

**OWNER'S STATEMENT:**

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

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

OWNER: SAN FRANCISCO 722 MONTGOMERY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]  
NAME: STEVEN TSANG, ON BEHALF OF ELSV LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
TITLE: MANAGER

BENEFICIARY: CATHAY BANK, A CALIFORNIA BANKING CORPORATION

BY: [Signature]  
NAME: JANE HO  
TITLE: SUP & Manager

**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 Santa Clara  
ON October 08, 2018 BEFORE ME,  
M.K. TOOR

NOTARY PUBLIC, PERSONALLY APPEARED  
STEVEN TSANG

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 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.: 2180864  
MY COMMISSION EXPIRES: Jan. 23, 2021  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: santa clara

**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

**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 4273".

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

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

**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 Santa Clara  
ON October 24th, 2018 BEFORE ME,  
Michelle P. Lim

NOTARY PUBLIC, PERSONALLY APPEARED  
Jane Ho

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 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.: 2186120  
MY COMMISSION EXPIRES: Apr 7, 2021  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Santa Clara

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

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

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

BY: [Signature] DATE: MARCH 7 2019  
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 SAN FRANCISCO 722 MONTGOMERY LLC ON AUGUST 26, 2015. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: Ron A. Wagner DATE: 2/19/2019

RON A. WAGNER  
PLS No. 8830



**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 4273**

A 2 LOT VERTICAL SUBDIVISION  
A 5 COMMERCIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 1 AND  
A 12 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 2  
BEING A SUBDIVISION OF LAND DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED  
JANUARY 30, 2017, AS DOCUMENT NO. 2017-K402369, OFFICIAL RECORDS  
ALSO BEING A PORTION OF 50 VARA BLOCK 50

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors  
859 Harrison Street, Suite 200  
San Francisco California

FEBRUARY 2019

SHEET 1 OF 3

**MAP REFERENCES**

- [1] CITY OF SAN FRANCISCO MONUMENT MAP NO. 4 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [2] BLOCK DIAGRAM OF 50 VARA BLOCK 50, DATED JUNE 12, 1908, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [3] THAT CERTAIN PARCEL MAP RECORDED OCTOBER 30, 1991 IN PARCEL MAP BOOK 40, PAGE 193, SAN FRANCISCO COUNTY RECORDS.
- [4] PARCEL MAP 5025 RECORDED OCTOBER 17, 2008 IN PARCEL MAP BOOK 107, PAGES 166 & 167, SAN FRANCISCO COUNTY RECORDS.
- [5] PARCEL MAP NO. 5573 RECORDED OCTOBER 30, 2009 IN PARCEL MAP BOOK 111, PAGES 171 & 172, SAN FRANCISCO COUNTY RECORDS.
- [6] PARCEL MAP NO. 9141 RECORDED DECEMBER 7, 2017 IN CONDOMINIUM MAP BOOK 133, PAGES 48 & 49, SAN FRANCISCO COUNTY RECORDS.

**LEGEND**

|                                       |  |
|---------------------------------------|--|
| BLDG. BUILDING                        | ○ SET STAINLESS STEEL RIVET AND BRASS TAG, LS 8830 AT 6.00' PERPENDICULAR TO PROPERTY LINE |
| BRK. BRICK                            | ○ FOUND NAIL AND TAG, LS NUMBER AS SHOWN   |
| CCSF CITY AND COUNTY OF SAN FRANCISCO | ┌ FOUND "L" CUT IN CURB (UNKNOWN ORIGIN)   |
| CLR. CLEAR OF PROPERTY LINE           | — LOT LINE   |
| C.M. CONDOMINIUM MAP                  | BM11837 BENCHMARK BM11837  |
| CONC. CONCRETE                        |  |
| COR. CORNER                           |  |
| MEAS. MEASURED                        |  |
| MK. MARK                              |  |
| NF NOT FOUND                          |  |
| OV. OVER OF PROPERTY LINE             |  |
| POB POINT OF BEGINNING                |  |
| STY. STORY                            |  |

**NOTES**

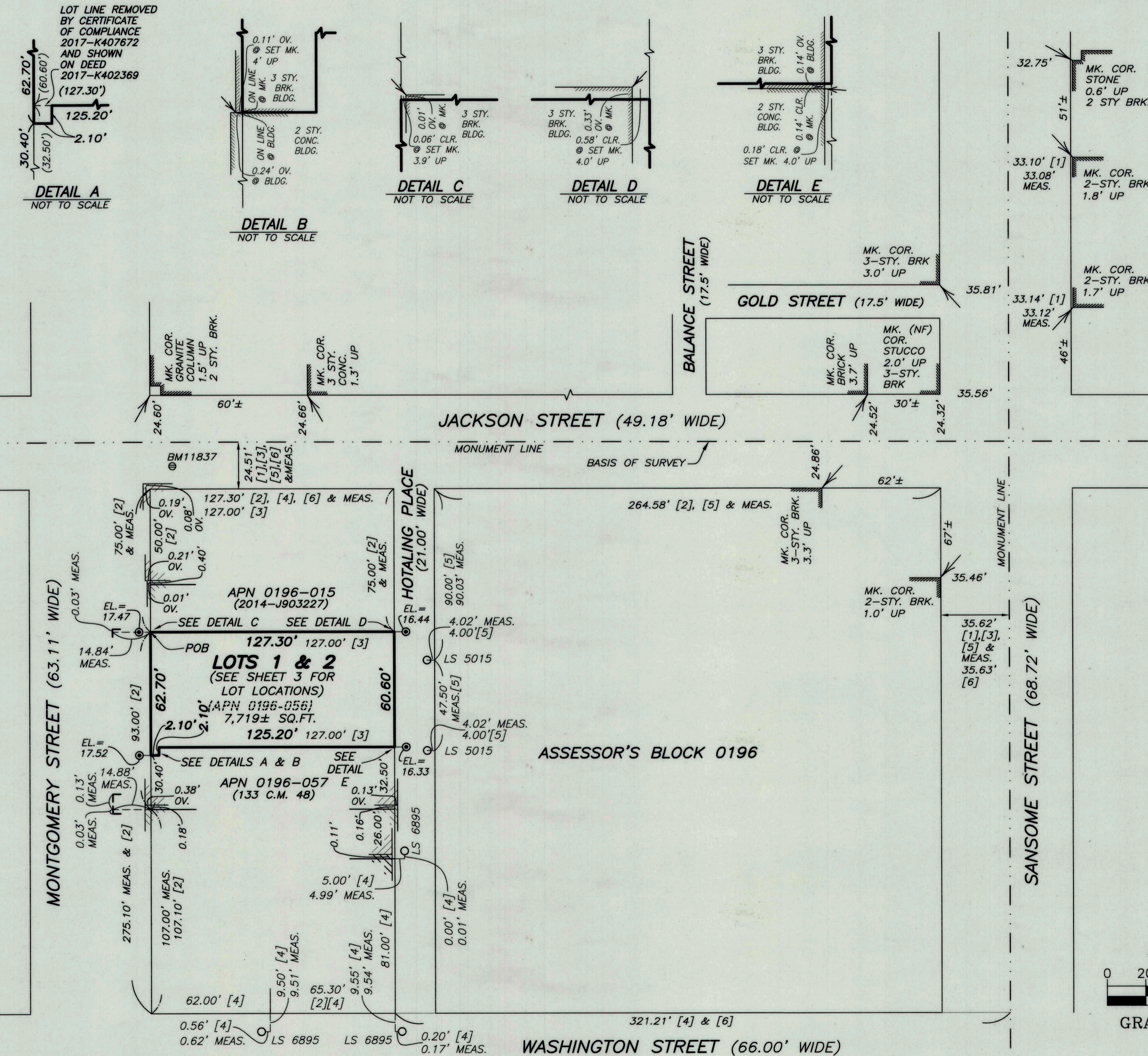
1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL PROPERTY LINE ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. DETAILS NEAR PROPERTY LINES ARE NOT TO SCALE.
4. THE BASIS OF SURVEY IS THE CITY MONUMENT LINE ALONG JACKSON STREET. MONUMENT REFERENCE POINTS ALONG JACKSON STREET FROM MONTGOMERY TO SANSOME STREETS AS SHOWN HEREON WERE USED TO ESTABLISH SAID MONUMENT LINE.
5. UNLESS OTHERWISE SHOWN, DISTANCES FROM MONUMENT LINES TO MONUMENT REFERENCE POINTS ARE RECORD AND MEASURED. SEE MAP REFERENCE [1].
6. ALL MONUMENT POINTS ALONG JACKSON AND SANSOME STREETS NOT SHOWN HEREON, WERE SEARCHED FOR AND NOT FOUND. SEE MAP REFERENCE [1].
7. ALL SURVEY POINTS FOUND OR SET PER MAP REFERENCES [3] THRU [6], THAT ARE NOT SHOWN HEREON, WERE SEARCHED FOR AND NOT FOUND.
8. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND PROVISIONS OF THE FOLLOWING DOCUMENTS:
  - a) EASEMENT IN FAVOR OF CALIFORNIA LODGE NO. 1, FREE AND ACCEPTED MASONS OF THE STATE OF CALIFORNIA TO POST AND MAINTAIN A MEMORIAL PLAQUE ON THE BUILDING FACE OF 726 MONTGOMERY STREET RECORDED JANUARY 13, 1960, IN BOOK A76, PAGE 492, OFFICIAL RECORDS.
  - b) NOTICE OF DESIGNATION OF LANDMARK RECORDED MARCH 10, 1969 IN BOOK B318, PAGES 677 & 678, OFFICIAL RECORDS.
  - c) STREET ENCROACHMENT AGREEMENT RECORDED NOVEMBER 16, 1970 IN BOOK B469, PAGE 673, OFFICIAL RECORDS.
  - d) NOTICE OF DESIGNATION OF AN HISTORIC DISTRICT RECORDED APRIL 23, 1974, IN BOOK B878, PAGES 14 & 15, OFFICIAL RECORDS.
  - e) NOTICE OF SPECIAL RESTRICTIONS RECORDED SEPTEMBER 2, 2005 AS DOCUMENT 2005-1024484, OFFICIAL RECORDS.
  - f) "GRANT OF PERPETUAL EASEMENT AGREEMENT" RECORDED AUGUST 8, 2006 AS DOCUMENT 2006-1225898, OFFICIAL RECORDS.
  - g) "ENCROACHMENT AND LICENSE AGREEMENT" RECORDED DECEMBER 27, 2007 AS DOCUMENT 2007-1511157, OFFICIAL RECORDS.

**BASIS OF ELEVATION STATEMENT**

ELEVATIONS SHOWN HEREON ARE BASED ON THE BENCHMARK BM11837, A CCSF STANDARD 1/2" DOMED STAINLESS STEEL ANCHOR SCREW WITH WASHER STAMPED "CCSF CONTROL" ON THE TOP CURB AT THE SOUTHEAST CORNER OF MONTGOMERY AND JACKSON STREETS, ELEVATION 17.06, CCSF 2013 NAVD88 VERTICAL DATUM.

**FIELD SURVEY COMPLETION STATEMENT**

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 8/14/2017. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.



**FINAL MAP 4273**

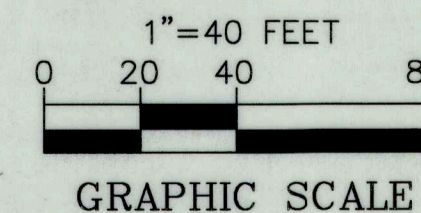
A 2 LOT VERTICAL SUBDIVISION  
 A 5 COMMERCIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 1 AND  
 A 12 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 2  
 BEING A SUBDIVISION OF LAND DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED  
 JANUARY 30, 2017, AS DOCUMENT NO. 2017-K402369, OFFICIAL RECORDS  
 ALSO BEING A PORTION OF 50 VARA BLOCK 50

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

**MARTIN M. RON ASSOCIATES, INC.**

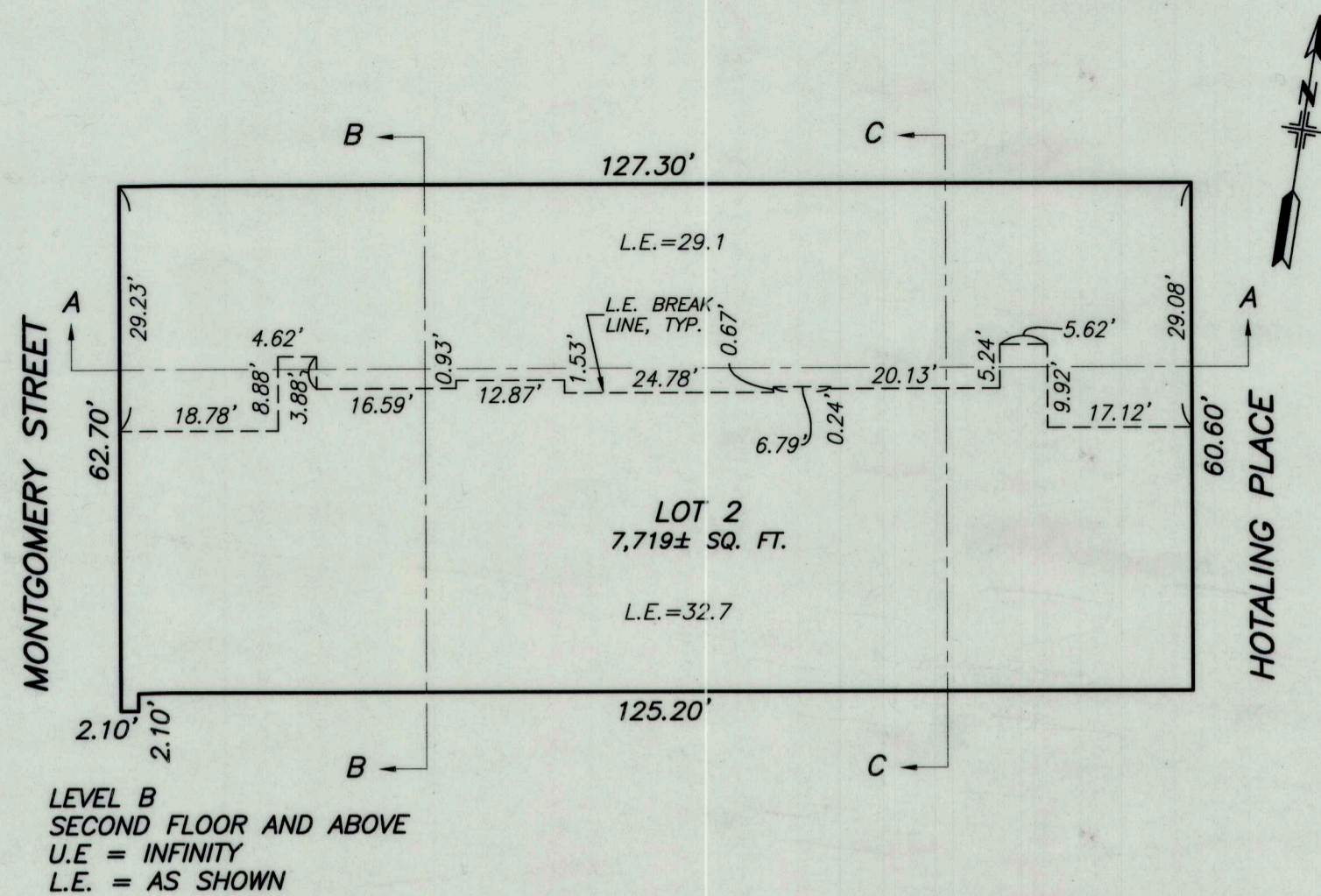
Land Surveyors  
 859 Harrison Street, Suite 200  
 San Francisco California

FEBRUARY 2019 SCALE: 1"=40' SHEET 2 OF 3

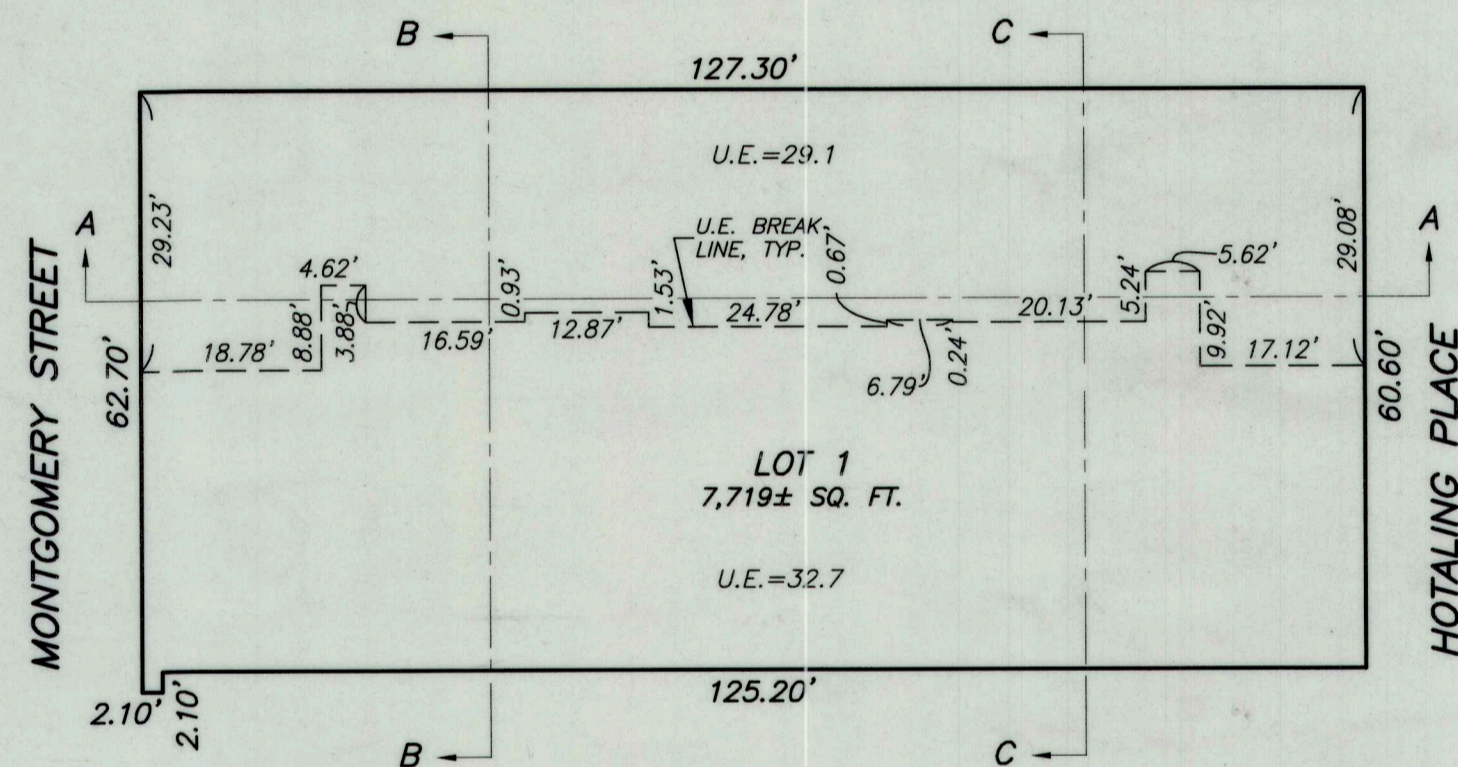


APN: 0196-056

722 MONTGOMERY STREET



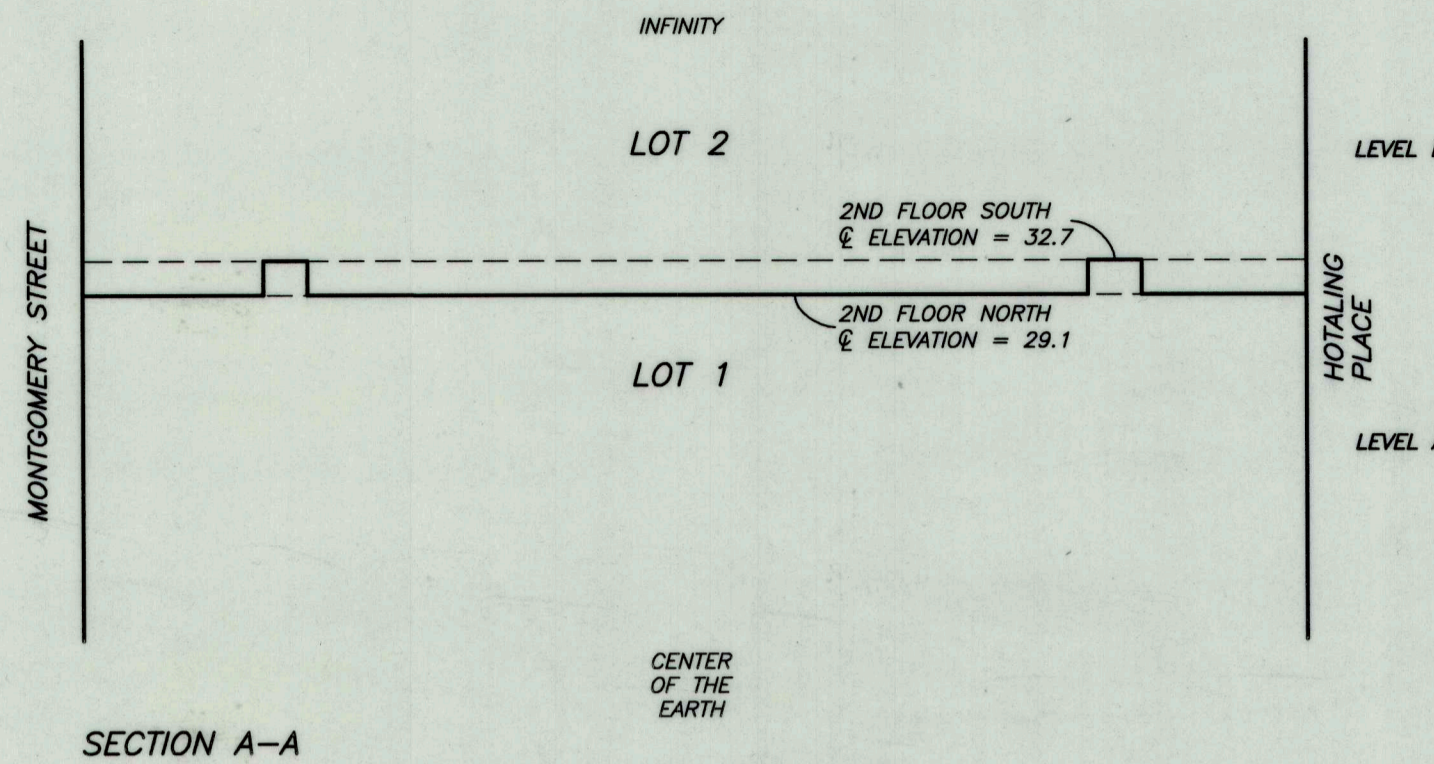
LEVEL B  
SECOND FLOOR AND ABOVE  
U.E. = INFINITY  
L.E. = AS SHOWN



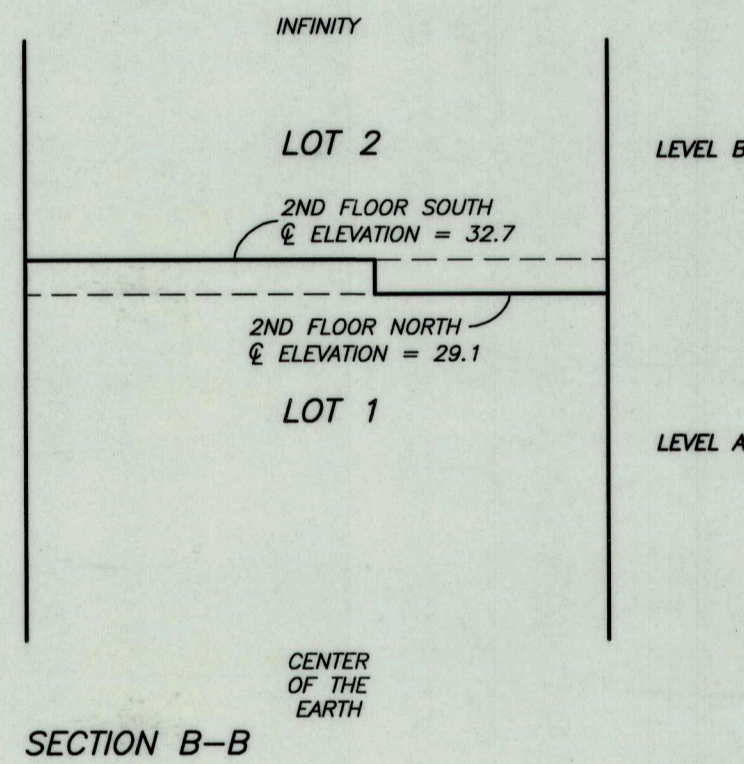
LEVEL A  
BELOW SECOND FLOOR  
U.E. AS SHOWN  
L.E. = CENTER OF THE EARTH

**NOTE**

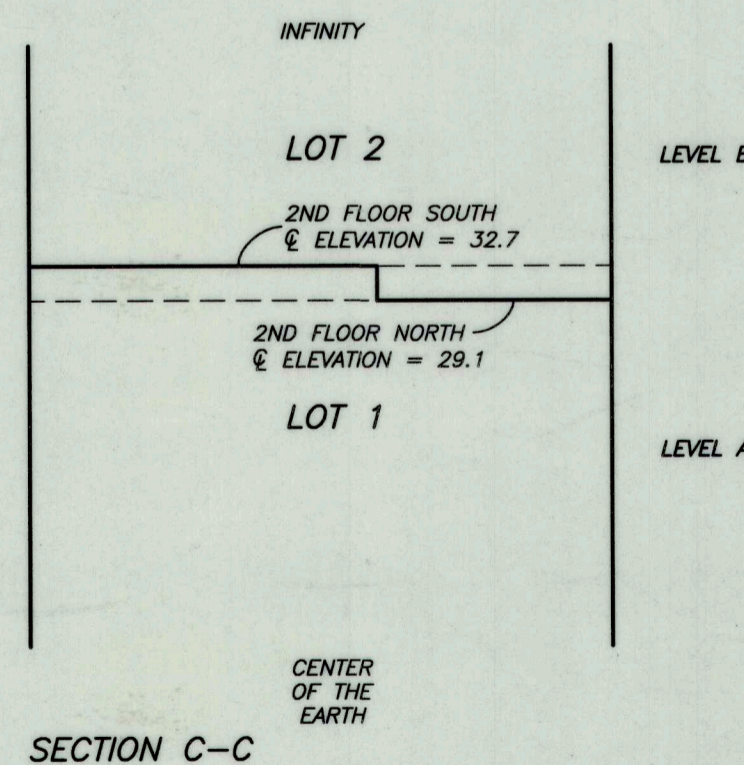
THIS SUBDIVISION OF LAND CONTAINS A VERTICAL SUBDIVISION OF AIRSPACE. AIRSPACE SUBDIVISIONS OFTEN NECESSITATE RECIPROCAL EASEMENT AGREEMENTS SUCH AS BUT NOT LIMITED TO ACCESS, MAINTENANCE, UTILITIES, SUPPORT, ENCROACHMENTS, EMERGENCY INGRESS AND EGRESS, PERMITTED USES, NO BUILD ZONES, ENVIRONMENTAL HAZARDS, 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.



SECTION A-A



SECTION B-B



SECTION C-C

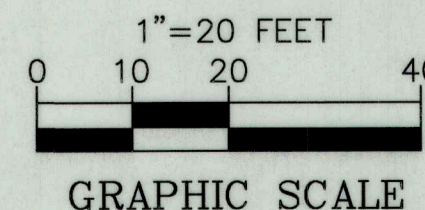
**LEGEND**  
L.E. LOWER ELEVATION  
U.E. UPPER ELEVATION  
LOT LINE

| AREA, SQ. FT. |       |       |
|---------------|-------|-------|
| LEVEL         | LOT 1 | LOT 2 |
| A             | 7,719 | 0     |
| B             | 0     | 7,719 |
| TOTAL:        | 7,719 | 7,719 |

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

| ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS |                      |                           |
|--|----------------------|---------------------------|
| LOT  | CONDOMINIUM UNITS    | APNs                      |
| 1  | 5 COMMERCIAL UNITS   | 0196-064 THROUGH 0196-068 |
| 2  | 12 RESIDENTIAL UNITS | 0196-069 THROUGH 0196-080 |

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



GRAPHIC SCALE

**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 5 COMMERCIAL UNITS WITHIN LOT 1 AND A MAXIMUM NUMBER OF 12 DWELLING UNITS WITHIN LOT 2.

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 MONTGOMERY STREET AND/OR HOTALING PLACE, 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 PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

**FINAL MAP 4273**

A 2 LOT VERTICAL SUBDIVISION  
A 5 COMMERCIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 1 AND  
A 12 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 2  
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CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

**MARTIN M. RON ASSOCIATES, INC.**

Land Surveyors

859 Harrison Street, Suite 200

San Francisco California

FEBRUARY 2019

SCALE: 1"=20'

SHEET 3 OF 3

APN: 0196-056

722 MONTGOMERY STREET