

**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

**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 8456".

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

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

**APPROVALS:**

THIS MAP IS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 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 ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

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

BY: Bruce Storrs DATE: October 30 2015  
BRUCE R. STORRS L.S. 6914

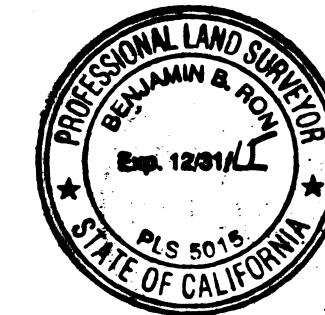


**SURVEYOR'S STATEMENT:**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF 1634 PINE STREET LLC ON JUNE 30, 2014. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JUNE 30, 2016 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: Benjamin B. Ron DATE: 10-2-15

BENJAMIN B. RON  
PLS No. 5015



**RECORDER'S STATEMENT:**

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

SIGNED: \_\_\_\_\_

COUNTY RECORDER  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**FINAL MAP 8456**

A TWO LOT VERTICAL SUBDIVISION, A 114 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT WITHIN PARCEL A, AND A 145 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN PARCEL B, BEING A MERGER AND SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED NOVEMBER 15, 2011 IN DOCUMENT NO. 2011-J300095-00, 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

SEPTEMBER 2015

SHEET 1 OF 4

AB 0647, LOTS 007, 008,  
009, 010, 011 & 011A

1634-1690 PINE STREET

**OWNER'S STATEMENT:**

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF RECORD TITLE INTEREST IN THE REAL PROPERTY SUBDIVIDED AND SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

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

OWNER: 1634 PINE STREET LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY  
BY: VAN NESS CLAY CORP.,  
A CALIFORNIA CORPORATION  
ITS: MANAGING MEMBER

BY: Dean D. Givas  
NAME: DEAN D. GIVAS  
ITS: PRESIDENT

BENEFICIARIES: INDURE-BUILD-TO-CORE FUND, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
BY: NATIONAL REAL ESTATE ADVISORS, LLC,  
A DISTRICT OF COLUMBIA LIMITED LIABILITY COMPANY  
ITS: AUTHORIZED AGENT

BY: Betty J. Kanne  
NAME: BETTY J. KANNE  
ITS: PRESIDENT AND CHIEF EXECUTIVE OFFICER

1800 VAN NESS LP,  
A DELAWARE LIMITED PARTNERSHIP

BY: 1800 VAN NESS GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
ITS: GENERAL PARTNER

BY: Jonathan Ellenzweig  
NAME: JONATHAN ELLENZWEIG  
ITS: VICE PRESIDENT

**OWNER'S ACKNOWLEDGEMENT:**

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

STATE OF CALIFORNIA  
COUNTY OF San Francisco

ON September 22, 2015 BEFORE ME, Wilde Irene Toney

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

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

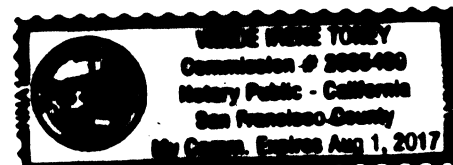
WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: [Signature]

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2035489

MY COMMISSION EXPIRES: August 1, 2017

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco



**BENEFICIARY'S ACKNOWLEDGEMENT:**

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

DISTRICT OF COLUMBIA  
COUNTY OF \_\_\_\_\_

ON September 22, 2015 BEFORE ME, Jeffrey J. Kanne

PERSONALLY APPEARED Jeffrey J. Kanne  
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 DISTRICT OF COLUMBIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: Jeffrey J. Kanne

NOTARY PUBLIC, DISTRICT OF COLUMBIA COMMISSION NO.: 71A

MY COMMISSION EXPIRES: 5-31-18

COUNTY OF PRINCIPAL PLACE OF BUSINESS: \_\_\_\_\_



**BENEFICIARY'S ACKNOWLEDGEMENT:**

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

STATE OF CALIFORNIA  
COUNTY OF San Francisco

ON September 22, 2015 BEFORE ME, Wilde Irene Toney

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

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

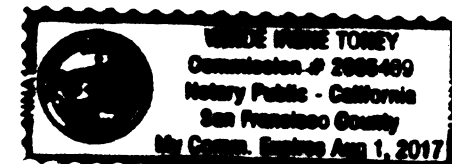
WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: [Signature]

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2035489

MY COMMISSION EXPIRES: August 1, 2017

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco



**FINAL MAP 8456**

A TWO LOT VERTICAL SUBDIVISION, A 114 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT WITHIN PARCEL A, AND A 145 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN PARCEL B, BEING A MERGER AND SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED NOVEMBER 15, 2011 IN DOCUMENT NO. 2011-J300095-00, OFFICIAL RECORDS

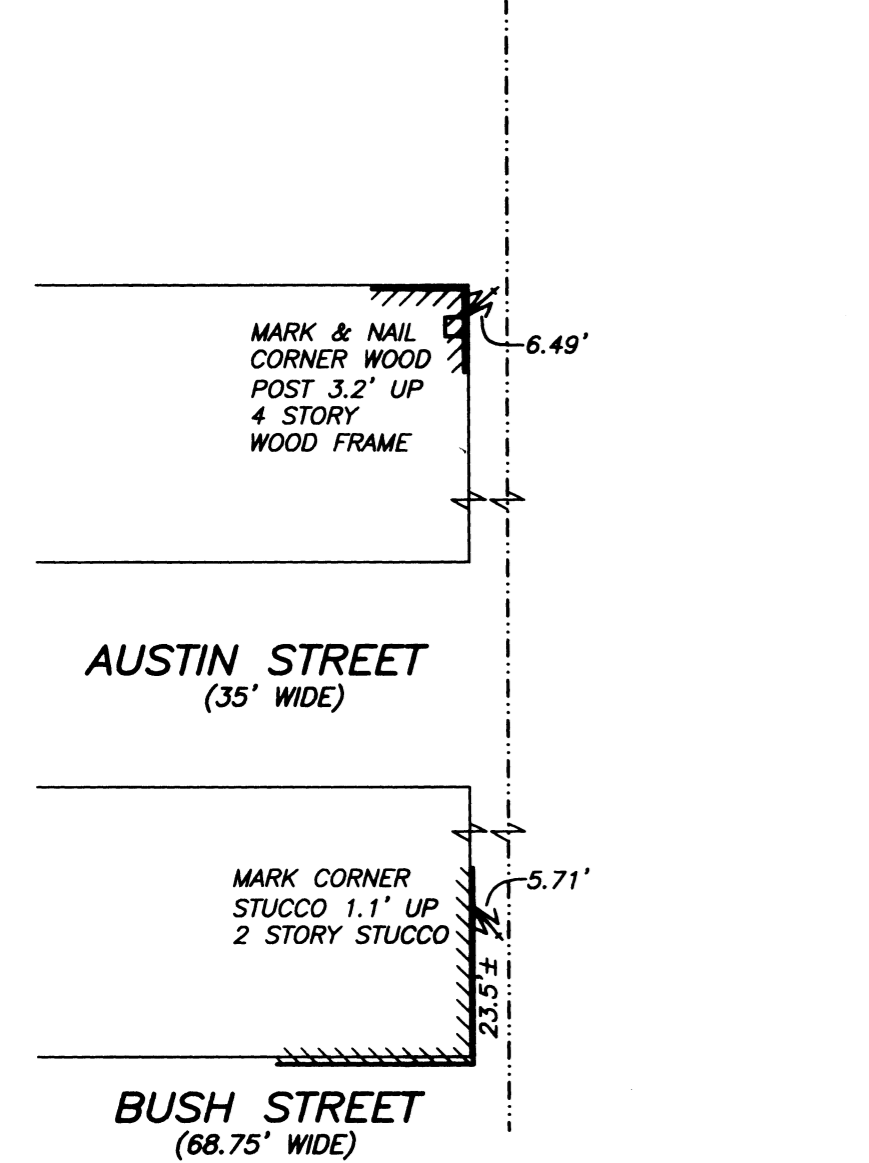
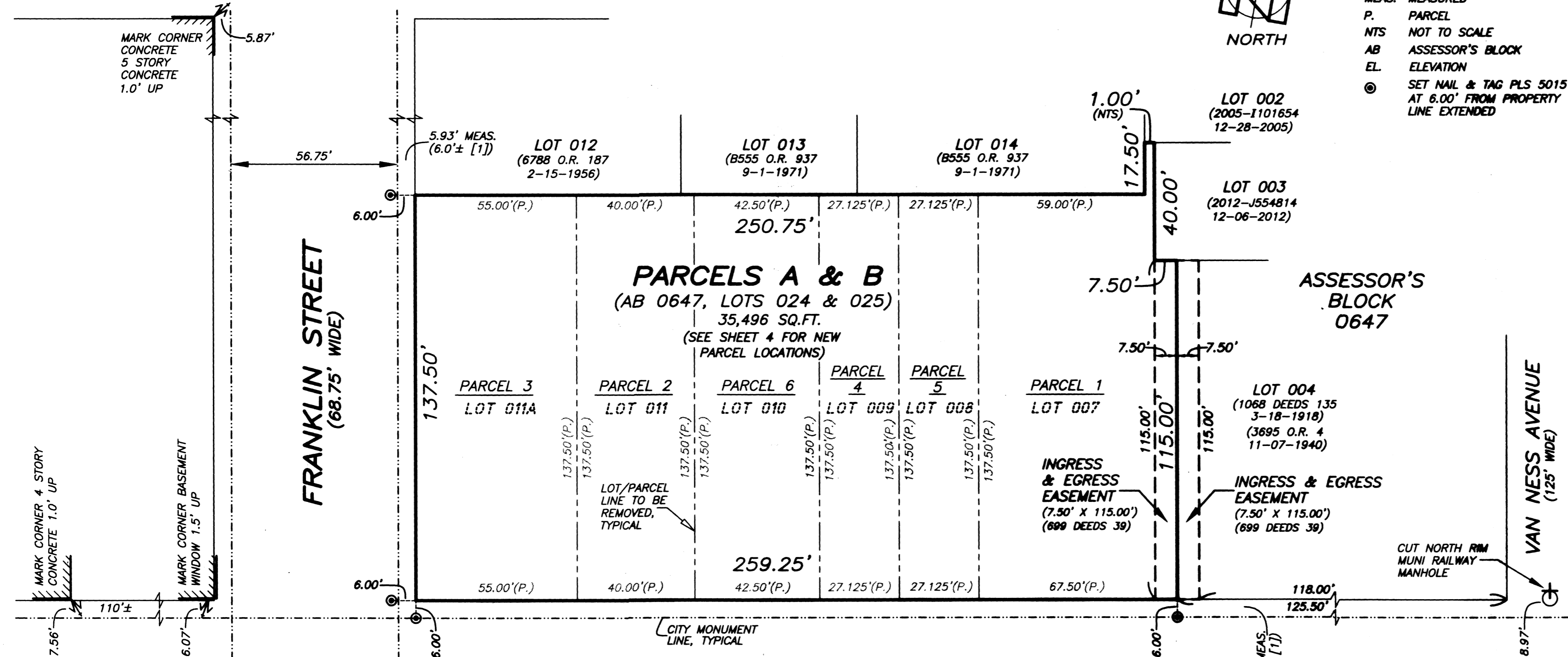
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
**MARTIN M. RON ASSOCIATES, INC.**  
Land Surveyors  
859 Harrison Street, Suite 200  
San Francisco California

CALIFORNIA STREET  
(85.00' WIDE)



- LEGEND**
- O.R. OFFICIAL RECORDS
  - MEAS. MEASURED
  - P. PARCEL
  - NTS NOT TO SCALE
  - AB ASSESSOR'S BLOCK
  - EL ELEVATION
  - ⊙ SET NAIL & TAG PLS 5015 AT 6.00' FROM PROPERTY LINE EXTENDED

- CONDOMINIUM NOTES:**
- a) THIS MAP IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 259 DWELLING UNITS AND 2 COMMERCIAL UNITS.
  - b) ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
  - c) UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS AND RESTRICTIONS, THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
    - (i) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
    - (ii) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES
  - d) IN THE EVENT THE AREAS IDENTIFIED IN (c) (ii) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.
  - e) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.
  - f) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER FRANKLIN OR PINE STREETS, ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).
  - g) SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM/ONTO ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DEPICTED HEREON OR NOT. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.



**NOTE:**  
PARCEL NUMBERS SHOWN HEREON ARE PER GRANT DEED RECORDED NOVEMBER 15, 2011, DOCUMENT NO. 2011-J300095, OFFICIAL RECORDS.

PINE STREET (68.75' WIDE)

**MAP REFERENCE:**  
[1] CITY OF SAN FRANCISCO MONUMENT MAP NO. 17 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

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

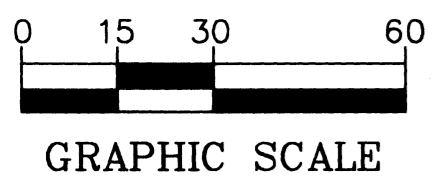
**BENCHMARK NOTE:**  
ELEVATIONS SHOWN HEREON ARE BASED ON LETTER "O" IN OPEN TOP OF HIGH PRESSURE FIRE HYDRANT AT THE SOUTHWEST CORNER OF PINE STREET AND VAN NESS AVENUE. ELEVATION = 183.23 FEET, SAN FRANCISCO CITY DATUM.

- NOTES:**
1. ALL PROPERTY LINE ANGLES ARE 90° UNLESS NOTED OTHERWISE.
  2. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
  3. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:
    - a. INGRESS AND EGRESS EASEMENT AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 12, 1912, IN BOOK 699 OF DEEDS PAGE 39. SHOWN HEREON
    - b. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JUNE 18, 2014, DOCUMENT NO. 2014-J895920, OFFICIAL RECORDS.
    - c. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED APRIL 13, 2015, DOCUMENT NO. 2015-K045304, OFFICIAL RECORDS.

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

CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
001-261	LOTS 026-286

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



- (i) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
- (ii) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES

d) IN THE EVENT THE AREAS IDENTIFIED IN (c) (ii) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.

e) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.

f) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER FRANKLIN OR PINE STREETS, ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).

g) SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM/ONTO ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DEPICTED HEREON OR NOT. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

**FINAL MAP 8456**

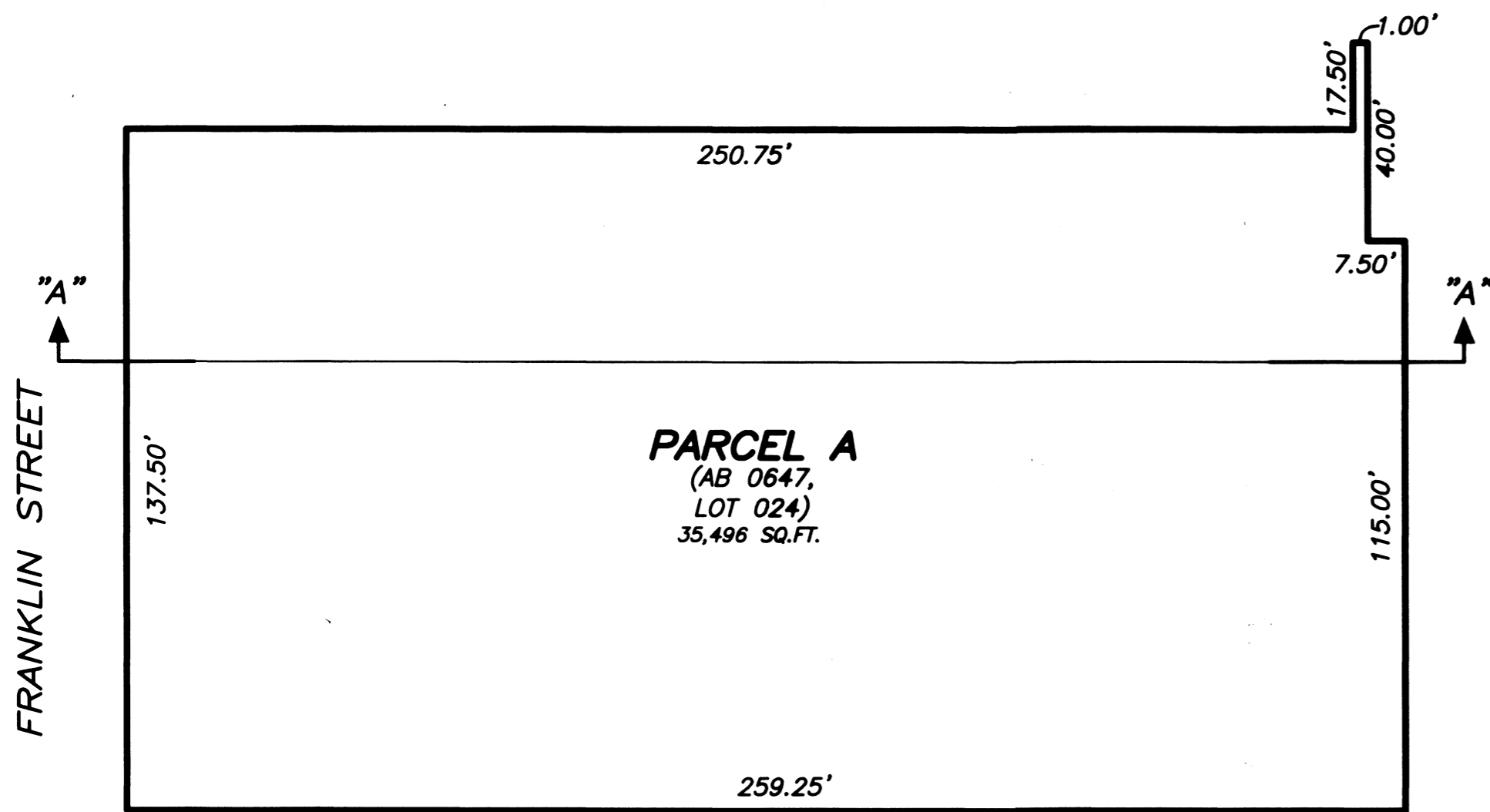
A TWO LOT VERTICAL SUBDIVISION, A 114 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT WITHIN PARCEL A, AND A 145 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN PARCEL B, BEING A MERGER AND SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED NOVEMBER 15, 2011 IN DOCUMENT NO. 2011-J300095-00, 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

SEPTEMBER 2015      SCALE: 1"=30'      SHEET 3 OF 4

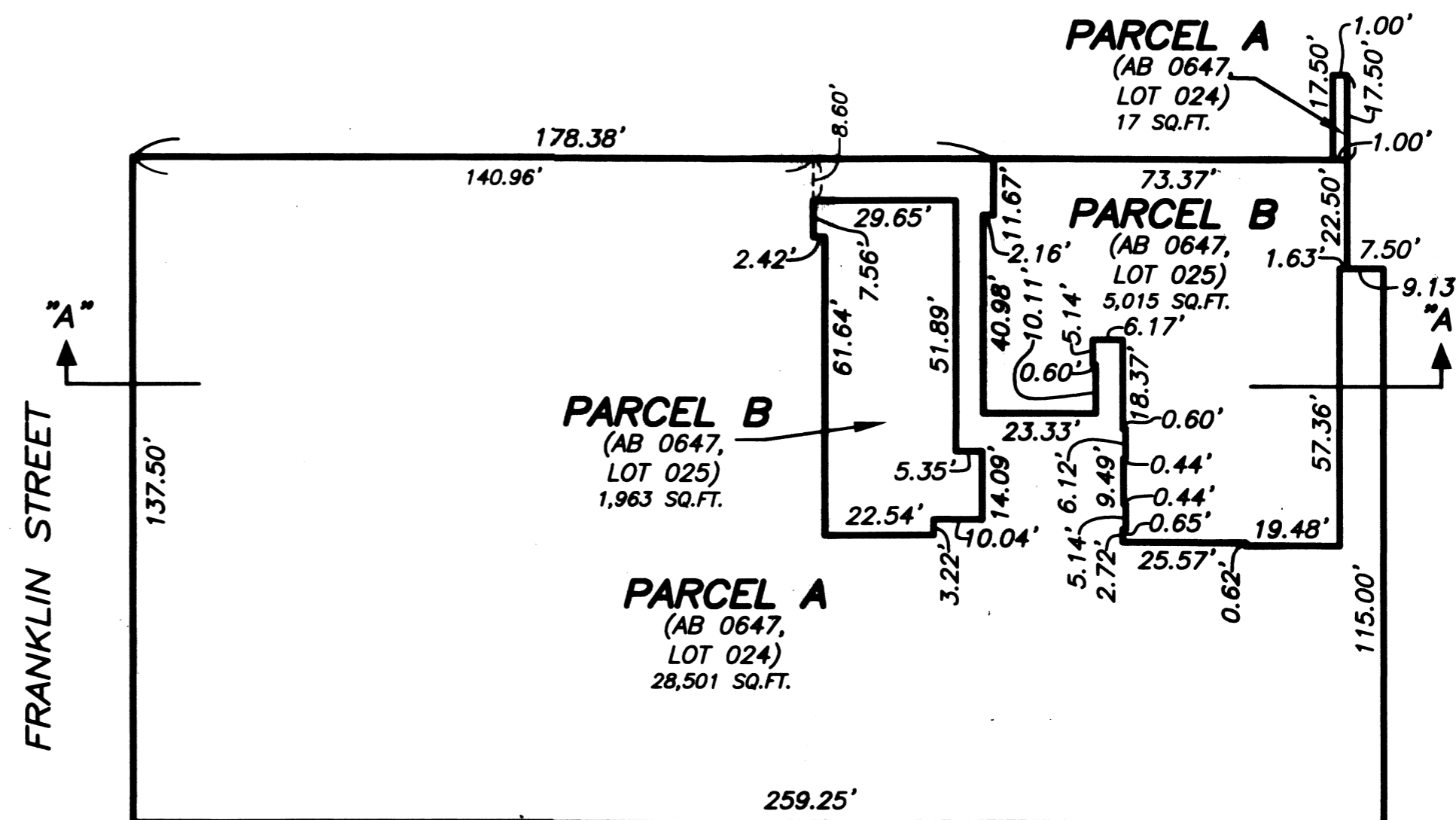
AB 0647, LOTS 007, 008, 009, 010, 011 & 011A      1634-1690 PINE STREET



**PARCEL A**  
(AB 0647,  
LOT 024)  
35,496 SQ.FT.

**LEVEL 1**

LOWER ELEVATION = CENTER OF THE EARTH  
UPPER ELEVATION = 193.80



**PARCEL B**  
(AB 0647,  
LOT 025)  
1,963 SQ.FT.

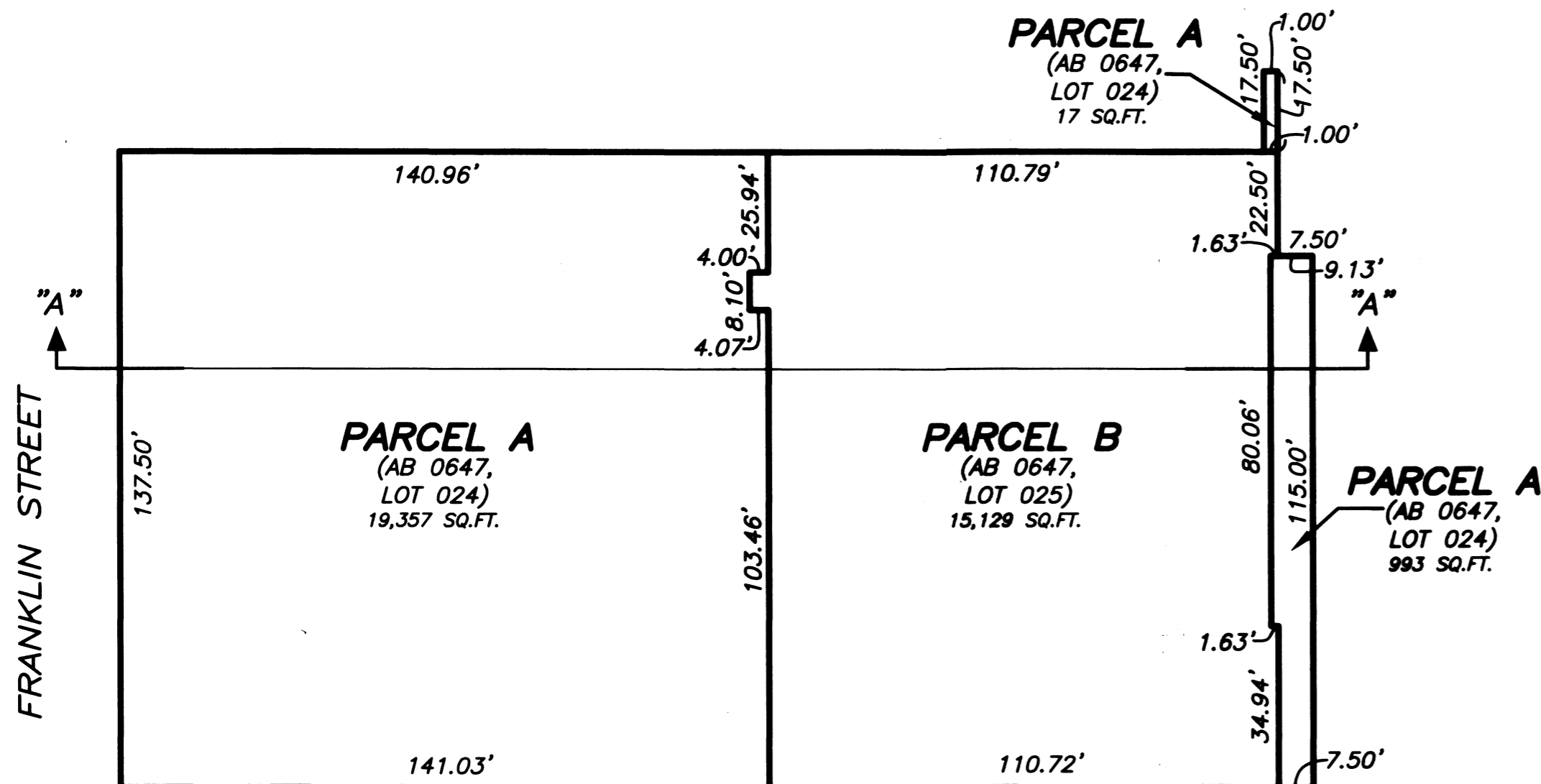
**PARCEL A**  
(AB 0647,  
LOT 024)  
28,501 SQ.FT.

**PARCEL A**  
(AB 0647,  
LOT 024)  
17 SQ.FT.

**PARCEL B**  
(AB 0647,  
LOT 025)  
5,015 SQ.FT.

**LEVEL 2**

LOWER ELEVATION = 193.80  
UPPER ELEVATION = 207.70



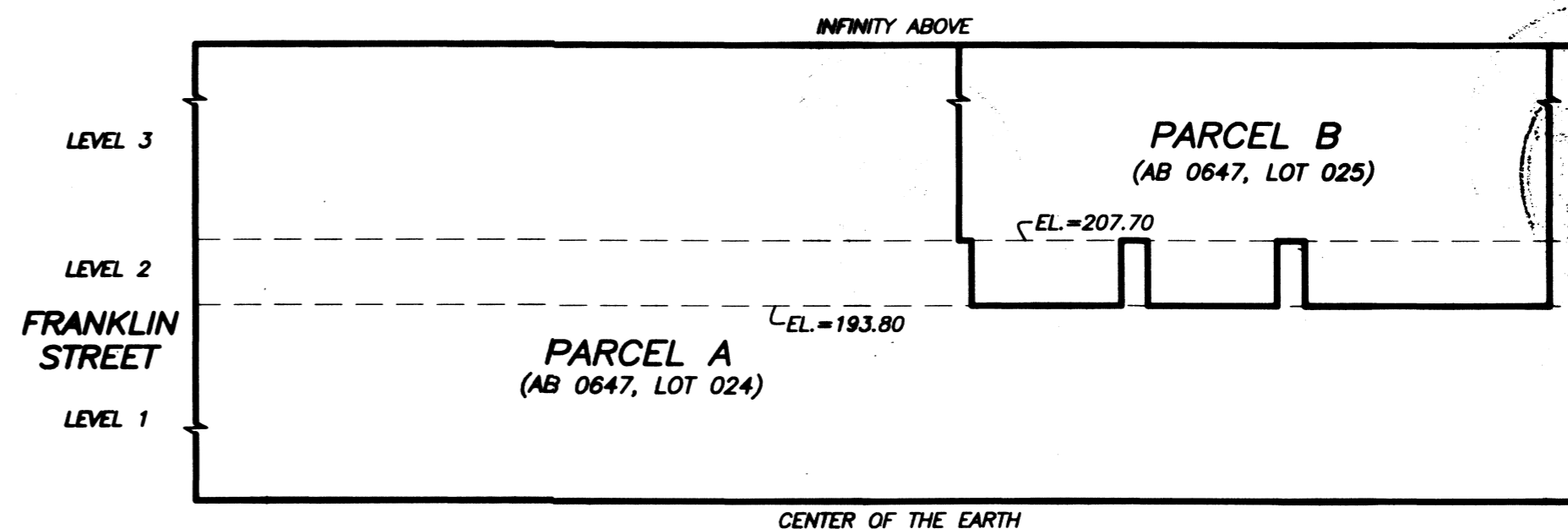
**PARCEL A**  
(AB 0647,  
LOT 024)  
19,357 SQ.FT.

**PARCEL B**  
(AB 0647,  
LOT 025)  
15,129 SQ.FT.

**PARCEL A**  
(AB 0647,  
LOT 024)  
993 SQ.FT.

**LEVEL 3**

LOWER ELEVATION = 207.70  
UPPER ELEVATION = INFINITY ABOVE



**SECTION "A"**

LEVEL	AREA, SQUARE FOOTAGE	
	PARCEL A AB 0647, LOT 024	PARCEL B AB 0647, LOT 025
1	35,496 SQ.FT.	---
2	28,518 SQ.FT.	6,978 SQ.FT.
3	20,367 SQ.FT.	15,129 SQ.FT.
TOTAL	84,381 SQ.FT.	22,107 SQ.FT.

**FINAL MAP 8456**

A TWO LOT VERTICAL SUBDIVISION, A 114 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT WITHIN PARCEL A, AND A 145 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN PARCEL B, BEING A MERGER AND SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED NOVEMBER 15, 2011 IN DOCUMENT NO. 2011-J300095-00, 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

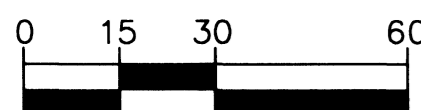
SEPTEMBER 2015

SCALE: 1"=30'

SHEET 4 OF 4

AB 0647, LOTS 007, 008,  
009, 010, 011 & 011A

1634-1690 PINE STREET



GRAPHIC SCALE