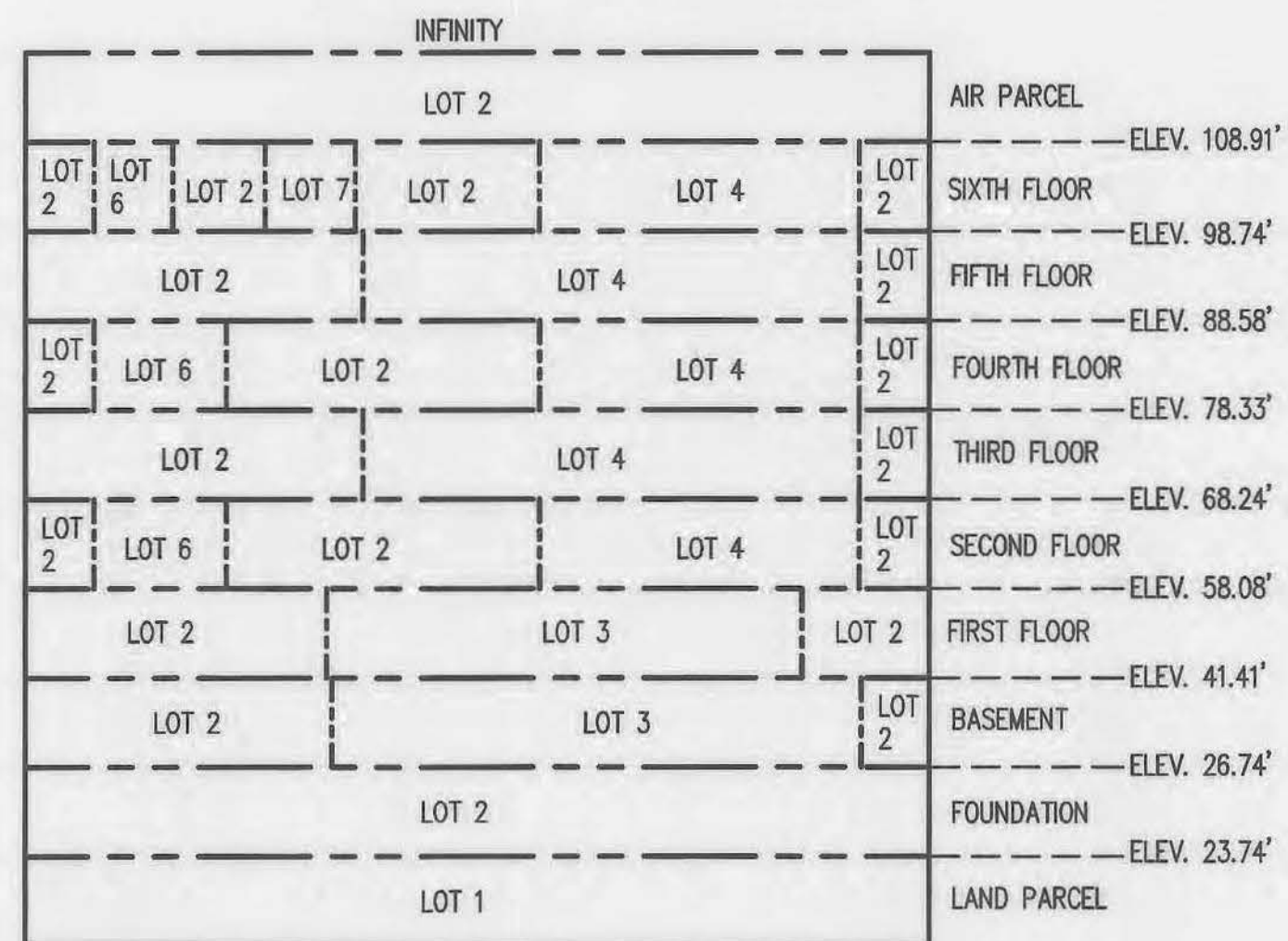
CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA

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HERCULES, CALIFORNIA 94547

FEBRUARY 2021



CENTER OF EARTH
SECTION A1-A2
 NOT TO SCALE



CENTER OF EARTH
SECTION B1-B2
 NOT TO SCALE

LEGEND

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

BASIS OF ELEVATION

BM10101, BEING A 2 1/2" DOMED BRASS STAMPED DISK LOCATED AT THE NORTHEAST CORNER OF MARKET @ MASON @ TURK, IN 1.5' WIDE GRANITE CURB OF TRIANGULAR BRICK ISLAND, SOUTHEASTERLY CORNER OF ISLAND, 2.8' SOUTHERLY OF END CURB RETURN OF MARKET, 5.8' NORTHWESTERLY OF 2' SQUARE DRAIN @ MARKET STREET FLOWLINE, 1.0' NORTHEASTERLY OF FACE OF CURB, STAMPED "DPW BM-0033." ELEVATION = 39.787, SAN FRANCISCO VERTICAL DATUM OF 2013 (SFVD13).

NOTES

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL PROPERTY LINE ANGLES ARE 90° UNLESS OTHERWISE NOTED.

FINAL MAP 10562

BEING A 7 LOT VERTICAL SUBDIVISION, BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED APRIL 20, 1999, RECORDER'S SERIAL NUMBER 99-0555175, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, BEING A PORTION OF 50 VARA BLOCK NO. 199.

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