

File No. 210789

Committee Item No. _____

Board Item No. 49

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: July 13, 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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- Form 126 – Ethics Commission
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OTHER

- Public Works Order No. 204965 _____
- Tentative Map Decision - 7/29/20 _____
- Planning Department Findings - 7/29/20 _____
- Tax Certificate - 5/28/21 _____
- Final Map _____
- _____
- _____

Prepared by: Lisa Lew

Date: July 9, 2021

Prepared by: _____

Date: _____

1 [Final Map No. 9982 - 1169 Market Street]

2

3 **Motion approving Final Map No. 9982, a three lot vertical subdivision and 502 unit**
4 **residential new condominium within lot 1 and 2 unit commercial new condominium**
5 **within lot 3, mixed-use condominium project, located at 1169 Market Street, being a**
6 **subdivision of Assessor’s Parcel Block No. 3702A, Lot No. 004; and adopting findings**
7 **pursuant to the General Plan, and the eight priority policies of Planning Code, Section**
8 **101.1.**

9

10 MOVED, That the certain map entitled “FINAL MAP No. 9982”, a three lot vertical
11 subdivision and 502 unit residential new condominium within lot 1 and 2 unit commercial new
12 condominium within lot 3, mixed-use condominium project, located at 1169 Market Street,
13 being a subdivision of Assessor’s Parcel Block No. 3702A, Lot No. 004, comprising ten
14 sheets, approved June 16, 2021, by Department of Public Works Order No. 204965 is hereby
15 approved and said map is adopted as an Official Final Map No. 9982; and, be it

16 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
17 and incorporates by reference herein as though fully set forth the findings made by the
18 Planning Department, by its letter dated July 29, 2020, that the proposed subdivision is
19 consistent with the General Plan, and the eight priority policies of Planning Code, Section
20 101.1; and, be it

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

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 DESCRIPTION APPROVED:

6 
7 _____

8 James M. Ryan, PLS
9 Acting City and County Surveyor
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RECOMMENDED:



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: 204965

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

APPROVING FINAL MAP NO. 9982, 1169 MARKET STREET, A 3 LOT VERTICAL SUBDIVISION AND 502 UNIT RESIDENTIAL NEW CONDOMINIUM WITHIN LOT 1 AND 2 UNIT COMMERCIAL NEW CONDOMINIUM WITHIN LOT 3 MIXED USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 004 IN ASSESSORS BLOCK NO. 3702A (OR ASSESSORS PARCEL NUMBER 3702A-004). [SEE MAP]

A 504 UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated JULY 29, 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. 9982”, comprising 10 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 29, 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: May 21, 2019

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

Project ID: 9982			
Project Type: 3 Lot Vertical Subdivision and 502 Residential New Condominium within Lot 1 and 2 Commercial New Condominium within Lot 3			
Address#	Street Name	Block	Lot
1169	MARKET ST	3702A	004
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,

 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 _____, 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.

See attached, Findings.

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 _____

Date _____

Planner's Name _____
 for, Corey Teague, Zoning Administrator



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
 DN: cn=ADRIAN VERHAGEN, o, ou=DPW-BSM,
 email=adrian.verhagen@sfdpw.org, c=US
 Date: 2019.05.20 10:10:03 -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 , 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.

See attached, Findings.

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 **Gabriela Pantoja** Digitally signed by Gabriela Pantoja
 Date: 2020.07.29 10:33:00 -07'00'

Date

Planner's Name
 for, Corey Teague, Zoning Administrator



SAN FRANCISCO PLANNING DEPARTMENT

July 29, 2020

Subdivision and Mapping
Bureau of Street Use and Mapping
San Francisco Public Works
1155 Market Street
San Francisco, CA 94103

Record Number: 2015-015836CND, 2015-015836SUB (DPW Project ID#9982)
Project Address: Trinity Plaza Development Project, Phase IV
1169 Market Street (3702A/004)

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

BACKGROUND

On August 3, 2006, at a duly noticed public hearing, the Planning Commission approved Motion No. 17291, certifying the FEIR with respect to the Trinity Plaza Development Project. On August 3, 2006, the Planning Commission approved Motion No. 17292 adopting CEQA findings for the Project. At the same hearing, the Commission recommended approval of General Plan Amendments and adopted General Plan Findings under Resolution No. 17293, and recommended approval of Zoning Map Amendments under Resolution No. 17294, Text Amendments under Resolution No. 17295, and Development Agreement under Resolution No. 17298. The Commission also adopted findings relating to the approval of a Conditional Use Authorization under Motion No. 17297, Shadow Impact Findings under Motion No. 17290 and Downtown Exception for the Development Project under Motion No. 17296.

On April 17, 2007, at a duly noticed public hearing, the San Francisco Board of Supervisors adopted Ordinance No. 92-07 approving a Development Agreement for Trinity Plaza Development Project and authorizing the Planning Director to execute this Agreement on behalf of the City (the "Enacting Ordinance"). The following land use approvals, entitlements, and permits relating to the Project were approved by the Board of Supervisors concurrently with the Development Agreement: General Plan Amendment and findings (Board of Supervisors Ordinance No. 91-07), Zoning Map Amendments (Ordinance No. 89-07) and Text Amendments (Ordinance No. 90-07).

On March 26, 2009, at a duly noticed public hearing, the Planning Commission recommended approval of Amendments to Development Agreement under Resolution No. 17851.

On August 4, 2009, at a duly noticed public hearing, the San Francisco Board of Supervisors adopted Ordinance No. 190-09 approving Amendments to Development Agreement for Trinity Plaza Development Project.

July 29, 2020

ACTION

The Planning Department approves the proposed Tentative Subdivision Map #9982 for Trinity Plaza Development Project, Phase IV at 1169 Market Street, Lot 004, Block 3702A as submitted.

FINDINGS

The Planning Department hereby finds that the proposed Tentative Subdivision Map complies with the applicable provisions of the Planning Code, to be consistent with the General Plan and the Priority Policies of Planning Code Section 101.1(b), and to be consistent with the Plan as defined in the Development Agreement.

Pursuant to CEQA Guidelines § 15162, the Department finds that the Tentative Map is consistent with and within the scope of the Project analyzed in the FEIR, and that (1) no substantial changes are proposed in the Project and no substantial changes have occurred with respect to the circumstances under which this Project will be undertaken that would require major revisions to the FEIR due to the involvement of any new significant environmental effects or a substantial increase in the severity of previously identified effects and (2) no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the FEIR was certified as complete shows that the project will have any new significant effects not analyzed in the FEIR, or a substantial increase in the severity of any effect previously examined, or that new mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, or that mitigation measures or alternatives which are considerably different from those analyzed in the FEIR would substantially reduce one or more significant effects on the environment. The Department has considered the entire record to determine, pursuant to Subdivision Map Act, Gov't Code § 66474(a)-(g), whether any of the criteria exist that would require denial of the Tentative Subdivision Map and finds that none of the criteria exist. The Department also determined pursuant to Gov't Code § 66412.3 and § 66473.1, that the proposed subdivision will facilitate the development of housing and provide for future natural heating or cooling opportunities to the extent feasible.

The San Francisco Planning Department makes the findings below pursuant to Subdivision Map Act, Gov't Code § 66474(a)-(g):

- (a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

The Tentative Subdivision Map is consistent with the General Plan for the reasons set forth in Planning Commission Resolution No. 17293.

- (b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

The Tentative Subdivision Map, together with the provisions for its design and improvement, is consistent with the San Francisco General Plan for the reasons set forth in Planning Commission Resolution No. 17293.

July 29, 2020

- (c) That the site is not physically suitable for the type of development.

The site is physically suitable for the type of development. The FEIR evaluated potential environmental impacts associated with the development. All required mitigation measures identified in the Mitigation Monitoring and Reporting Program will be applied to the Project.

- (d) That the site is not physically suitable for the proposed density of development.

The site is physically suitable for the density of development which proposes up to 1,900 residential units and 60,000 gross square feet of commercial uses. The subject Tentative map proposes construction of 502 residential units.

- (e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Neither the design of the subdivision nor the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The FEIR incorporates a comprehensive evaluation of biological resources, including fish and wildlife and their habitat. All feasible and applicable mitigation measures identified in the MMRP will be applied to the Tentative Subdivision Map.

- (f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.

Neither the design of the subdivision nor the type of improvements are likely to cause serious public health problems. Issues of public health, including, for example, geotechnical and soils stability, hazards and hazardous materials, and air quality impacts, were evaluated in the FEIR. All feasible and applicable mitigation measures identified in the MMRP will be applied to the Tentative Subdivision Map.

- (g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

Neither the design of the subdivision nor the type of improvements will conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision. No such public easements for use or public access would be adversely affected by the

July 29, 2020

proposed subdivision, and the Subdivider will be required to provide new easements as a condition of approval of the map as necessary for public access and use.

Pursuant to Subdivision Map Act, Gov't Code § 66412.3 and § 66473.1, the Department finds that the proposed subdivision with associated development complies with said criteria in that:

- (a) In carrying out the provisions of this division, each local agency shall consider the effect of ordinances and actions adopted pursuant to this division on the housing needs of the region in which the local jurisdiction is situated and balance these needs against the public service needs of its residents and available fiscal and environmental resources.

The Tentative Subdivision Map is associated with a development that proposes residential and commercial uses on a formerly underutilized site. The development will result in a net addition of over 1,540 new dwelling units to the City's housing stock and the replacement of 360 rent-controlled dwelling units. Moreover, the development will enhance the availability of housing to households with a broad range of income levels by building new rent-controlled Replacement Units and meeting the inclusionary housing requirements applicable to the development. The design of the proposed subdivision will complement the existing neighborhood character and the development will not adversely impact the City's fiscal and environmental resources for its residents. Furthermore, the development will balance housing with new and improved infrastructure, related public benefits and employment opportunities generated.

- (b) The design of a subdivision for which a tentative map is required pursuant to Section 66426 shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

The design of the proposed subdivision will provide, to the extent feasible, future passive or natural heating or cooling opportunities that are energy and resource efficient.



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: **3702A**

Lot: **004**

Address: **1169-1195 MARKET ST**

David Augustine, Tax Collector

Dated **May 28, 2021** this certificate is valid for the earlier of 60 days from **May 28, 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 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: 1169 MARKET STREET LP, A CALIFORNIA LIMITED PARTNERSHIP

BY: 1169 MARKET STREET LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
ITS: SOLE GENERAL PARTNER

[Signature]
BY: WALTER SCHMIDT
ITS: MANAGER

BENEFICIARY: WELLS FARGO BANK, NATIONAL ASSOCIATION

BY: *[Signature]*
NAME: IVANE TAT
TITLE: VICE PRESIDENT

OWNER'S ACKNOWLEDGMENT:

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

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON APRIL 28 2021 BEFORE ME, CONNIE P. LAM, A NOTARY PUBLIC,

PERSONALLY APPEARED WALTER SCHMIDT
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.: 2319060

MY COMMISSION EXPIRES: FEB. 10, 2024

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

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 April 30 2021 BEFORE ME, Wala Marwan Abudamous, Notary Public

PERSONALLY APPEARED Ivane AT Tat
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.: 2226992

MY COMMISSION EXPIRES: 12.29.2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: 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 9982".

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 16th DAY OF June, 2021

BY ORDER NO. 204965

BY: *[Signature]* DATE: June 20, 2021

ALARIC DEGRAFINRIED
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

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.

JAMES M. RYAN, ACTING CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY: *[Signature]* DATE: 6-10-2021

JAMES M. RYAN, PLS 8630



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 1169 MARKET STREET LP, ON SEPTEMBER 8, 2020. 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 DECEMBER 31, 2021 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: *[Signature]* DATE: 5-26-2021

BENJAMIN B. RON
PLS No. 5015



RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20__.

AT _____ M. IN BOOK _____ OF FINAL 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 9982

A 3 LOT VERTICAL SUBDIVISION
AND 502 RESIDENTIAL NEW CONDOMINIUM WITHIN LOT 1
AND 2 COMMERCIAL NEW CONDOMINIUM WITHIN LOT 3
BEING A SUBDIVISION OF LOT 3 OF FINAL MAP 8847 RECORDED
MARCH 23, 2017, IN BOOK 131 OF CONDOMINIUM MAPS, PAGES 157 TO 160
INCLUSIVE AND THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED
DECEMBER 1, 2017 IN DOCUMENT NO. 2017-K544504, OFFICIAL RECORDS
BEING A PORTION OF 100 VARA BLOCK 406

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

MAY 2021

SHEET 1 OF 10

AB 3702A, LOT 004

1169 MARKET STREET

NOTES:

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
3. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
4. ALL SURVEY POINTS REFERENCING PROPERTY LINES PER MAP REFERENCE ITEMS [1] THRU [8] THAT ARE NOT SHOWN HEREON WERE SEARCHED FOR AND NOT FOUND.
5. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENT OR AS DESCRIBED BELOW:
 - a) "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED SEPTEMBER 22, 2003 AS DOCUMENT 2003-H544950 OF OFFICIAL RECORDS.
 - b) "NOTICE OF SPECIAL RESTRICTIONS" RECORDED MARCH 1, 2004, DOCUMENT NO. 2004-H667587, OFFICIAL RECORDS.
 - c) "EASEMENT AGREEMENT" FOR BROADBAND COMMUNICATIONS SERVICES RECORDED MAY 23, 2006 AS DOCUMENT 2006-1182254 OF OFFICIAL RECORDS. NOTE: THERE IS NO LONGER A BUILDING ON FORMER LOT 53.
 - d) "DEVELOPMENT AGREEMENT" RECORDED JULY 25, 2007 AS DOCUMENT 2007-1427186 OF OFFICIAL RECORDS. FIRST AMENDMENT RECORDED OCTOBER 22, 2009 AS DOCUMENT 2009-1863219 OF OFFICIAL RECORDS.
 - e) "DECLARATION OF RESTRICTIONS AND RESERVATION OF EASEMENTS" FOR A NO-BUILD EASEMENT RECORDED DECEMBER 3, 2008 AS DOCUMENT 2008-1686340 OF OFFICIAL RECORDS.
 - f) "UTILITY AND MAINTENANCE EASEMENT" FOR THE RELOCATION OF A STEAM PIPE RECORDED FEBRUARY 20, 2009 AS DOCUMENT 2009-1724712 OF OFFICIAL RECORDS.
 - g) MATTERS AS SHOWN ON FINAL MAP 4820 RECORDED NOVEMBER 5, 2009 IN BOOK 111 OF CONDOMINIUM MAPS, AT PAGES 187-189, S.F. COUNTY RECORDS.
 - h) "RECIPROCAL EASEMENT AGREEMENT" RECORDED JUNE 16, 2011 AS DOCUMENT 2011-J200618 OF OFFICIAL RECORDS. FIRST AMENDMENT RECORDED OCTOBER 23, 2017, DOCUMENT NO. 2017-K529198, OFFICIAL RECORDS.
 - i) "DECLARATION OF RESTRICTIONS AND RESERVATION OF EASEMENTS" FOR A NO-BUILD EASEMENT RECORDED MAY 3, 2012 AS DOCUMENT 2012-J405883 OF OFFICIAL RECORDS.
 - j) MATTERS AS SHOWN ON FINAL MAP 6901 RECORDED DECEMBER 17, 2012 IN BOOK 120 OF CONDOMINIUM MAPS, AT PAGES 42-43, S.F. COUNTY RECORDS.
 - k) "EASEMENT AGREEMENT (INGRESS AND EGRESS EASEMENTS IN FAVOR OF PHASE 2)" RECORDED SEPTEMBER 28, 2015, DOCUMENT NO. 2015-K138166, OFFICIAL RECORDS.
 - l) "EASEMENT AGREEMENT (STORMWATER DRAINAGE SYSTEM)" RECORDED SEPTEMBER 28, 2015, DOCUMENT NO. 2015-K138167, OFFICIAL RECORDS.
 - m) "EASEMENT AGREEMENT (INGRESS/EGRESS MISSION STREET-PLAZA)" RECORDED SEPTEMBER 28, 2015, DOCUMENT NO. 2015-K138168, OFFICIAL RECORDS.
 - n) "EASEMENT AGREEMENT (PHASE 3) (BASEMENT CORRIDOR ENCROACHMENT AND BASEMENT EMERGENCY EGRESS)" RECORDED SEPTEMBER 28, 2015, DOCUMENT NO. 2015-K138169, OFFICIAL RECORDS.
 - o) "DECLARATION OF RESTRICTIONS AND RESERVATION OF EASEMENTS (ALLEY) (NO BUILD EASEMENT, INGRESS & EGRESS EASEMENT, UTILITY EASEMENT AND EMERGENCY VEHICLE ACCESS EASEMENT)" RECORDED SEPTEMBER 28, 2015, DOCUMENT NO. 2015-K138170, OFFICIAL RECORDS.
 - p) "DECLARATION OF RESTRICTIONS AND RESERVATION OF EASEMENTS (NO BUILD EASEMENTS PHASE 2 - PHASE 4)" RECORDED SEPTEMBER 28, 2015, DOCUMENT NO. 2015-K138171, OFFICIAL RECORDS.
 - q) "DECLARATION OF RESTRICTIONS AND RESERVATION OF EASEMENTS (NO BUILD EASEMENTS PHASE 2 - PHASE 3)" RECORDED SEPTEMBER 28, 2015, DOCUMENT NO. 2015-K138172, OFFICIAL RECORDS.
 - r) "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT FOR A PG&E TRANSFORMER VAULT AT 33-8TH STREET RECORDED JANUARY 22, 2016, DOCUMENT NO. 2016-K193538, OFFICIAL RECORDS.
 - s) "PERMANENT POST-CONSTRUCTION STORMWATER CONTROLS MAINTENANCE AGREEMENT" RECORDED SEPTEMBER 16, 2016, DOCUMENT NO. 2016-K330263, OFFICIAL RECORDS.
 - t) "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED SEPTEMBER 22, 2016, DOCUMENT NO. 2016-K332558, OFFICIAL RECORDS. NOTE: "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED OCTOBER 4, 2016, DOCUMENT NO. 2016-K338024, OFFICIAL RECORDS AFFECTS THE 33 EIGHT STREET PROJECT (LOTS 1 AND 2, FINAL MAP 8847).
 - u) "DECLARATION OF USE LIMITATION" RECORDED SEPTEMBER 22, 2016, DOCUMENT NO. 2016-K332609 OF OFFICIAL RECORDS.
 - v) "DECLARATION OF USE LIMITATION" RECORDED SEPTEMBER 22, 2016, DOCUMENT NO. 2016-K332610 OF OFFICIAL RECORDS.
 - w) "AGREEMENT TO PROVIDE ON-SITE AFFORDABLE HOUSING UNITS..." RECORDED NOVEMBER 9, 2016, DOCUMENT NO. 2016-K355756, OFFICIAL RECORDS.

NOTES CONTINUED:

- x) "RECIPROCAL EASEMENT AGREEMENT" RECORDED FEBRUARY 6, 2017, DOCUMENT NO. 2017-K405408, OFFICIAL RECORDS. FIRST AMENDMENT RECORDED SEPTEMBER 27, 2018, DOCUMENT NO. 2018-K677312, OFFICIAL RECORDS.
- y) "EASEMENT AGREEMENT (PHASE 3) (BASEMENT CORRIDOR ENCROACHMENT AND BASEMENT EMERGENCY EGRESS)" RECORDED FEBRUARY 28, 2017, DOCUMENT NO. 2017-K414720, OFFICIAL RECORDS.
- z) MATTERS AS SHOWN ON FINAL MAP 8847 RECORDED MARCH 23, 2017 IN BOOK 131 OF CONDOMINIUM MAPS, AT PAGES 157-160, S.F. COUNTY RECORDS.
- aa) "DECLARATION OF RESTRICTIONS AND RESERVATION OF EASEMENTS (INGRESS/EGRESS-PHASE 3 AND PHASE 4 PLAZA)" RECORDED SEPTEMBER 28, 2017, DOCUMENT NO. 2017-K520183, OFFICIAL RECORDS.
- bb) "DECLARATION OF RECIPROCAL EASEMENTS AND COST SHARING AGREEMENT [TRINITY PLACE]" RECORDED NOVEMBER 9, 2017, DOCUMENT NO. 2017-K536946, OFFICIAL RECORDS. AMENDMENT AND RESTATEMENT RECORDED JANUARY 10, 2018, DOCUMENT NO. 2018-K565451, OFFICIAL RECORDS.
- cc) "DECLARATION OF USE RESTRICTIONS" RECORDED JANUARY 10, 2018, DOCUMENT NO. 2018-K565452, OFFICIAL RECORDS.
- dd) MATTERS CONTAINED IN THAT CERTAIN COVENANT AGREEMENT RECORDED DECEMBER 27, 2018, DOCUMENT NO. 2018-K715858, OFFICIAL RECORDS.
- ee) "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED FEBRUARY 19, 2019, DOCUMENT NO. 2019-K732127, OFFICIAL RECORDS.
- ff) "TRANSFORMER ROOM AGREEMENT" RECORDED APRIL 23, 2019, DOCUMENT NO. 2019-K757296, OFFICIAL RECORDS.
- gg) "PERMANENT POST-CONSTRUCTION STORMWATER CONTROLS MAINTENANCE AGREEMENT" RECORDED JANUARY 20, 2021, DOCUMENT NO. 2021008077, OFFICIAL RECORDS.
- hh) THE SUBDIVISION IS SUBJECT TO PERMITS ISSUED UNDER THE SAN FRANCISCO MUNICIPAL CODE INCLUDING, BUT NOT LIMITED TO, A SIDEWALK ENCROACHMENT PERMIT AND A VAULT PERMIT. THE OWNER(S) SHALL BE RESPONSIBLE FOR PAYING ANY AND ALL APPLICABLE ANNUAL PERMIT FEES AND/OR ASSESSMENT FEES. SUCH RESPONSIBILITIES SHALL BE MEMORIALIZED AND BUDGETED FOR IN THE SUBDIVISION OWNERS' FUTURE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OR EQUIVALENT INSTRUMENT.

BASIS OF SURVEY:

THE CITY MONUMENT LINE ON MISSION STREET AS SHOWN HEREON WAS USED AS THE BASIS OF SURVEY FOR THIS SUBDIVISION.

BENCHMARK:

LETTER "O" IN "OPEN" TOP OF HIGH PRESSURE FIRE HYDRANT AT THE SOUTHWEST CORNER OF 8TH AND MISSION STREETS. ELEVATION = 36.085 FEET, OLD SAN FRANCISCO CITY DATUM.

MAP REFERENCES:

- [1] CITY OF SAN FRANCISCO MONUMENT MAP NO. 285 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [2] BLOCK DIAGRAM OF 100 VARA BLOCK 406 DATED MARCH 30, 1910 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [3] FINAL MAP 3849 FILED MAY 4, 2007, IN BOOK 100 OF CONDOMINIUM MAPS, PAGES 113-115, SAN FRANCISCO COUNTY RECORDS.
- [4] FINAL MAP NO. 4820 FILED NOVEMBER 5, 2009, IN BOOK 111 OF CONDOMINIUM MAPS, PAGES 187 AND 188, SAN FRANCISCO COUNTY RECORDS.
- [5] FINAL MAP NO. 6901 FILED DECEMBER 17, 2012, IN BOOK 120 OF CONDOMINIUM MAPS, PAGES 42 AND 43, SAN FRANCISCO COUNTY RECORDS.
- [6] PARCEL MAP 8315 FILED APRIL 27, 2015, IN BOOK 49 OF PARCEL MAPS, PAGES 37-40, SAN FRANCISCO COUNTY RECORDS.
- [7] CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 28, 2016, DOCUMENT NO. 2016-K363728, OFFICIAL RECORDS.
- [8] FINAL MAP 8847 RECORDED MARCH 23, 2017, IN BOOK 131 OF CONDOMINIUM MAPS, PAGES 157 TO 160, SAN FRANCISCO COUNTY RECORDS.

FIELD SURVEY COMPLETION:

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 12/15/2020. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED. NAIL AND TAGS STAMPED PLS 5015 THAT REFERENCE THE PROPERTY CORNERS WILL BE SET PRIOR TO 12/31/2021.

NOTE:

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.

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 502 DWELLING UNITS WITHIN LOT 1 AND A MAXIMUM NUMBER OF 2 COMMERCIAL UNITS WITHIN LOT 3.
- 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 MARKET OR 8TH 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 PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS

LOT 1 = APN 3702A-554		LOT 3 = APN 3702A-556	
RESIDENTIAL UNITS		COMMERCIAL UNITS	
CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER	CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
1 THRU 502	APN 3702B-001 THRU 502	1 AND 2	APN 3702B-503 THRU 504

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

FINAL MAP 9982

A 3 LOT VERTICAL SUBDIVISION AND 502 RESIDENTIAL NEW CONDOMINIUM WITHIN LOT 1 AND 2 COMMERCIAL NEW CONDOMINIUM WITHIN LOT 3 BEING A SUBDIVISION OF LOT 3 OF FINAL MAP 8847 RECORDED MARCH 23, 2017, IN BOOK 131 OF CONDOMINIUM MAPS, PAGES 157 TO 160 INCLUSIVE AND THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED DECEMBER 1, 2017 IN DOCUMENT NO. 2017-K544504, OFFICIAL RECORDS

BEING A PORTION OF 100 VARA BLOCK 406 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

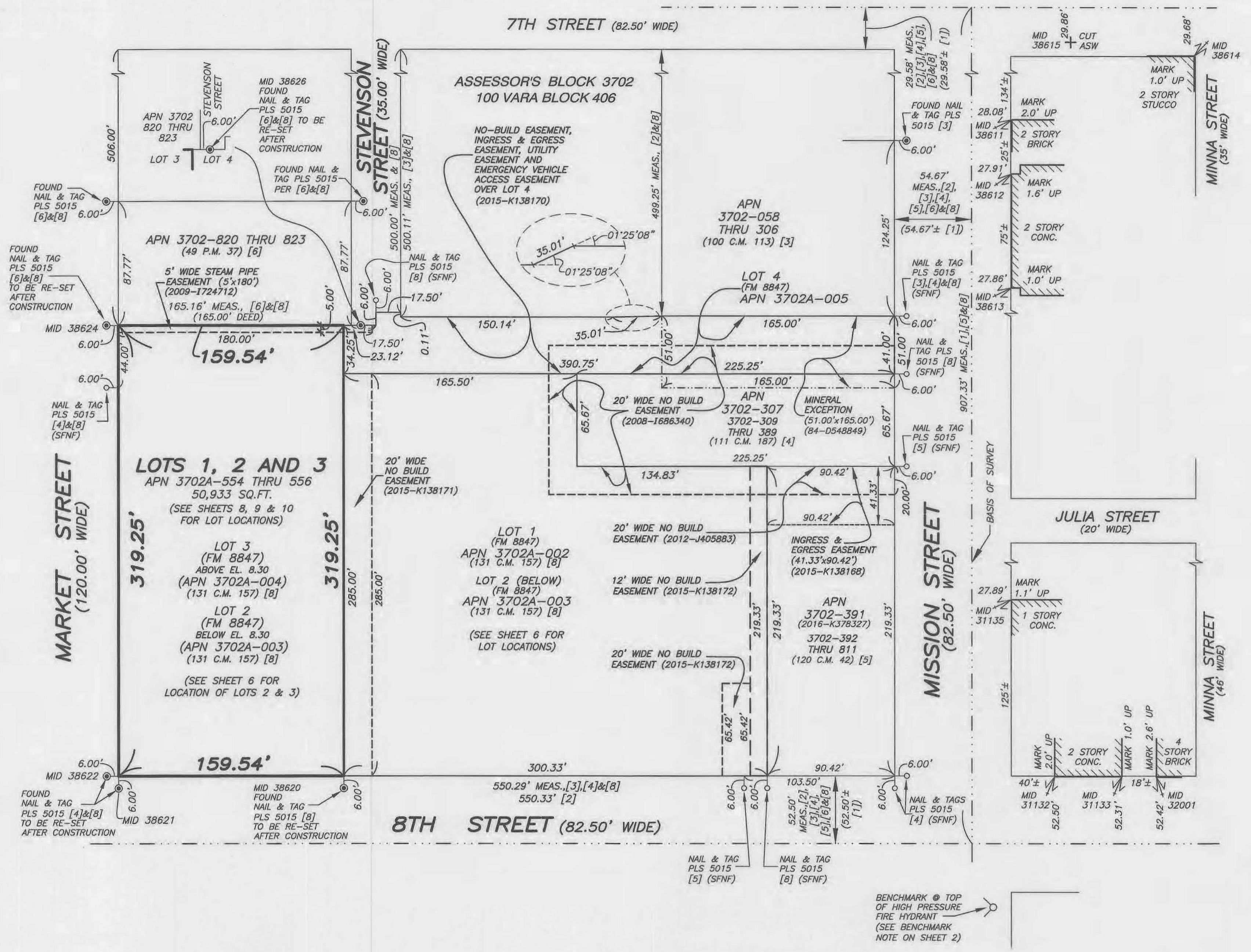
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California



LEGEND

MEAS.	MEASURED
C.M.	CONDOMINIUM MAPS
P.M.	PARCEL MAPS
APN	ASSESSOR'S PARCEL NO.
L.E.	LOWER ELEVATION
U.E.	UPPER ELEVATION
EL.	ELEVATION
CONC.	CONCRETE
SFNF	SEARCH FOR NO FOUND
MID	MONUMENT IDENTIFICATION
	PER CITY AND COUNTY OF
	SAN FRANCISCO DATABASE
⊙	FOUND OR SET
	NAIL IN 3/4" BRASS
	TAG STAMPED
	PLS 5015
○	NAIL IN 3/4" BRASS
	TAG STAMPED
	PLS 5015 (SFNF)
—	PROPERTY LINE
- - -	LOT LINE/ RIGHT OF WAY LINE
- · - · -	EASEMENT LINE
- · - · - · -	CITY MONUMENT LINE
· · · · ·	MINERAL EXCEPTION LINE
	BUILDING LINE

NOTE: MONUMENT MARKS WITHIN THE SUBJECT BLOCK NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND (SFNF).



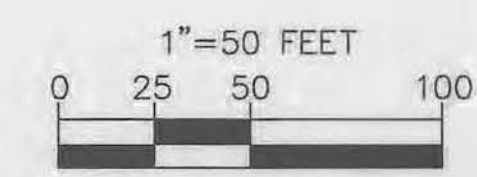
FINAL MAP 9982

A 3 LOT VERTICAL SUBDIVISION
 AND 502 RESIDENTIAL NEW CONDOMINIUM WITHIN LOT 1
 AND 2 COMMERCIAL NEW CONDOMINIUM WITHIN LOT 3
 BEING A SUBDIVISION OF LOT 3 OF FINAL MAP 8847 RECORDED
 MARCH 23, 2017, IN BOOK 131 OF CONDOMINIUM MAPS, PAGES 157 TO 160
 INCLUSIVE AND THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED
 DECEMBER 1, 2017 IN DOCUMENT NO. 2017-K544504, OFFICIAL RECORDS

BEING A PORTION OF 100 VARA BLOCK 406
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco California

MAY 2021 SCALE: 1"=50' SHEET 3 OF 10



LEGAL DESCRIPTION

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

PARCEL ONE:

LOT 3 (APN: 3702A-004), AS DESCRIBED AND DELINEATED UPON THAT CERTAIN MAP ENTITLED, FINAL MAP 8847, A MERGER AND 4 LOT VERTICAL SUBDIVISION, WHICH MAP WAS FILED FOR RECORD MARCH 23, 2017, IN BOOK 131 OF CONDOMINIUM MAPS, PAGES 157-160, INCLUSIVE, CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND AS AMENDED BY THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED DECEMBER 1, 2017 AS INSTRUMENT NO. 2017-K544504-00, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

PARCEL ONE A:

BENEFICIAL EASEMENT RIGHTS AS SET FORTH AND CREATED UNDER RECIPROCAL EASEMENT AGREEMENT RECORDED JUNE 10, 2011, AS INSTRUMENT NO. 2011-J200618-00 IN REEL K418, IMAGE 0469, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED OCTOBER 23, 2017 AS INSTRUMENT NO. 2017-K529198-00, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

PARCEL ONE B:

BENEFICIAL EASEMENT RIGHTS AS SET FORTH AND CREATED UNDER RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 6, 2017, AS INSTRUMENT NO. 2017-K405408-00, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED SEPTEMBER 17, 2018, AS INSTRUMENT NO. 2018-K677312-00 OF OFFICIAL RECORDS.

PARCEL ONE C:

BENEFICIAL EASEMENT RIGHTS AS SET FORTH AND CREATED UNDER DECLARATION OF RESTRICTIONS AND RESERVATIONS OF EASEMENTS (ALLEY) (NO BUILD EASEMENT, INGRESS & EGRESS EASEMENT, UTILITY EASEMENT AND EMERGENCY VEHICLE ACCESS RECIPROCAL EASEMENT RECORDED SEPTEMBER 28, 2015, AS INSTRUMENT NO. 2015-K138170-00, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

PARCEL ONE D:

BENEFICIAL EASEMENT RIGHTS AS SET FORTH AND CREATED UNDER EASEMENT AGREEMENT (INGRESS AND EGRESS EASEMENTS IN FAVOR OF PHASE 2) RECORDED SEPTEMBER 28, 2015 AS INSTRUMENT NO. 2015-K138166-00, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

PARCEL ONE E:

BENEFICIAL EASEMENT RIGHTS AS SET FORTH AND CREATED UNDER DECLARATION OF RESTRICTIONS AND RESERVATION OF EASEMENTS (INGRESS/EGRESS-PHASE 3 AND PHASE 4 PLAZA) RECORDED SEPTEMBER 28, 2017 AS INSTRUMENT NO. 2017-K520183-00, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

PARCEL ONE F:

BENEFICIAL EASEMENT RIGHTS AS SET FORTH AND CREATED UNDER AMENDED AND RESTATED DECLARATION OF RECIPROCAL EASEMENTS AND COST SHARING AGREEMENT [TRINITY PLAZA] RECORDED NOVEMBER 9, 2017 AS INSTRUMENT NO. 2017-K536946-00, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND AS AMENDED BY THAT CERTAIN AMENDED AND RESTATED DECLARATION OF RECIPROCAL EASEMENTS AND COST SHARING AGREEMENT (TRINITY PLACE) RECORDED JANUARY 10, 2018, AS INSTRUMENT NO. 2018-K565451-00 OF OFFICIAL RECORDS.

LOT 004, BLOCK 3702A (FORMERLY A PORTION OF LOT 53, BLOCK 3702 AND LOT 390, BLOCK 3702)

PARCEL ONE A

RECIPROCAL EASEMENT AGREEMENT & FIRST AMENDMENT
(2011-J200618) (2017-K529198)

A. EASEMENTS ENCUMBERING 1188 MISSION, LOT 307 AND IN FAVOR OF LOTS 1 THROUGH 4 OF FINAL MAP 8847 AND 1190 MISSION, LOT 391 (FORMERLY PARCEL B OF FINAL MAP 4820).

1. EASEMENT OVER THOSE PORTIONS OF 1188 MISSION DESIGNATED TO PROVIDE VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM SAID LOTS 1 THROUGH 4 AND 1190 MISSION.
2. EASEMENT OVER THE 1190 MISSION BASEMENT ENCROACHMENT AREA FOR THE PURPOSES OF INGRESS AND EGRESS THROUGH ANY DOORS IN THE BASEMENT ALONG THE WESTERN SIDE OF THE 1188 MISSION BUILDING THAT CONNECTS OR WILL CONNECT TO ANY EXISTING OR FUTURE BUILDINGS LOCATED ON SAID LOTS 1 THROUGH 4 AND 1190 MISSION.

B. EASEMENTS IN FAVOR OF 1188 MISSION ENCUMBERING SAID LOTS 1, 2 & 4 AND 1190 MISSION.

1. EASEMENT FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM 1188 MISSION.
2. EASEMENT OVER THE BASEMENT AREA OF SAID LOTS 1, 2 & 4 AND 1190 MISSION FOR UTILITIES AND EQUIPMENT.
3. EASEMENT OVER SAID LOTS 1, 2 & 4 AND 1190 MISSION FOR MAINTENANCE, PERSONNEL AND EQUIPMENT.
4. EASEMENT OVER THOSE PORTIONS OF SAID LOTS 1, 2 & 4 AND 1190 MISSION THAT ARE INTENDED FOR PUBLIC USE OR COMMON USE.
5. 1188 MISSION SHALL HAVE AN EASEMENT FOR THE RIGHT TO ACCESS AND USE THE PARKING GARAGE ON SAID LOT 2, INCLUDING THE RIGHT TO USE NOT MORE THAN 100 PARKING SPACES.

PARCEL ONE B

RECIPROCAL EASEMENT AGREEMENT
(2017-K405408) (2018-K677312)

A. EASEMENTS IN FAVOR OF 1190 MISSION, LOT 391, ENCUMBERING LOTS 1 THROUGH 4 OF FINAL MAP 8847. (FORMERLY PARCEL A, LOT 391 AND PARCEL B, LOT 390 OF FINAL MAP 6901)

1. 1190 MISSION HAS THE RIGHT TO ACCESS AND USE THE PARKING GARAGE LOCATED ON SAID LOT 2 FOR TYPICAL PARKING PURPOSES. SUCH PARKING RIGHTS SHALL INCLUDE THE RIGHT TO USE 265 PARKING SPACES.
2. EASEMENT FOR THE PURPOSES OF MAINTENANCE, OPERATION AND MANAGEMENT OF THE 1190 MISSION BUILDING, INCLUDING ACCESS AND USE OF SERVICE CORRIDORS AND INGRESS AND EGRESS THROUGH DOORS THAT CONNECT 1190 MISSION TO THE BASEMENT AND GARAGE OF SAID LOT 2.
3. EASEMENT OVER, ACROSS AND UNDER THOSE PORTIONS OF SAID LOTS 1 THROUGH 4 INTENDED FOR PUBLIC USE OR COMMON USE FOR THE PURPOSES OF ACCESS TO, USE AND ENJOYMENT OF SAID USES, INCLUDING PUBLIC PARKING AREAS.

B. EASEMENTS IN FAVOR OF SAID LOTS 1 THROUGH 4, ENCUMBERING 1190 MISSION.

1. EASEMENT OVER, ACROSS AND UNDER THOSE PORTIONS OF 1190 MISSION DESIGNATED TO PROVIDE PEDESTRIAN INGRESS AND EGRESS TO SAID LOTS 1 THROUGH 4, INCLUDING ANY WALKWAYS, PASSAGEWAYS AND SERVICE CORRIDORS.

LEGAL DESCRIPTION

PER TITLE REPORT

FINAL MAP 9982

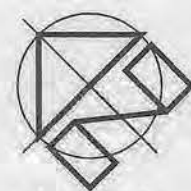
A 3 LOT VERTICAL SUBDIVISION
AND 502 RESIDENTIAL NEW CONDOMINIUM WITHIN LOT 1
AND 2 COMMERCIAL NEW CONDOMINIUM WITHIN LOT 3
BEING A SUBDIVISION OF LOT 3 OF FINAL MAP 8847 RECORDED
MARCH 23, 2017, IN BOOK 131 OF CONDOMINIUM MAPS, PAGES 157 TO 160
INCLUSIVE AND THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED
DECEMBER 1, 2017 IN DOCUMENT NO. 2017-K544504, OFFICIAL RECORDS

BEING A PORTION OF 100 VARA BLOCK 406
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

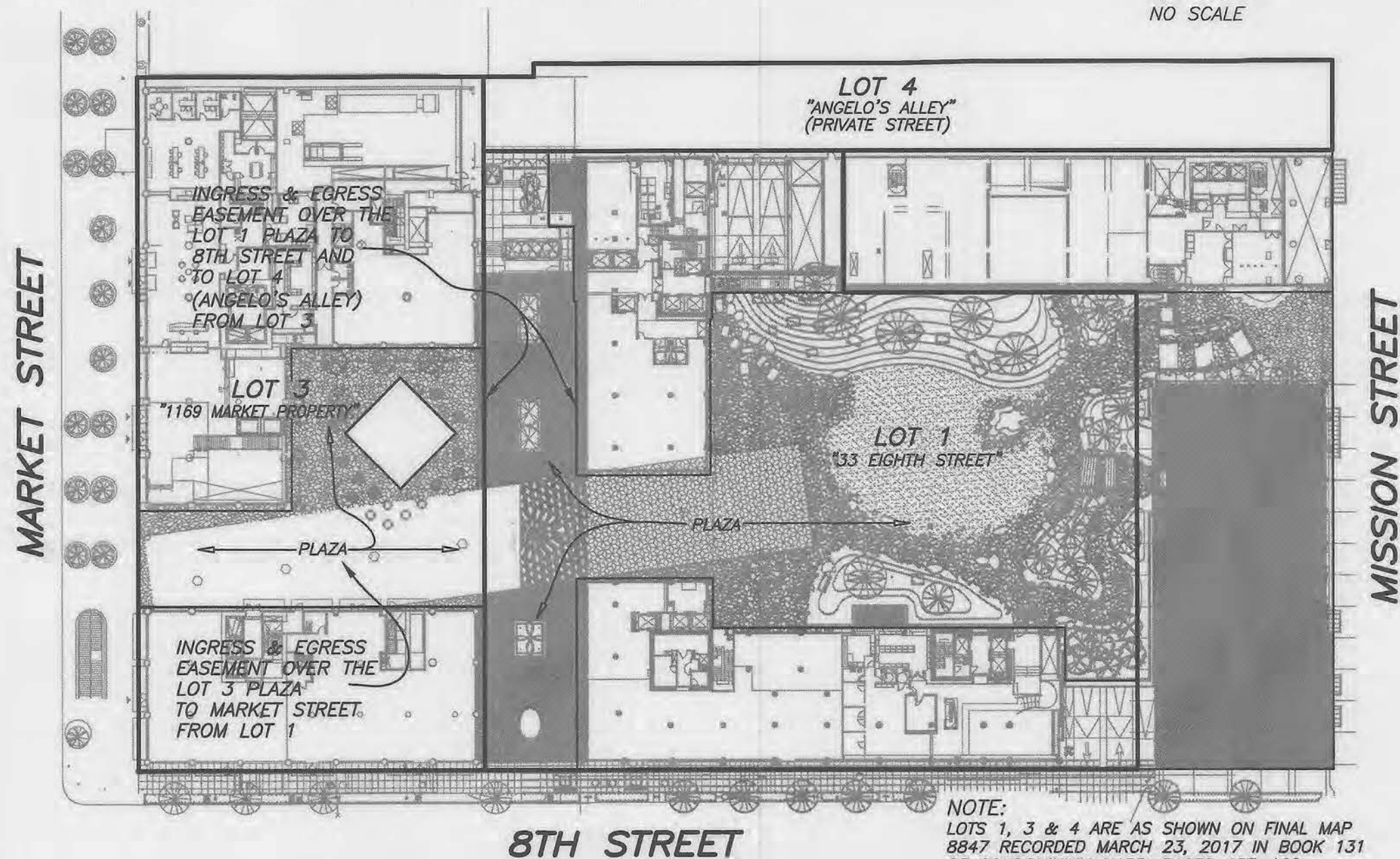
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

MAY 2021

SHEET 4 OF 10



NORTH
NO SCALE



8TH STREET

PARCEL ONE E (2017-K520183)

RESERVATION OF PLAZA ACCESS EASEMENTS:

A. EASEMENTS IN FAVOR OF THE USERS OF THE 1169 MARKET PROPERTY (LOT 3) OVER, ACROSS AND THROUGH THE PLAZA LOCATED ON THE 33-8TH PROPERTY (LOT 1) FOR THE FOLLOWING PURPOSES:

1. EMERGENCY EGRESS FROM THE 1169 MARKET PROPERTY (LOT 3) AND THE BUILDINGS AND PLAZA AREAS THEREON TO 8TH STREET AND TO LOT 4 (ANGELO'S ALLEY).
2. PEDESTRIAN ACCESS TO AND USE OF THE 33-8TH PROPERTY PLAZA AND IMPROVEMENTS THEREON FOR TYPICAL PURPOSES AND FOR ACCESS TO 8TH STREET AND ANGELO'S ALLEY. THE EASEMENTS SHALL BE USED FOR PEDESTRIAN ACCESS TO AND FROM THE 1169 MARKET PROPERTY AND THE BUILDINGS AND PLAZA AREAS THEREON BY THE USERS OF THE 1169 MARKET PROPERTY AND BY THE GENERAL PUBLIC.

B. EASEMENT IN FAVOR OF THE USERS OF 33-8TH PROPERTY (LOT 1) OVER, ACROSS AND THROUGH THE PLAZA LOCATED ON THE 1169 MARKET PROPERTY (LOT 3) FOR THE PURPOSE OF PEDESTRIAN ACCESS TO AND USE OF THE PLAZA AND IMPROVEMENTS THEREON FOR TYPICAL PURPOSES AND FOR ACCESS TO MARKET STREET. THE EASEMENT SHALL BE USED FOR PEDESTRIAN ACCESS TO AND FROM THE 33-8TH PROPERTY AND THE BUILDINGS, PLAZA AREAS AND PARKING GARAGE THEREON BY THE USERS OF THE 33-8TH PROPERTY AND THE GENERAL PUBLIC.

NOTE:
LOTS 1, 3 & 4 ARE AS SHOWN ON FINAL MAP 8847 RECORDED MARCH 23, 2017 IN BOOK 131 OF CONDOMINIUM MAPS, PAGES 157-160, SAN FRANCISCO COUNTY RECORDS.

PARCEL ONE F: (2017-K536946) (2018-K565451)

"AMENDED AND RESTATED DECLARATION OF RECIPROCAL EASEMENTS AND COST SHARING AGREEMENT [TRINITY PLACE]"

1. EASEMENTS IN FAVOR OF PHASE 4 (LOT 3), ENCUMBERING THE GARAGE PARCEL (LOT 2):

A. PHASE 4 PARKING EASEMENT-PEDESTRIAN AND VEHICULAR INGRESS & EGRESS EASEMENT FOR ACCESS TO AND USE OF THE PARKING GARAGE. THE PHASE 4 GARAGE USERS MAY USE 200 RESIDENTIAL AND 175 COMMERCIAL/RETAIL PARKING SPACES.

B. EASEMENT OVER, ACROSS AND THROUGH THE GARAGE PARCEL FOR THE PURPOSE OF MAINTENANCE, REPAIR, REPLACEMENT, OPERATION AND MANAGEMENT OF PHASE 4.

C. TEMPORARY CONSTRUCTION EASEMENT OVER, ACROSS AND THROUGH THE GARAGE PARCEL FOR THE PURPOSE OF THE PHASE 4 CONSTRUCTION.

D. EASEMENT FOR STRUCTURAL SUPPORT FROM THE GARAGE IMPROVEMENTS.

E. EASEMENT TO USE AND MAINTAIN ANY IMPROVEMENTS THAT ENCR OACH INTO THE GARAGE PARCEL.

2. EASEMENTS IN FAVOR OF PHASE 3 (LOT 1), ENCUMBERING THE GARAGE PARCEL (LOT 2):

A. PHASE 3 PARKING EASEMENT-PEDESTRIAN AND VEHICULAR INGRESS & EGRESS EASEMENT FOR ACCESS TO AND USE OF THE PARKING GARAGE. THE PHASE 3 GARAGE USERS MAY USE 150 RESIDENTIAL AND 25 COMMERCIAL PARKING SPACES.

B. EASEMENT OVER, ACROSS AND THROUGH THE GARAGE PARCEL FOR THE PURPOSE OF MAINTENANCE, REPAIR, REPLACEMENT, OPERATION AND MANAGEMENT OF PHASE 3.

C. EASEMENT FOR STRUCTURAL SUPPORT FROM THE GARAGE IMPROVEMENTS.

D. EASEMENT TO USE AND MAINTAIN ANY IMPROVEMENTS THAT ENCR OACH INTO THE GARAGE PARCEL.

3. EASEMENT IN FAVOR OF THE GARAGE PARCEL (LOT 2), ENCUMBERING PHASE 3 (LOT 1):

EASEMENT FOR THE GARAGE PARCEL DESIGNATED USERS OVER, ACROSS AND THROUGH PHASE 3 FOR THE PURPOSES OF ACCESS TO AND FROM THE GARAGE PARCEL FOR VEHICULAR PARKING PURPOSES. SAID EASEMENT TO PROVIDE ACCESS TO AND FROM THE GARAGE PARCEL BY WAY OF DRIVEWAYS, RAMPS, ETC. LOCATED ON PHASE 3 THAT PROVIDE DIRECT ACCESS TO THE GARAGE PARCEL. SAID EASEMENT SHALL INCLUDE THE RIGHT OF TYPICAL INGRESS AND EGRESS OVER, ACROSS AND THROUGH THE PHASE 3 PLAZA FOR ACCESS TO AND FROM THE GARAGE PARCEL AND THE ADJACENT PUBLIC STREETS AND SIDEWALKS.

4. EASEMENT IN FAVOR OF PHASE 4 (LOT 3), ENCUMBERING THE PHASE 3 PLAZA AND IMPROVEMENTS (LOT 1):

EASEMENT FOR THE PHASE 4 DESIGNATED USERS OVER, ACROSS AND THROUGH THE PHASE 3 PLAZA FOR THE PURPOSES OF ENJOYMENT OF THE PHASE 3 PLAZA IMPROVEMENTS, VEHICULAR ACCESS TO THE LOT 2 GARAGE, ACCESS TO AND FROM PHASE 4 AND THE ADJACENT PUBLIC STREETS AND SIDEWALKS AND TO ANGELO'S ALLEY.

5. EASEMENT IN FAVOR OF PHASE 3 (LOT 1), ENCUMBERING PHASE 4 (LOT 3):

EASEMENT FOR THE PHASE 3 DESIGNATED USERS OVER, ACROSS AND THROUGH THE PHASE 4 PLAZA FOR THE PURPOSE OF ACCESS AND USE OF THE PHASE 4 PLAZA AND RELATED IMPROVEMENTS, ACCESS TO THE LOT 2 GARAGE, ACCESS TO AND FROM PHASE 3 AND THE ADJACENT PUBLIC STREETS AND SIDEWALKS AND TO ANGELO'S ALLEY.

6. EASEMENT IN FAVOR OF THE GARAGE PARCEL (LOT 2), ENCUMBERING PHASE 4 (LOT 3):

EASEMENT FOR THE GARAGE PARCEL DESIGNATED USERS OVER, ACROSS AND THROUGH ANY CORRIDORS, PASSAGeways OR STAIRWELLS AND ANY RELATED DOORS OR GATES THAT PROVIDE ACCESS FROM THE GARAGE PARCEL DIRECTLY TO THE PHASE 4 PLAZA OR DIRECTLY TO THE ADJACENT PUBLIC STREETS AND SIDEWALKS OR ANGELO'S ALLEY.

7. EASEMENTS ENCUMBERING ANGELO'S ALLEY (LOT 4) IN FAVOR OF THE GARAGE PARCEL (LOT 2), THE PHASE 3 OWNER (LOT 1) AND THE PHASE 4 OWNER (LOT 3) FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO USE:

- A. THE RESPECTIVE IMPROVEMENTS LOCATED ON EACH SAID PARCEL.
- B. THE RAMPS, DRIVEWAY DOORS AND GATES SERVING THE GARAGE PARCEL.
- C. ANY LOADING DOCKS AND RELATED AREAS SERVING ANY BUILDING IN THE PROJECT.
- D. ACCESS TO AND USE OF ANY UTILITIES AND RELATED FACILITIES SERVING ANY BUILDING OR OTHER PORTION OF THE PROJECT.
- E. ACCESS TO ANY PORTION OF THE PROJECT AS MAY BE NECESSARY FOR MAINTENANCE, REPAIR OR REPLACEMENT OF ANY EQUIPMENT SERVING ANY BUILDING OR OTHER PORTION OF THE PROJECT.
- F. ACCESS TO ANY TRASH AND RECYCLING AREAS AND RELATED FACILITIES SERVING ANY BUILDING OR OTHER PORTION OF THE PROJECT.
- G. INGRESS AND EGRESS TO AND FROM THE PROJECT AND THE ADJACENT PUBLIC STREETS AND SIDEWALKS.

SEE DOCUMENT FOR ADDITIONAL INFORMATION.

NOTE: CURRENTLY PHASE 3 (LOT 1) AND THE GARAGE PARCEL (LOT 2) HAVE THE SAME OWNER.

LEGAL DESCRIPTION

PER TITLE REPORT

FINAL MAP 9982

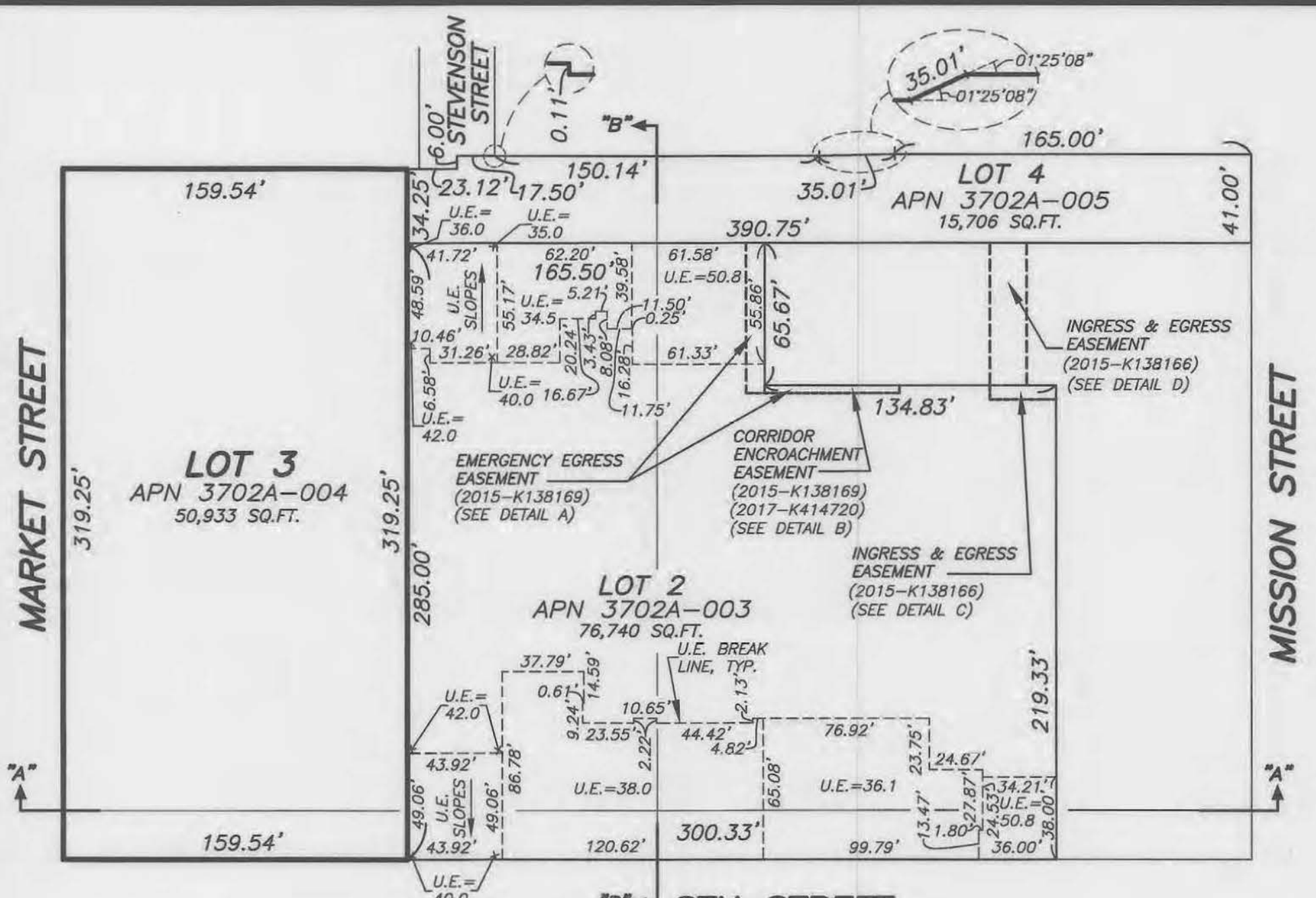
A 3 LOT VERTICAL SUBDIVISION
AND 502 RESIDENTIAL NEW CONDOMINIUM WITHIN LOT 1
AND 2 COMMERCIAL NEW CONDOMINIUM WITHIN LOT 3
BEING A SUBDIVISION OF LOT 3 OF FINAL MAP 8847 RECORDED
MARCH 23, 2017, IN BOOK 131 OF CONDOMINIUM MAPS, PAGES 157 TO 160
INCLUSIVE AND THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED
DECEMBER 1, 2017 IN DOCUMENT NO. 2017-K544504, OFFICIAL RECORDS
BEING A PORTION OF 100 VARA BLOCK 406

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

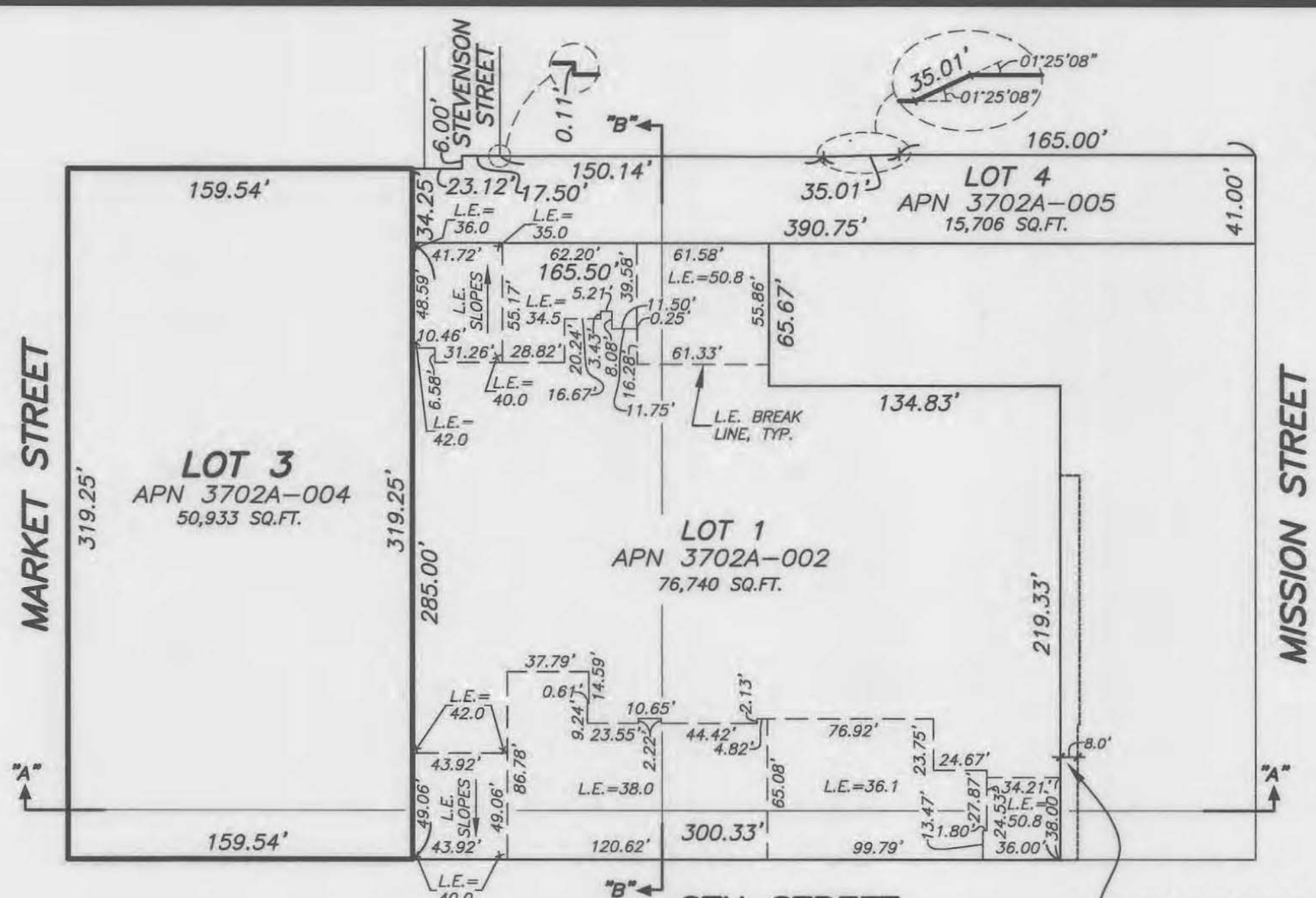
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

MAY 2021

SHEET 5 OF 10

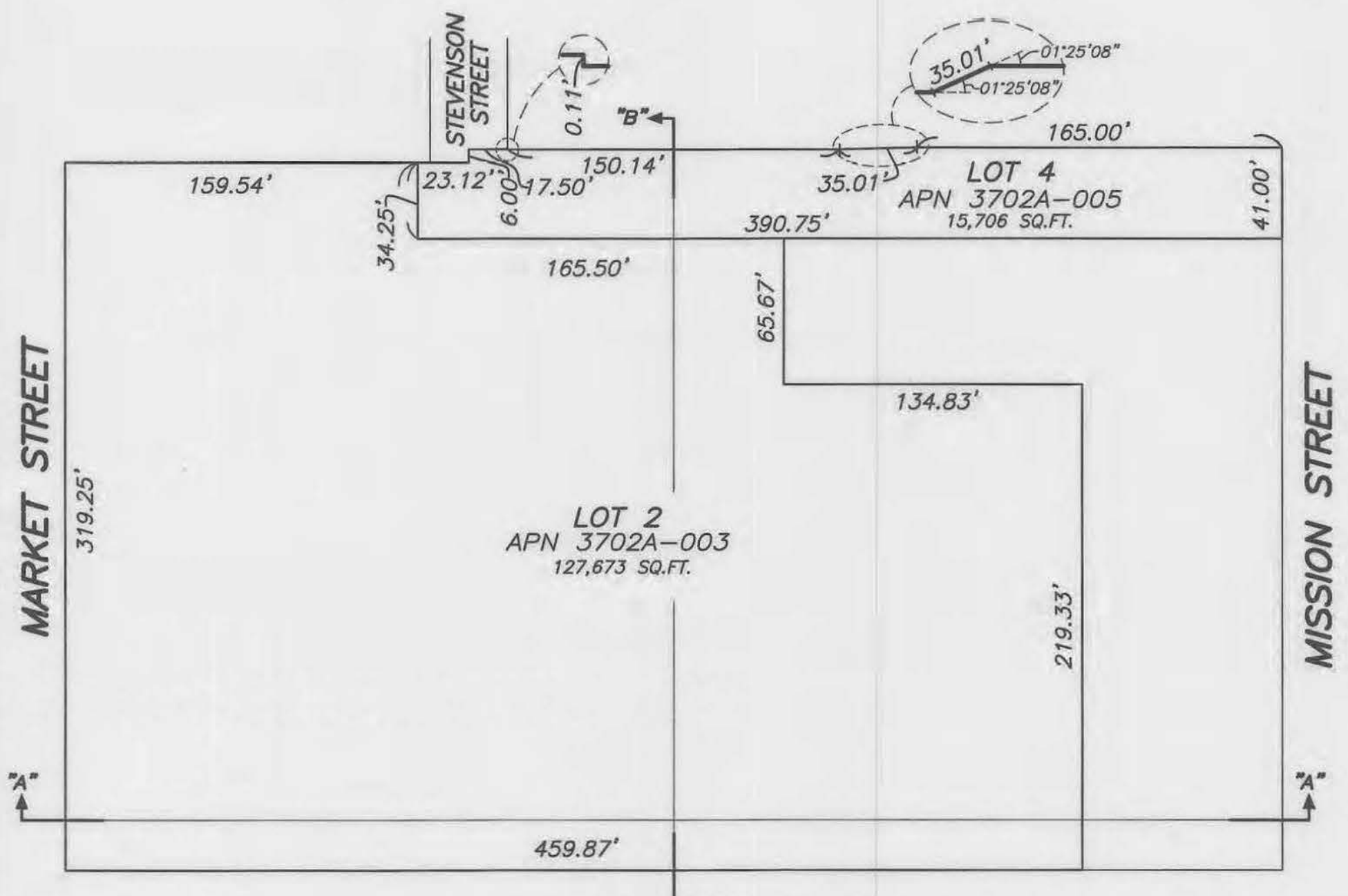


LEVEL 2
 UPPER ELEVATION = 42.0 (EXCEPT AS SHOWN)
 LOWER ELEVATION = 8.30

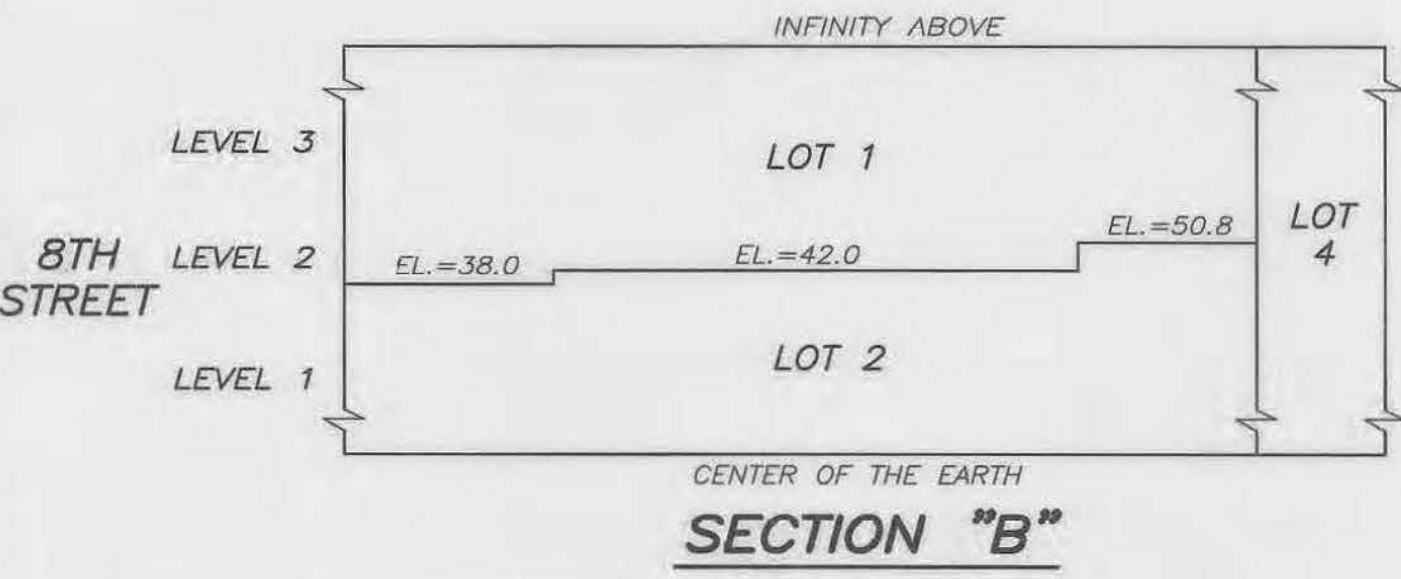
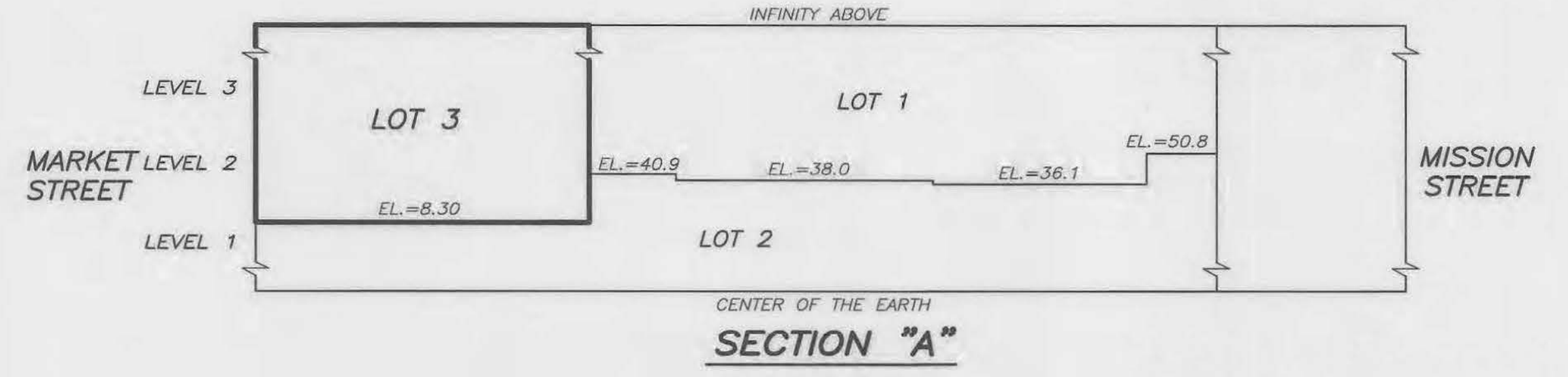


LEVEL 3
 UPPER ELEVATION = INFINITY ABOVE
 LOWER ELEVATION = 42.0 (EXCEPT AS SHOWN)

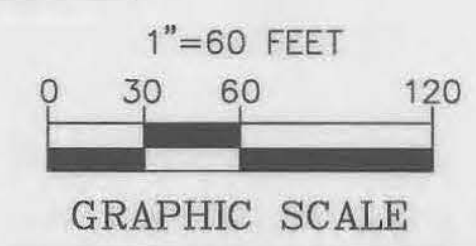
AREA OF "1190 MISSION STREET"
 STORM WATER THAT DISCHARGES
 INTO LOT 2 STORM SYSTEM
 (2015-K138167)
 (SEE DETAIL E)



LEVEL 1
 UPPER ELEVATION = 8.30
 LOWER ELEVATION = CENTER OF EARTH



EXISTING LOTS
 FINAL MAP 8847 (131 C.M. 157-160)
 & CERTIFICATE OF CORRECTION (2017-K544504)

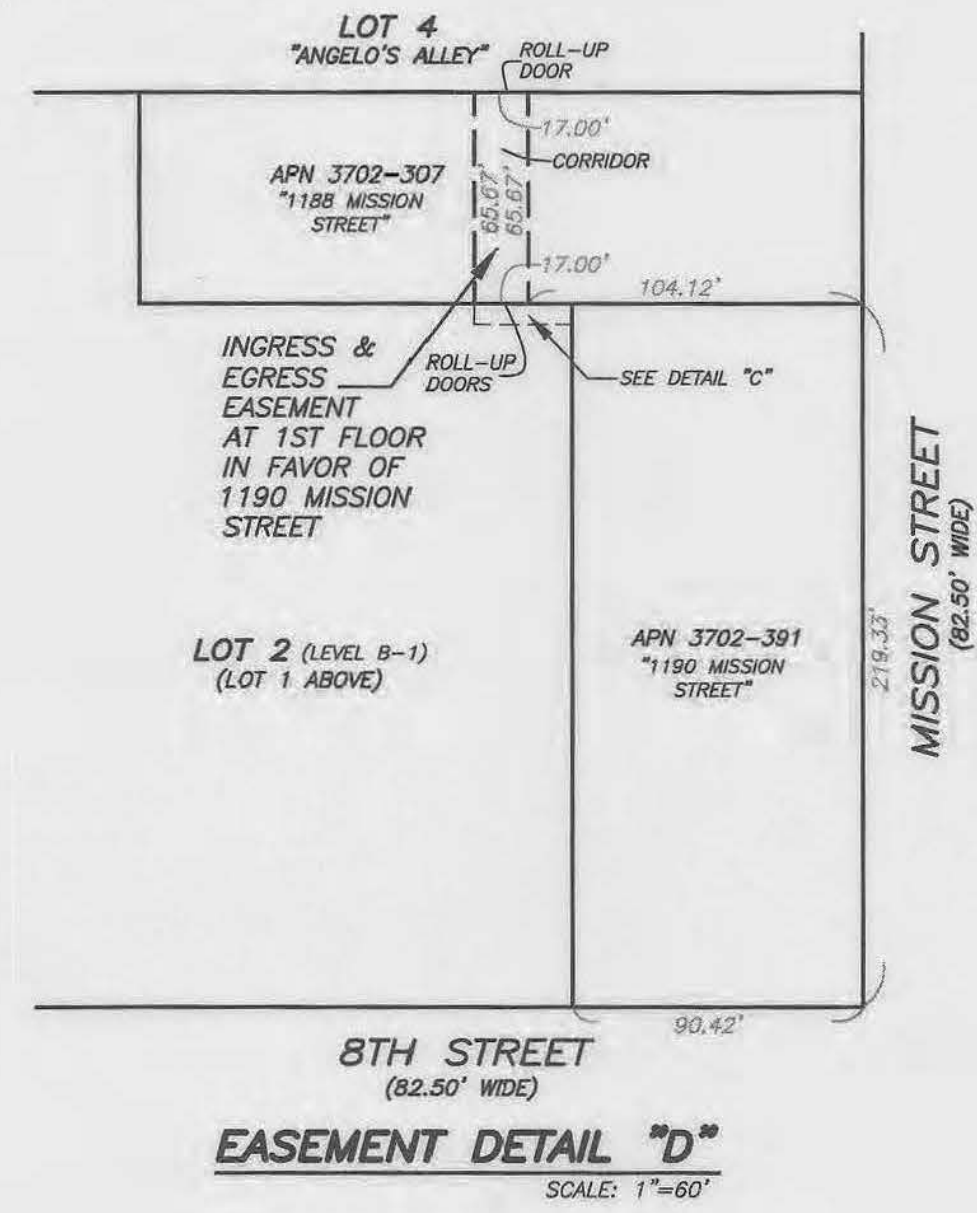
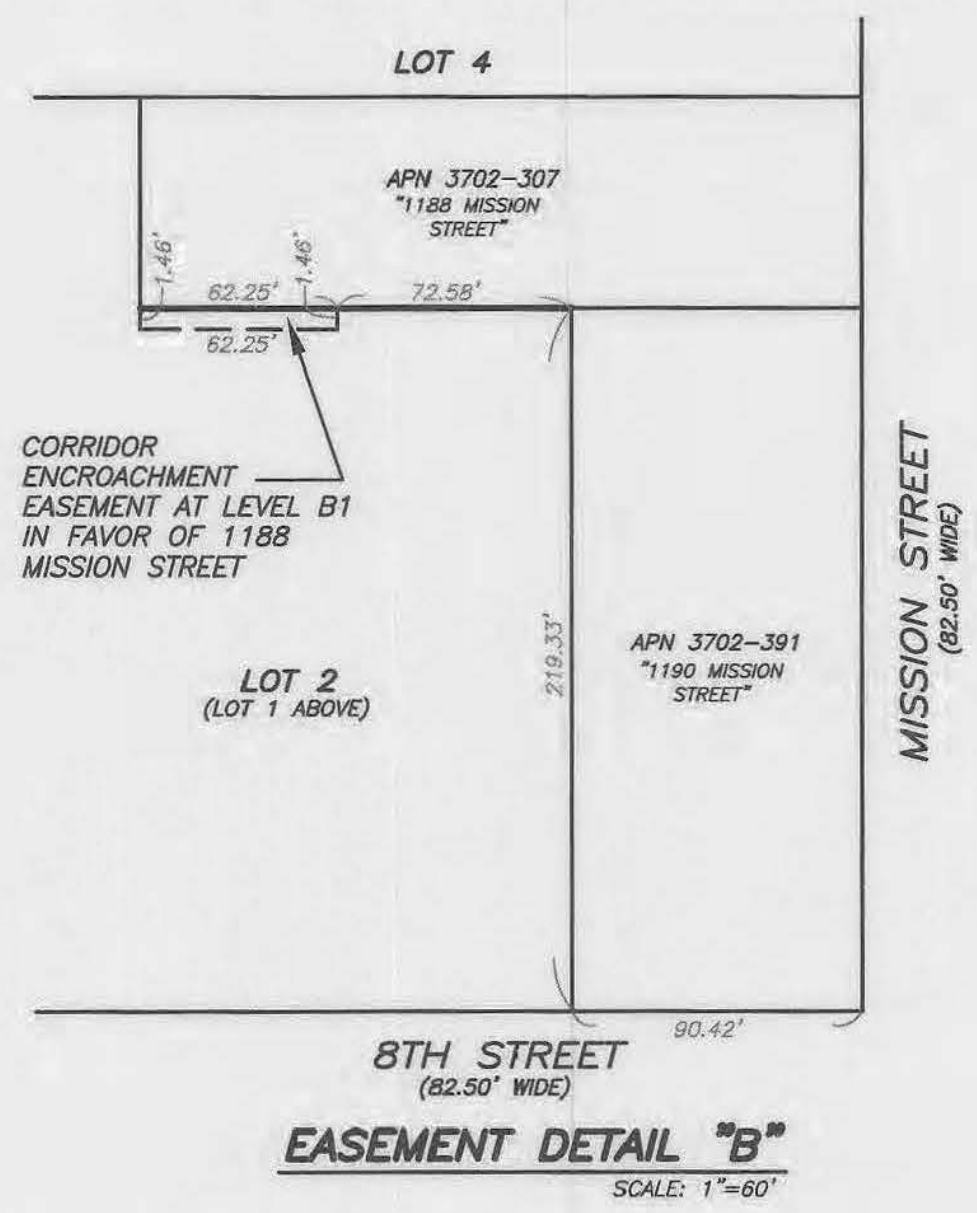
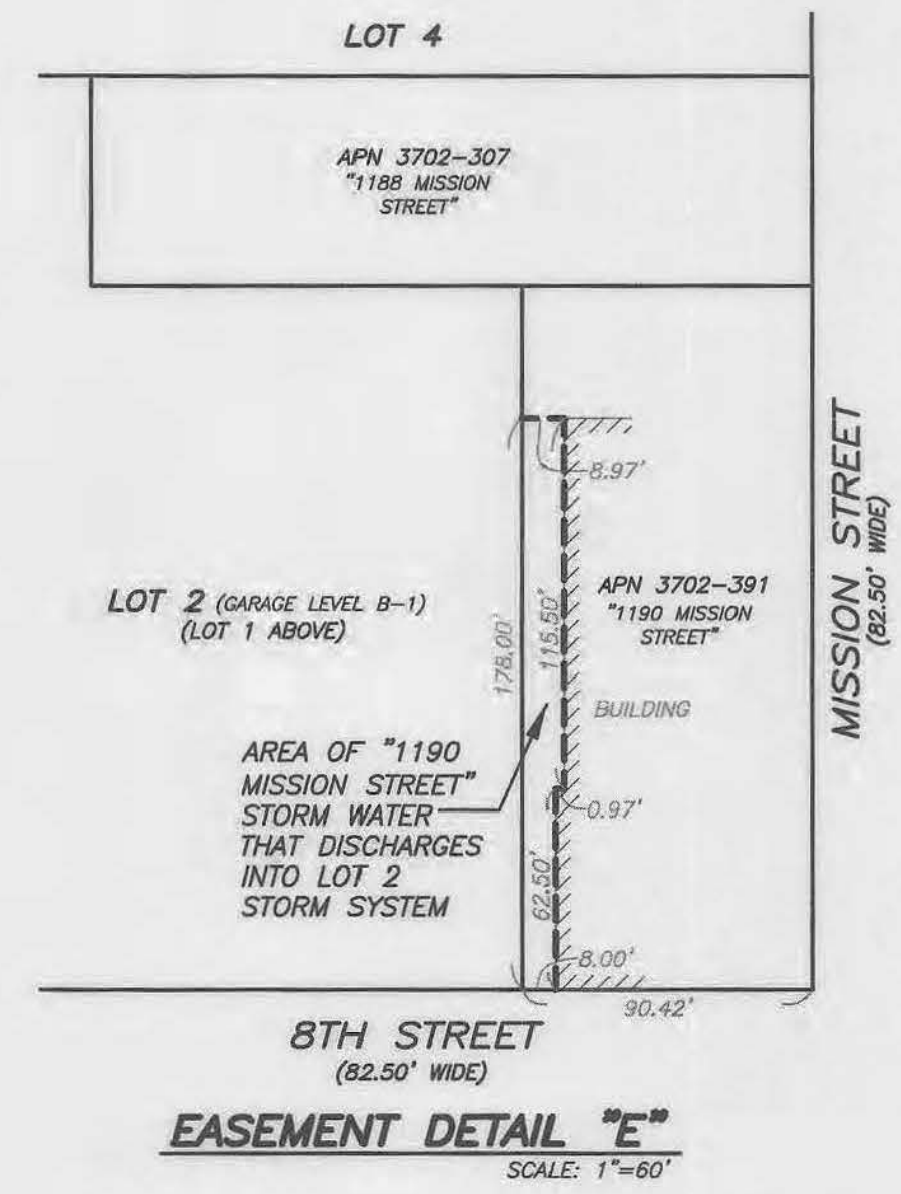
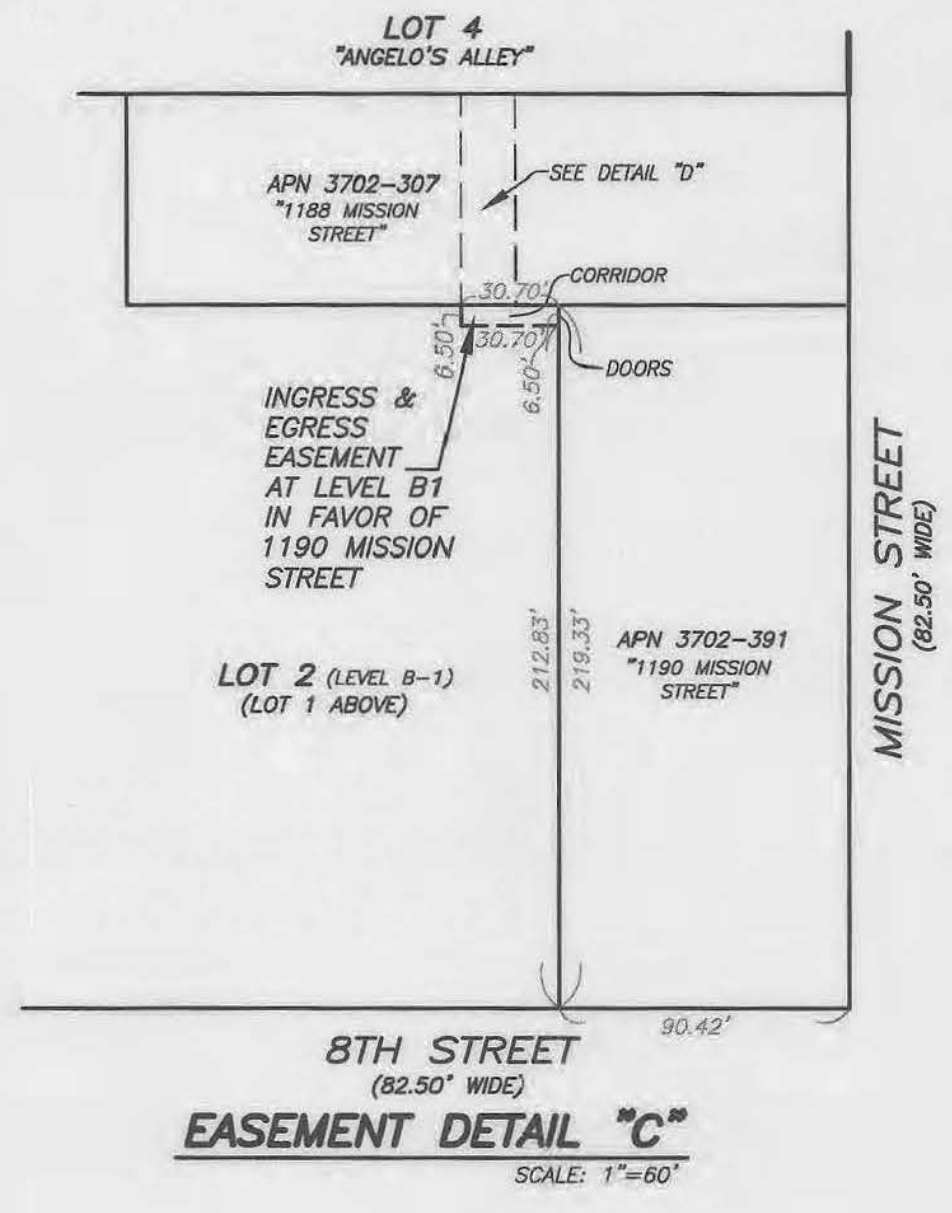
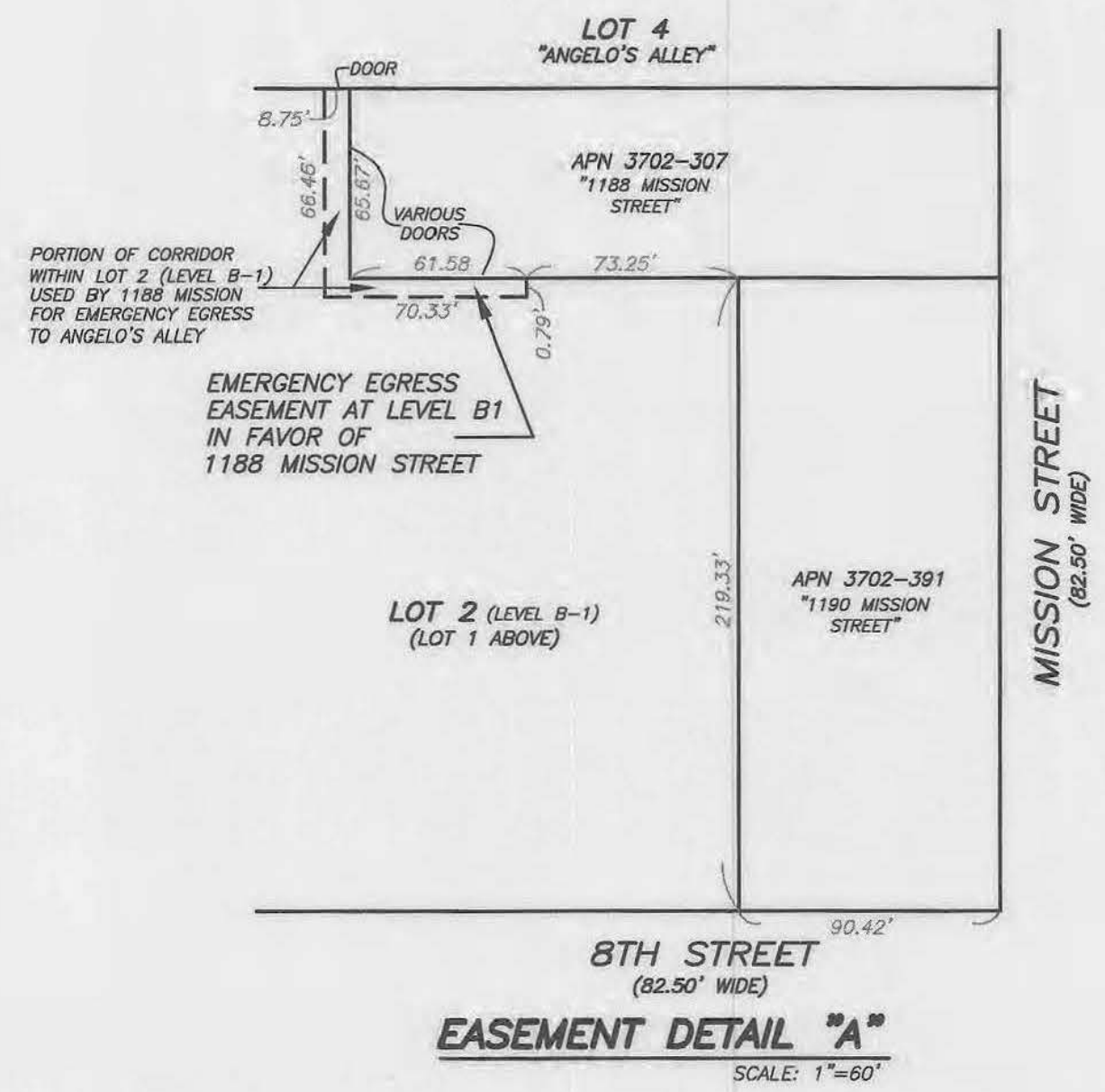


FINAL MAP 9982

A 3 LOT VERTICAL SUBDIVISION
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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

MAY 2021 SCALE: 1"=50' SHEET 6 OF 10



FINAL MAP 9982

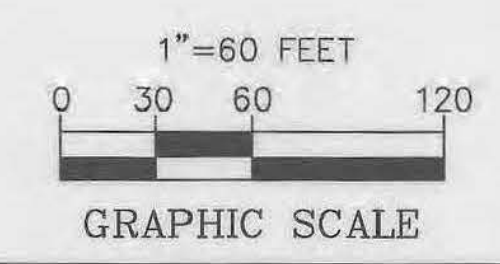
A 3 LOT VERTICAL SUBDIVISION
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DECEMBER 1, 2017 IN DOCUMENT NO. 2017-K544504, OFFICIAL RECORDS
BEING A PORTION OF 100 VARA BLOCK 406

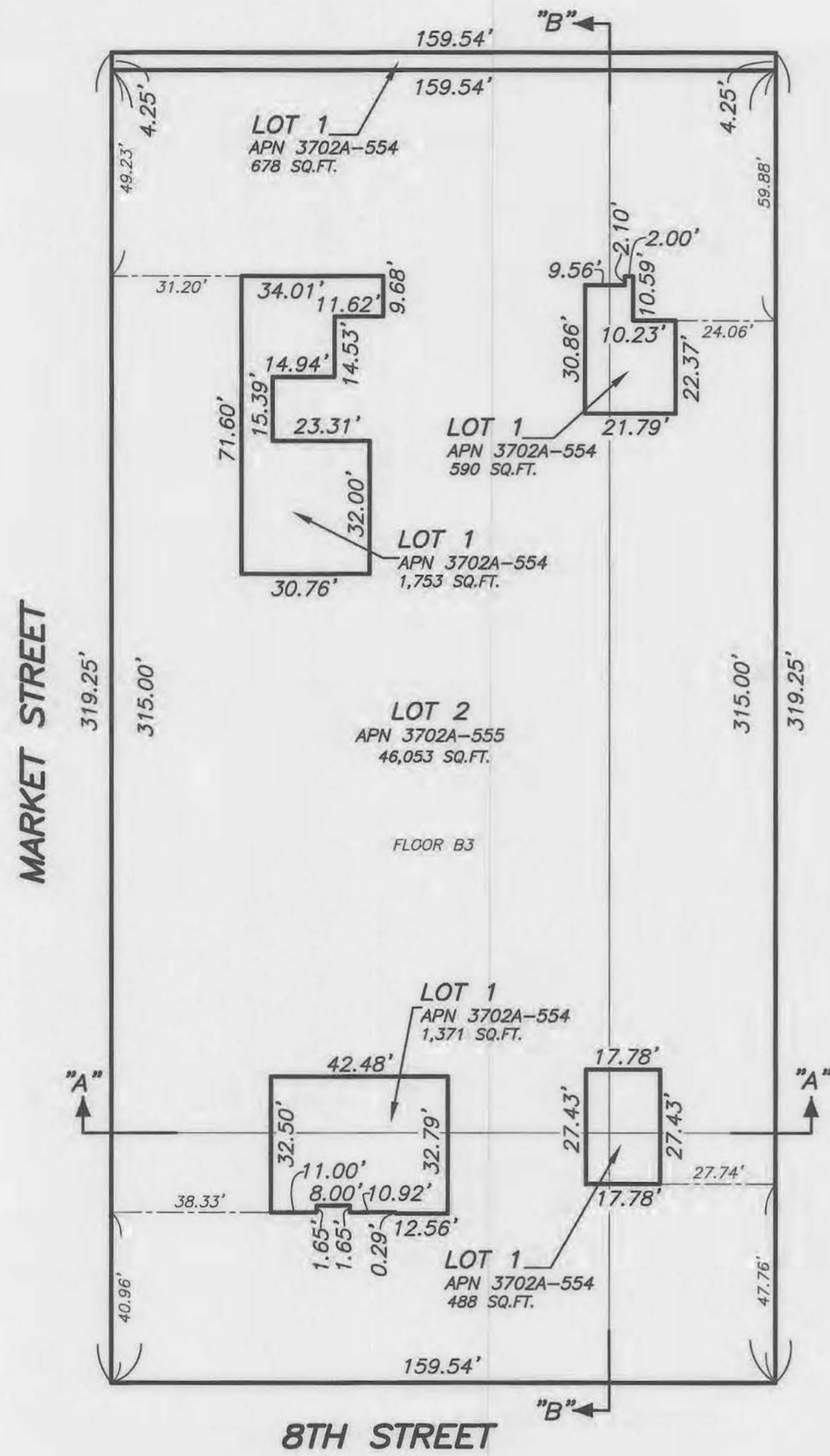
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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San Francisco California

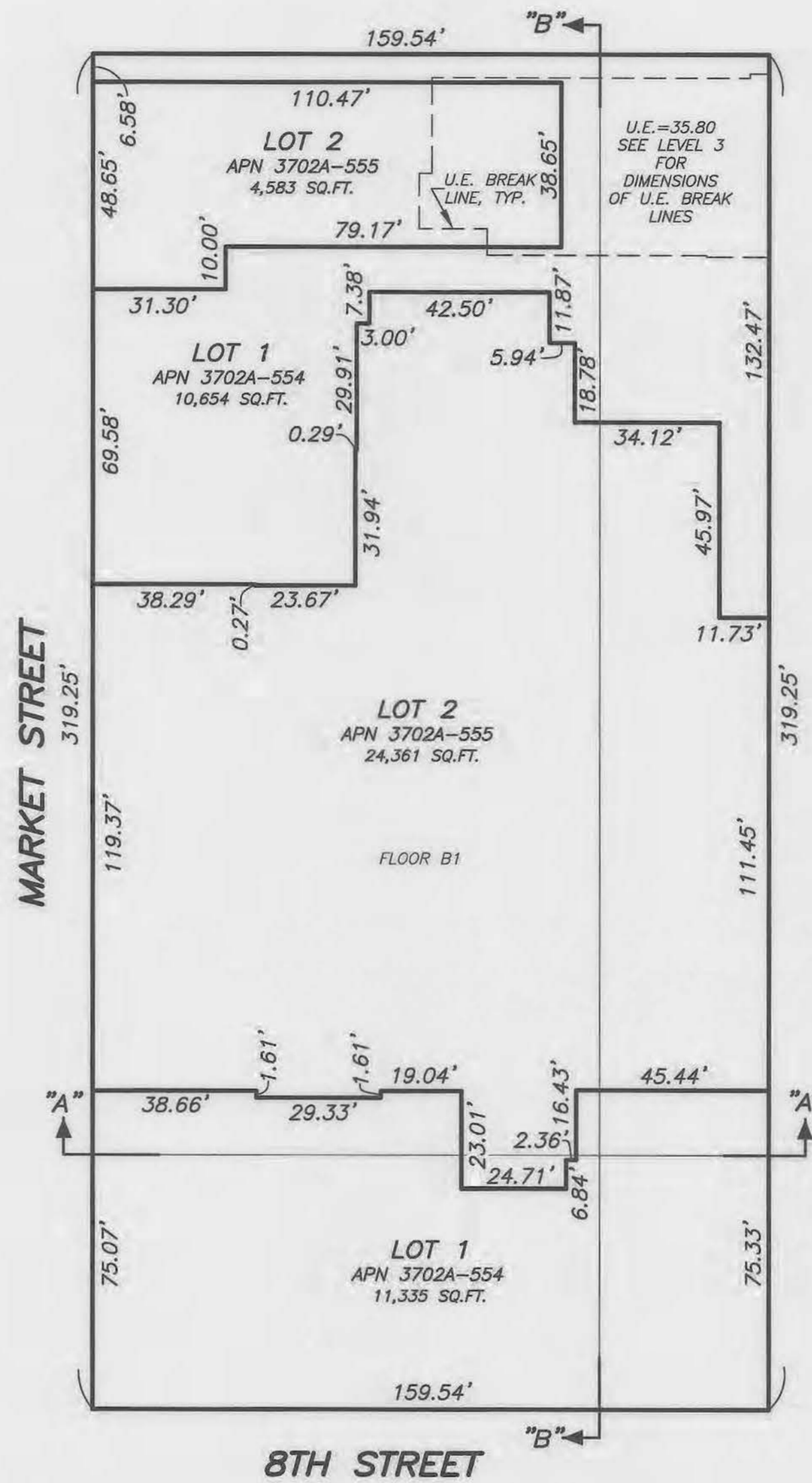
MAY 2021 SCALE: 1"=50' SHEET 7 OF 10

EXISTING LOTS
FINAL MAP 8847 (131 C.M. 157-160)
& CERTIFICATE OF CORRECTION (2017-K544504)



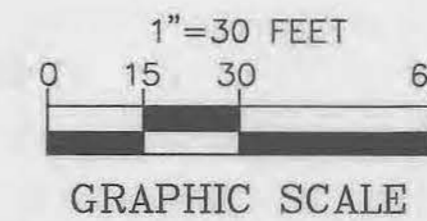


LEVEL 1
 UPPER ELEVATION = 24.20
 LOWER ELEVATION = 8.30



LEVEL 2
 UPPER ELEVATION = 39.80 (EXCEPT AS SHOWN)
 LOWER ELEVATION = 24.20

NEW LOTS



FINAL MAP 9982

A 3 LOT VERTICAL SUBDIVISION
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 AND 2 COMMERCIAL NEW CONDOMINIUM WITHIN LOT 3
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CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
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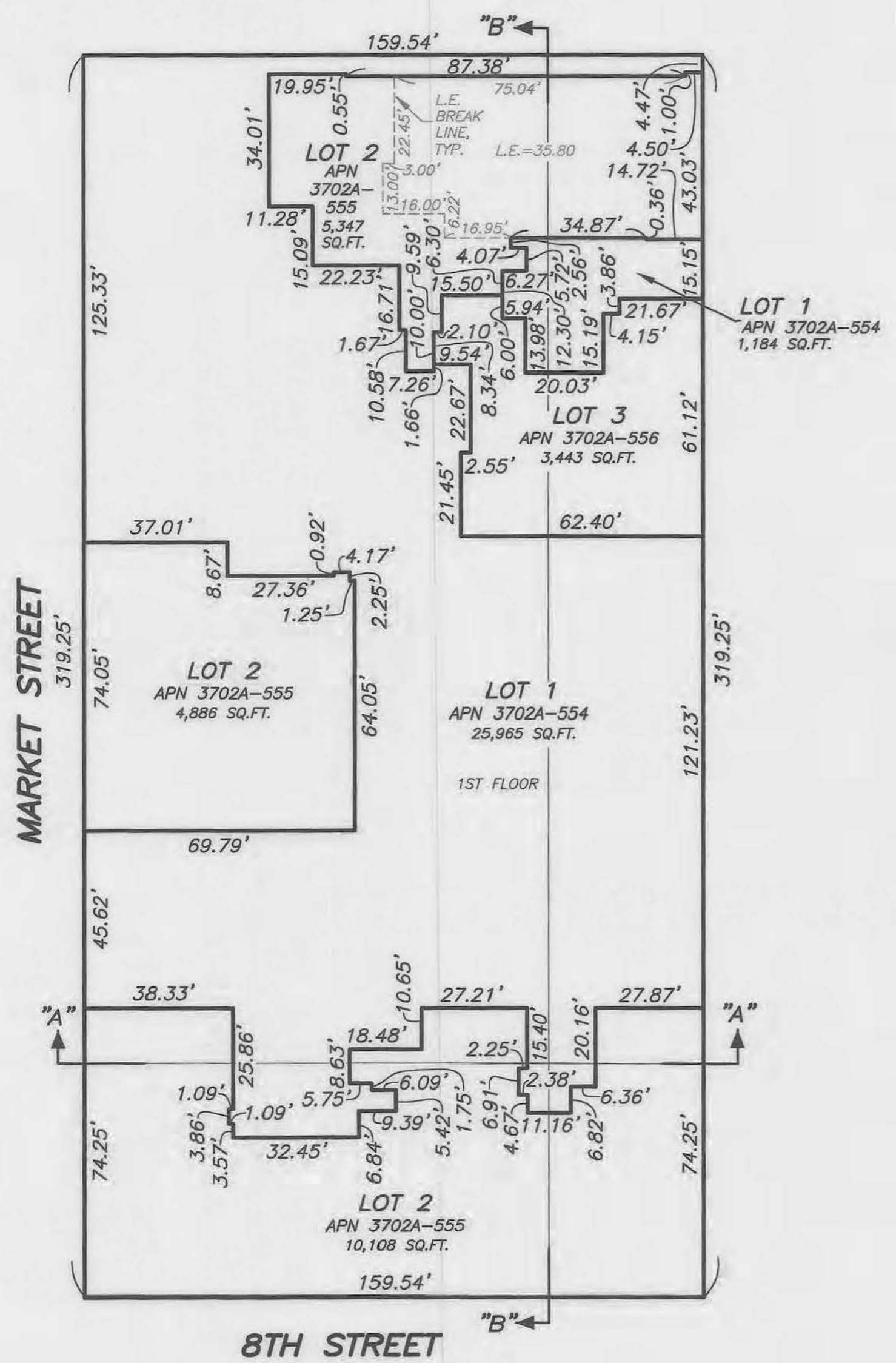
MAY 2021

SCALE: 1"=30'

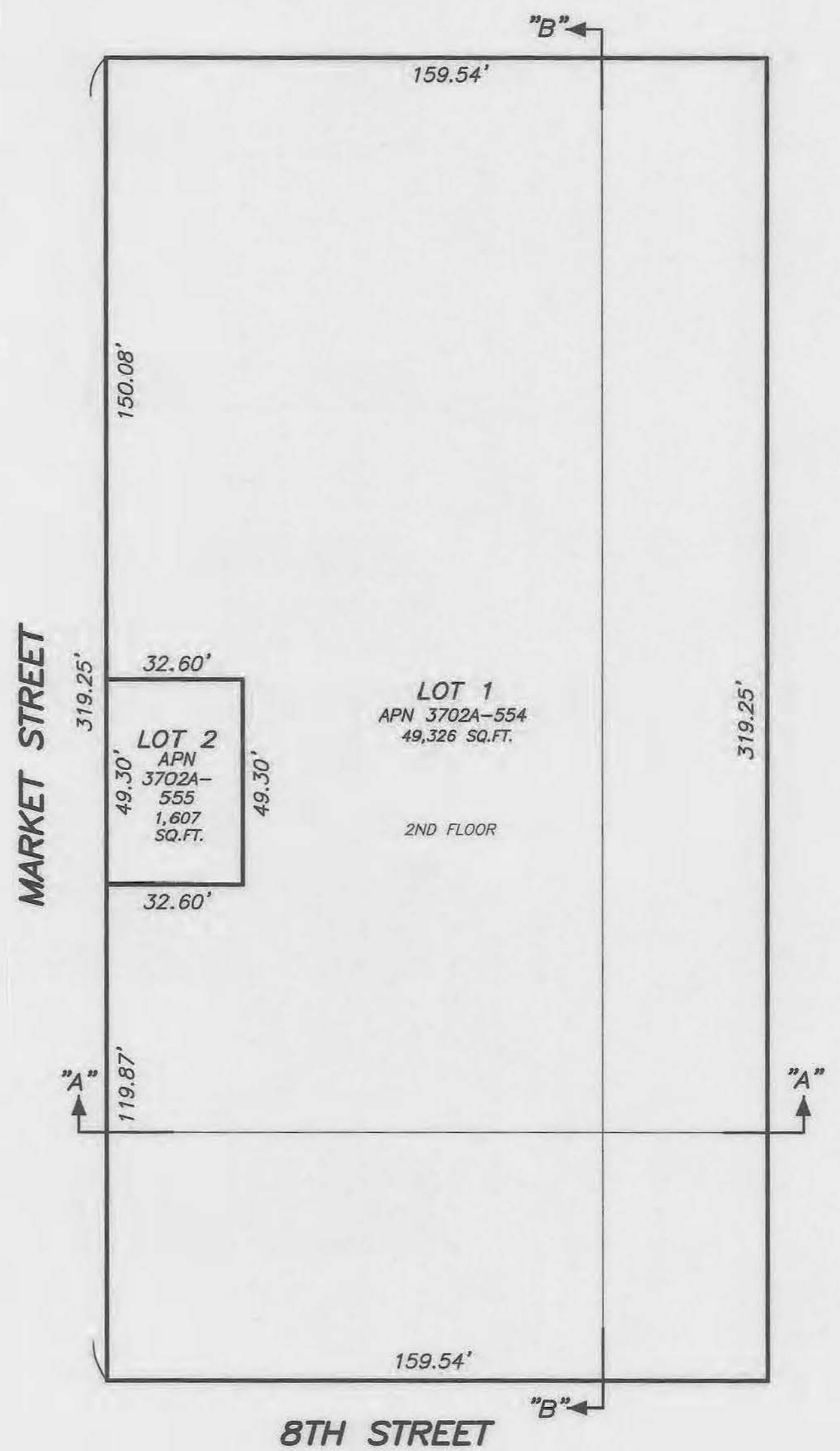
SHEET 8 OF 10

AB 3702A, LOT 004

1169 MARKET STREET

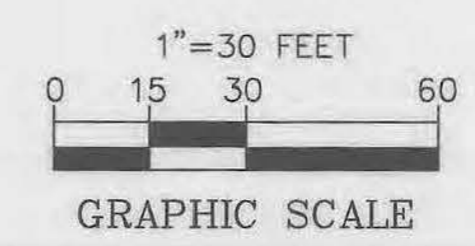


LEVEL 3
 UPPER ELEVATION = 61.20
 LOWER ELEVATION = 39.80 (EXCEPT AS SHOWN)



LEVEL 4
 UPPER ELEVATION = 71.00
 LOWER ELEVATION = 61.20

NEW LOTS



FINAL MAP 9982

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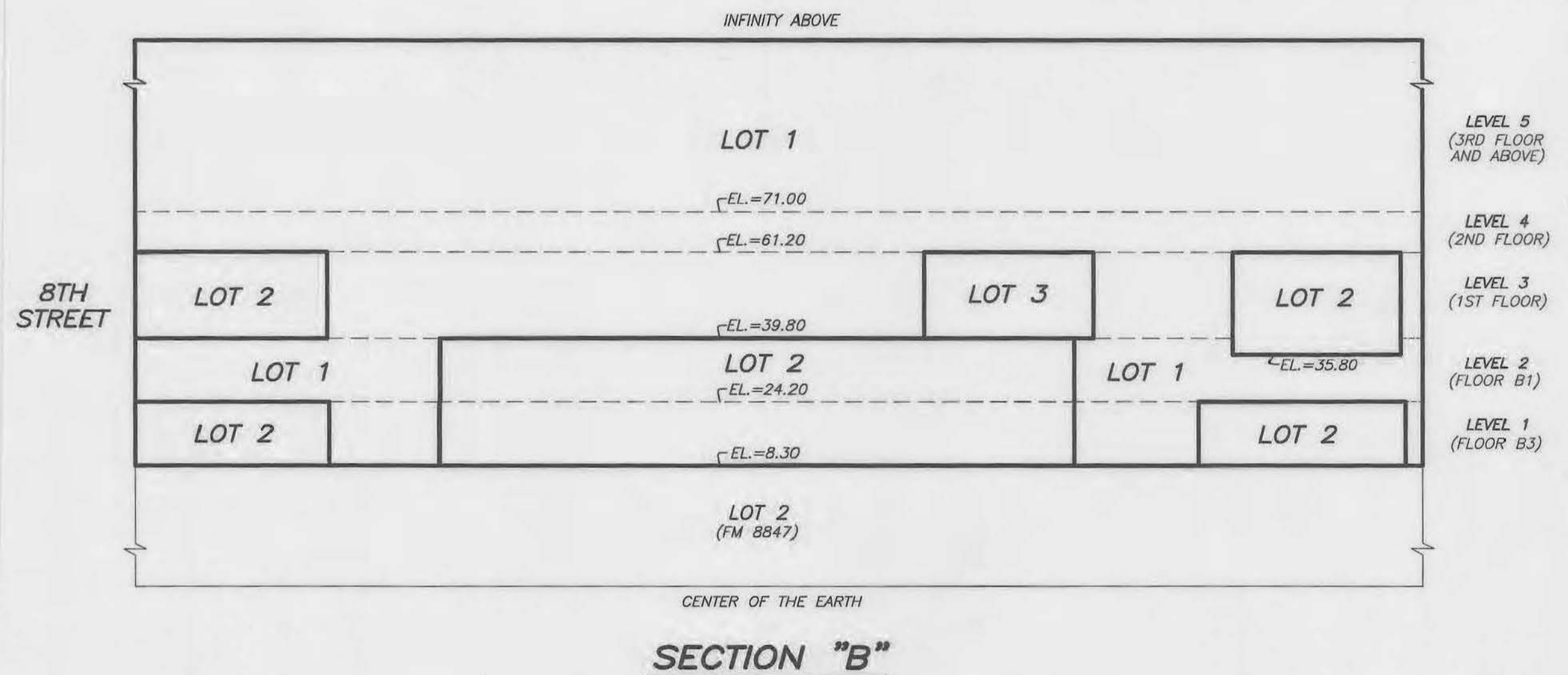
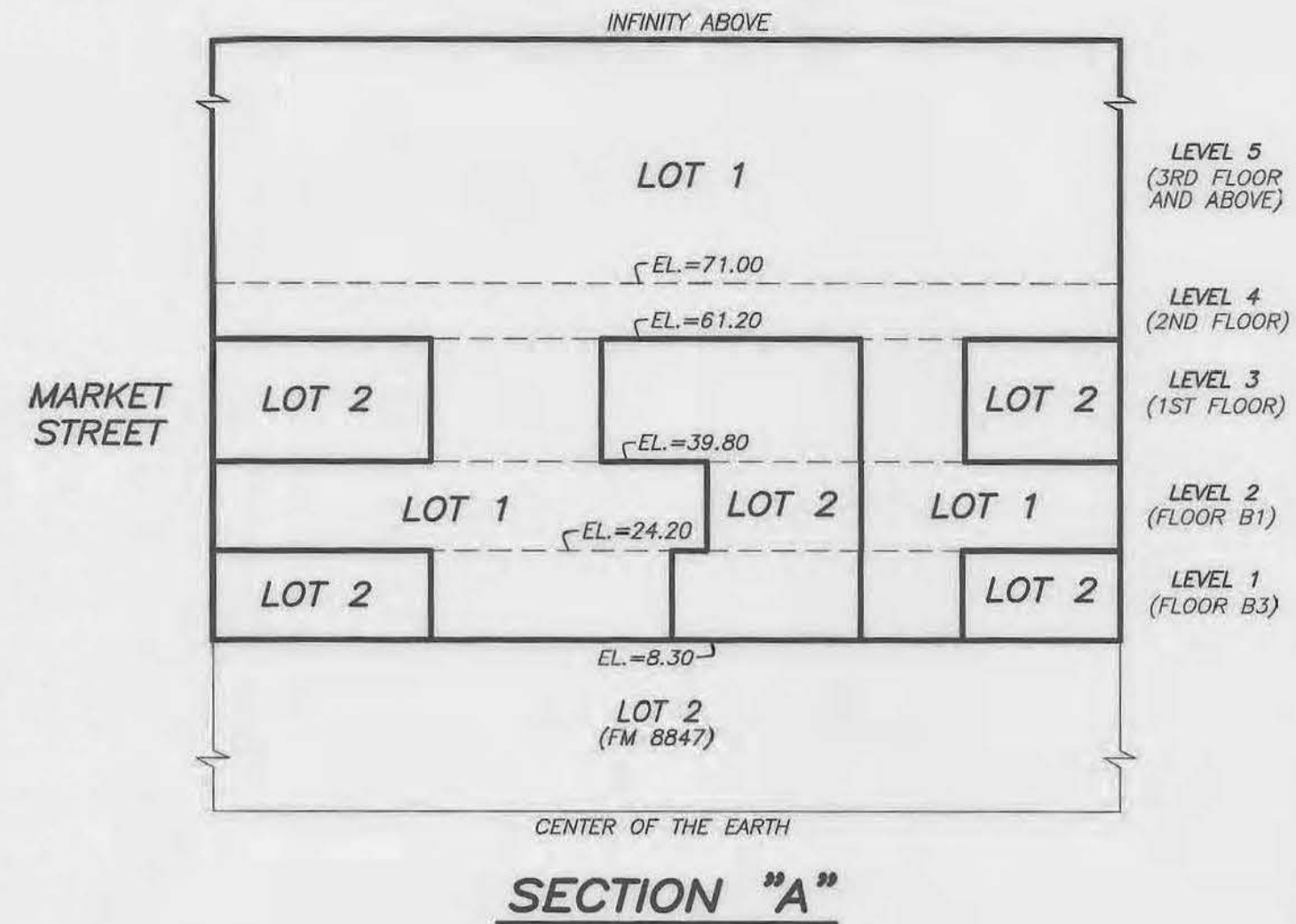
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco, California

MAY 2021 SCALE: 1"=30' SHEET 9 OF 10

AB 3702A, LOT 004 1169 MARKET STREET

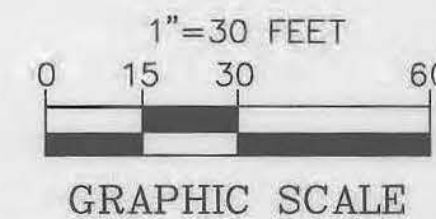


LEVEL 5
 UPPER ELEVATION = INFINITY ABOVE
 LOWER ELEVATION = 71.00



LEVEL	AREA, SQUARE FOOTAGE		
	LOT 1	LOT 2	LOT 3
1	4,880 SQ.FT.	46,053 SQ.FT.	---
2	21,989 SQ.FT.	28,944 SQ.FT.	---
3	27,149 SQ.FT.	20,341 SQ.FT.	3,443 SQ.FT.
4	49,326 SQ.FT.	1,607 SQ.FT.	---
5	50,933 SQ.FT.	---	---
TOTAL	154,277 SQ.FT.	96,945 SQ.FT.	3,443 SQ.FT.

NEW LOTS



FINAL MAP 9982

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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

MAY 2021 SCALE: 1"=30' SHEET 10 OF 10

AB 3702A, LOT 004

1169 MARKET STREET

From: [Mapping, Subdivision \(DPW\)](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Spitz, Jeremy \(DPW\)](#); [TOM, CHRISTOPHER \(CAT\)](#); [MARQUEZ, JENINE \(CAT\)](#); [PETERSON, ERIN \(CAT\)](#); [Ryan, James \(DPW\)](#)
Subject: PID:9982 BOS Final Map Submittal
Date: Wednesday, June 30, 2021 9:38:52 AM
Attachments: [Order204965.docx.pdf](#)
[Summary.pdf](#)
[9982 Motion 20210607.doc](#)
[9982 SIGNED MOTION 20210630.pdf](#)
[9982 DCP COND APPROVAL 20200729.pdf](#)
[9982 DCP FINDINGS 20200729.pdf](#)
[9982 TAX CERT 20210607.pdf](#)
[9982 SIGNED MYLAR 20210630.pdf](#)

To: Board of Supervisors,

The following map is being forwarded to you for your information, as this map will be in front of you for approval at the July 13, 2021 meeting.

Please view the attached documents for review.

RE: Final Map signature for 1169 Market Street, PID: 9982

Regarding: BOS Approval for Final Map

APN: 3702A/004

Project Type: : 3 Lot Vertical Subdivision and 502 Residential New Condominium within Lot 1 and 2 Commercial New Condominium with Lot 3

See attached documents:

- PDF of signed DPW Order and DocuSign Summary
- Word document of Motion and signed Motion
- PDF of Conditional DCP Approval & Conditions
- PDF of current Tax Certificate
- PDF of signed Mylar map

If you have any questions regarding this submittal please feel free to contact James Ryan at 628.271.2132 or by email at James.Ryan@sfdpw.org.

Kind regards,

Jessica Mendoza | Subdivision and Mapping
Bureau of Street Use & Mapping | San Francisco Public Works
49 South Van Ness Avenue, 9th Floor | San Francisco, CA 94103
Jessica.Mendoza@sfdpw.org