

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

Date: December 18, 2020
To: Carmen Chu, Assessor-Recorder
From: *ACC* Angela Calvillo, Clerk of the Board
Subject: Final Map No. 9115 - 75 Howard Street

On December 15, 2020, the Board of Supervisors approved Map 9115; the certification is below. Additionally, I have attached the Tax Statement, stating 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.

FINAL MAP 9115

A 120 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT
MIXED-USE CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE LANDS DESCRIBED IN
THAT CERTAIN GRANT DEED RECORDED MAY 9, 2017,
DOCUMENT NO. 2017-K448648, OFFICIAL RECORDS

BEING A PORTION OF 100 VARA BLOCK 322

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. M20-207, ADOPTED December 15, 2020, APPROVED THIS MAP ENTITLED "FINAL MAP 9115".

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

Angela Calvillo DATE: 12/18/2020
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

TAX STATEMENT:

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

DATED 18 DAY OF December, 2020.

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

BOARD OF SUPERVISOR'S APPROVAL:

ON December 15, 2020, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M20-207, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. 201355.

Final Map No. 9115 - 75 Howard Street
December 18, 2020
Page 2

c: Douglas Legg, Office of the Assessor-Recorder
Holly Lung, Office of the Assessor-Recorder
Copy to the File

1 [Final Map No. 9115 - 75 Howard Street]

2

3 **Motion approving Final Map No. 9115, a 120 residential unit and one commercial unit,**
4 **mixed-use condominium project, located at 75 Howard Street, being a subdivision of**
5 **Assessor’s Parcel Block No. 3741, Lot No. 045; and adopting findings pursuant to the**
6 **General Plan, and the eight priority policies of Planning Code, Section 101.1.**

7

8 MOVED, That the certain map entitled “Final Map No. 9115”, a 120 residential unit and
9 one commercial unit, mixed-use condominium project, located at 75 Howard Street, being a
10 subdivision of Assessor’s Parcel Block No. 3741, Lot No. 045, comprising three sheets,
11 approved October 26, 2020, by Department of Public Works Order No. 203777 is hereby
12 approved and said map is adopted as an Official Final Map No. 9115; and, be it

13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the
15 Planning Department, by its letter dated November 3, 2016, that the proposed subdivision is
16 consistent with the General Plan, and the eight priority policies of Planning Code, Section
17 101.1; and, be it

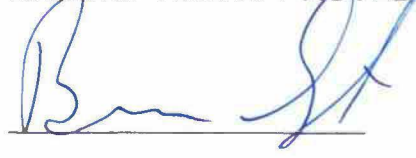
18 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
19 the Director of the Department of Public Works to enter all necessary recording information on
20 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk’s
21 Statement as set forth herein;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

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

25

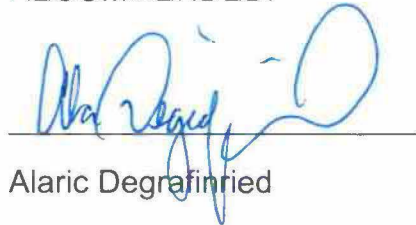
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

DESCRIPTION APPROVED:

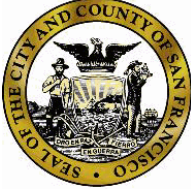


Bruce R. Storrs, PLS
City and County Surveyor

RECOMMENDED:



Alaric Degrafinried
Acting Director of Public Works



City and County of San Francisco

Tails

Motion: M20-207

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 201355

Date Passed: December 15, 2020

Motion approving Final Map No. 9115, a 120 residential unit and one commercial unit, mixed-use condominium project, located at 75 Howard Street, being a subdivision of Assessor's Parcel Block No. 3741, Lot No. 045; and adopting findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

December 15, 2020 Board of Supervisors - APPROVED

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

File No. 201355

I hereby certify that the foregoing Motion was APPROVED on 12/15/2020 by the Board of Supervisors of the City and County of San Francisco.

A handwritten signature in blue ink, appearing to read "Angela Calvillo".

Angela Calvillo
Clerk of the Board

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: 75 HOWARD OWNER LP, A DELAWARE LIMITED PARTNERSHIP

BY: 75 HOWARD OWNER GP LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER

BY: 75 HOWARD INVESTOR LP, A DELAWARE LIMITED PARTNERSHIP
ITS: SOLE MEMBER

BY: 75 HOWARD INVESTOR GP LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER

BY: [Signature]
NAME: CHRISTOPHER BRANDT
TITLE: VICE PRESIDENT

TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION

BY: Cathy Lynn Dow
NAME: Cathy Lynn Dow
TITLE: VP, Area 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 New York
COUNTY OF New York
ON October 7th 2020 BEFORE ME, Augusto Madera, NOTARY PUBLIC

PERSONALLY APPEARED Christopher Brandt AUGUSTO MADERA
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 New York THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: [Signature]
NOTARY PUBLIC, STATE OF NY COMMISSION NO.: 01MA636602
MY COMMISSION EXPIRES: 10/30/2021
COUNTY OF PRINCIPAL PLACE OF BUSINESS: New York

TRUSTEE'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 10/02/2020 2020 BEFORE ME, Michelle Patterson, NOTARY PUBLIC

PERSONALLY APPEARED Cathy Lynn Dow
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 CA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: [Signature]
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2293141
MY COMMISSION EXPIRES: 07/12/2023
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 18 DAY OF December, 2020

Signed in counterpart
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. M20-207, ADOPTED December 15, 2020, APPROVED THIS MAP ENTITLED "FINAL MAP 9115".

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

BY: Signed in counterpart DATE: December 18, 2020
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVALS:

THIS MAP IS APPROVED THIS 26th DAY OF October, 2020
BY ORDER NO. 203777

BY: [Signature] DATE: December 4, 2020

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 December 15, 2020, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M20-207, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. 201355.

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: OCTOBER 22 2020
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 75 HOWARD OWNER LP, A DELAWARE LIMITED PARTNERSHIP ON SEPTEMBER 1, 2017. 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: Benjamin B. Ron DATE: 10-13-2020

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 9115

A 120 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT
MIXED-USE CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE LANDS DESCRIBED IN
THAT CERTAIN GRANT DEED RECORDED MAY 9, 2017,
DOCUMENT NO. 2017-K448648, OFFICIAL RECORDS

BEING A PORTION OF 100 VARA BLOCK 322
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

MISSION STREET
(82.50' WIDE)



LEGEND

MEAS.	MEASURED	—	PROPERTY LINE
APN	ASSESSOR'S PARCEL NUMBER	—	LOT LINE/ RIGHT OF WAY LINE
SFNF	SEARCHED FOR NOT FOUND	—	MONUMENT LINE
MID	MONUMENT IDENTIFICATION NUMBER PER CITY AND COUNTY OF SAN FRANCISCO DATABASE	—	BUILDING LINE
⊙	NAIL IN 3/4" BRASS TAG STAMPED PLS 5015 (TO BE SET)		

NOTES:

- ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
- ALL DISTANCES SHOWN FROM MONUMENT LINES TO MONUMENT REFERENCE POINTS ARE RECORD AND MEASURED UNLESS NOTED OTHERWISE. SEE MAP REFERENCE [1].
- ALL MONUMENT REFERENCE POINTS ALONG SPEAR AND HOWARD STREETS NOT SHOWN HEREON WERE SEARCHED FOR AND NOT FOUND.
- ALL SURVEY POINTS REFERENCING PROPERTY LINES PER MAP REFERENCE ITEMS [3] THROUGH [5] THAT ARE NOT SHOWN HEREON WERE SEARCHED FOR AND NOT FOUND.
- THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENT OR AS DESCRIBED BELOW:
 - ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE FREEWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED OCTOBER 14, 1955, IN BOOK 6714, PAGE 524, OFFICIAL RECORDS. NOTE: FREEWAY NO LONGER EXISTS.
 - A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY, ROADWAY OR TRANSIT FACILITY AS CONTAINED IN THE DOCUMENT RECORDED OCTOBER 14, 1955 AS BOOK 6714, PAGE 524 OF OFFICIAL RECORDS. NOTE: FREEWAY NO LONGER EXISTS.
 - "MEMORANDUM OF DISPOSITION AND DEVELOPMENT AGREEMENT AND GRANT OF OPTION FOR ADDITIONAL SITE" RECORDED JUNE 26, 1997, DOCUMENT NO. 97-G178970, OFFICIAL RECORDS.
 - MATTERS CONTAINED IN THAT CERTAIN "GRANT DEED" RECORDED SEPTEMBER 3, 1998, DOCUMENT NO. 98-G418536, OFFICIAL RECORDS.
 - "DECLARATION OF USE LIMITATION" RECORDED AUGUST 18, 2000, DOCUMENT NO. 2000-G815534, OFFICIAL RECORDS.
 - "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED MAY 11, 2016, DOCUMENT NO. 2016-K242910, OFFICIAL RECORDS.
 - "NOTICE OF USE OF TDR" RECORDED JULY 7, 2016, DOCUMENT NO. 2016-K283941, OFFICIAL RECORDS.
 - "NOTICE OF USE OF TDR" RECORDED JULY 7, 2016, DOCUMENT NO. 2016-K283942, OFFICIAL RECORDS.
 - "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JULY 12, 2016, DOCUMENT NO. 2016-K285543, OFFICIAL RECORDS.
 - "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JULY 12, 2016, DOCUMENT NO. 2016-K285544, OFFICIAL RECORDS.
 - COVENANTS AS CONTAINED IN THE "QUITCLAIM DEED" RECORDED AUGUST 4, 2016, DOCUMENT NO. 2016-K302237, OFFICIAL RECORDS.
 - "MEMORANDUM OF EXCAVATION, SHORING AND UNDERPINNING AGREEMENT AND GRANT OF LICENSE" RECORDED MARCH 15, 2018, DOCUMENT NO. 2018-K589646, OFFICIAL RECORDS.
 - "MEMORANDUM OF EXCAVATION, SHORING AND UNDERPINNING AGREEMENT AND GRANT OF LICENSE" RECORDED MARCH 15, 2018, DOCUMENT NO. 2018-K589647, OFFICIAL RECORDS.
 - "DECLARATION OF USE" - SPECIAL SIDEWALK PERMIT RECORDED AUGUST 11, 2020, DOCUMENT NO. 2020003434, OFFICIAL RECORDS.
 - "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT RECORDED SEPTEMBER 2, 2020, DOCUMENT NO. 2020012207, OFFICIAL RECORDS.
 - "DECLARATION OF USE" - VAULT PERMIT RECORDED SEPTEMBER 24, 2020, DOCUMENT NO. 2020020947, OFFICIAL RECORDS.
 - 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:

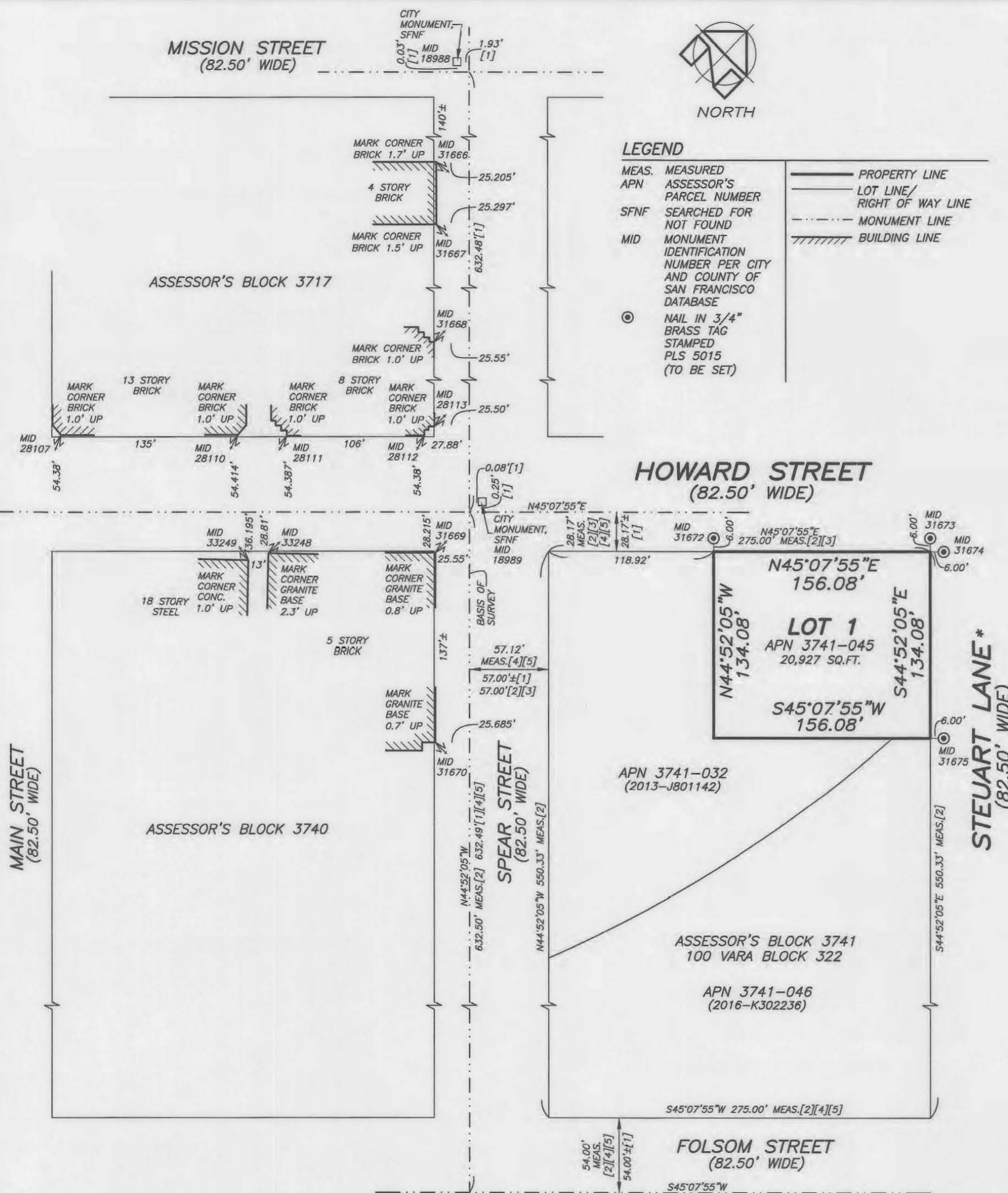
THE CITY MONUMENT LINE ON SPEAR STREET AS SHOWN HEREON IS THE BASIS OF SURVEY. SEE MAP REFERENCE [1].

BASIS OF BEARINGS:

THE SOUTHEASTERLY LINE OF HOWARD STREET IS TAKEN TO BE N45°07'55"E AS SHOWN ON THAT CERTAIN PARCEL MAP FILED DECEMBER 22, 1981 IN BOOK 22 OF PARCEL MAPS AT PAGES 61, SAN FRANCISCO COUNTY RECORDS.

MAP REFERENCES:

- CITY OF SAN FRANCISCO MONUMENT MAP NO. 317 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- BLOCK DIAGRAM OF 100 VARA BLOCK 322 DATED MAY 23, 1907 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- THAT CERTAIN PARCEL MAP RECORDED DECEMBER 22, 1981 IN BOOK 22 OF PARCEL MAPS, PAGE 61, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- THAT CERTAIN PARCEL MAP RECORDED APRIL 30, 1996 IN BOOK 42 OF PARCEL MAPS, PAGE 150, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- THAT CERTAIN PARCEL MAP RECORDED JUNE 26, 1997 IN BOOK 43 OF PARCEL MAPS, PAGE 90, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.



HOWARD STREET
(82.50' WIDE)

STEWART LANE*
(82.50' WIDE)

APN 3741-032
(2013-J801142)

ASSESSOR'S BLOCK 3741
100 VARA BLOCK 322

APN 3741-046
(2016-K302236)

FOLSOM STREET
(82.50' WIDE)

NOTE:
MONUMENT REFERENCE POINTS ALONG FOLSOM STREET BETWEEN THE EMBARCADERO AND BEALE STREETS WERE SFNF DUE TO THE CONSTRUCTION OF NUMEROUS NEW HIGHRISE BUILDINGS.

* THE 200 BLOCK OF STEUART STREET WAS RENAMED STEUART LANE BY BOARD OF SUPERVISORS RESOLUTION NO. 169-20, FILE NO. 191302, APPROVED MAY 1, 2020.

FIELD SURVEY COMPLETION:

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 9/1/2019. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED. NAILS AND TAGS STAMPED PLS 5015 THAT REFERENCE THE PROPERTY CORNERS WILL BE SET PRIOR TO 12/31/2021.



FINAL MAP 9115

A 120 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT BEING A SUBDIVISION OF THE LANDS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MAY 9, 2017, DOCUMENT NO. 2017-K448648, OFFICIAL RECORDS

BEING A PORTION OF 100 VARA BLOCK 322

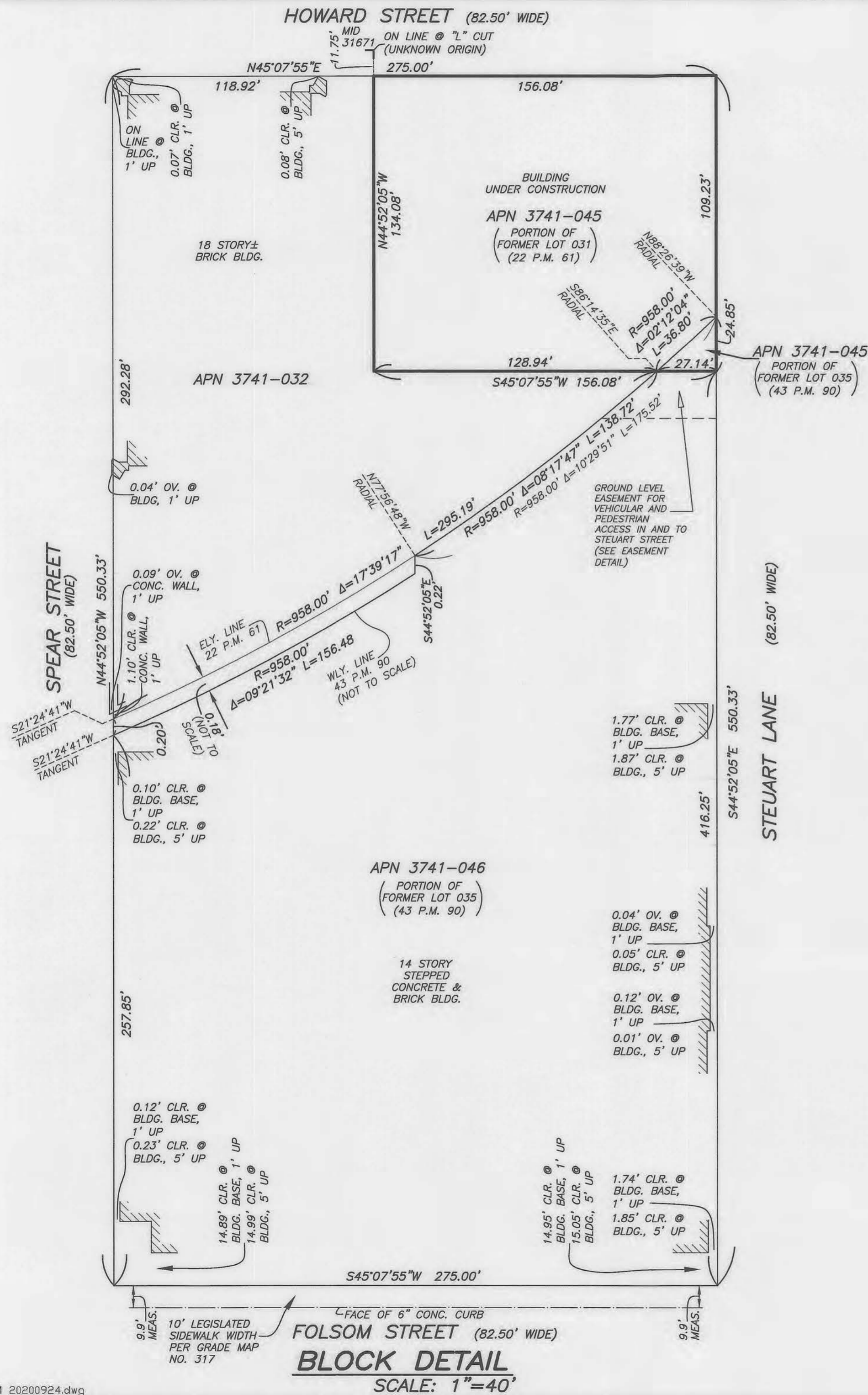
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

OCTOBER 2020 SCALE: 1" = 60' SHEET 2 OF 3

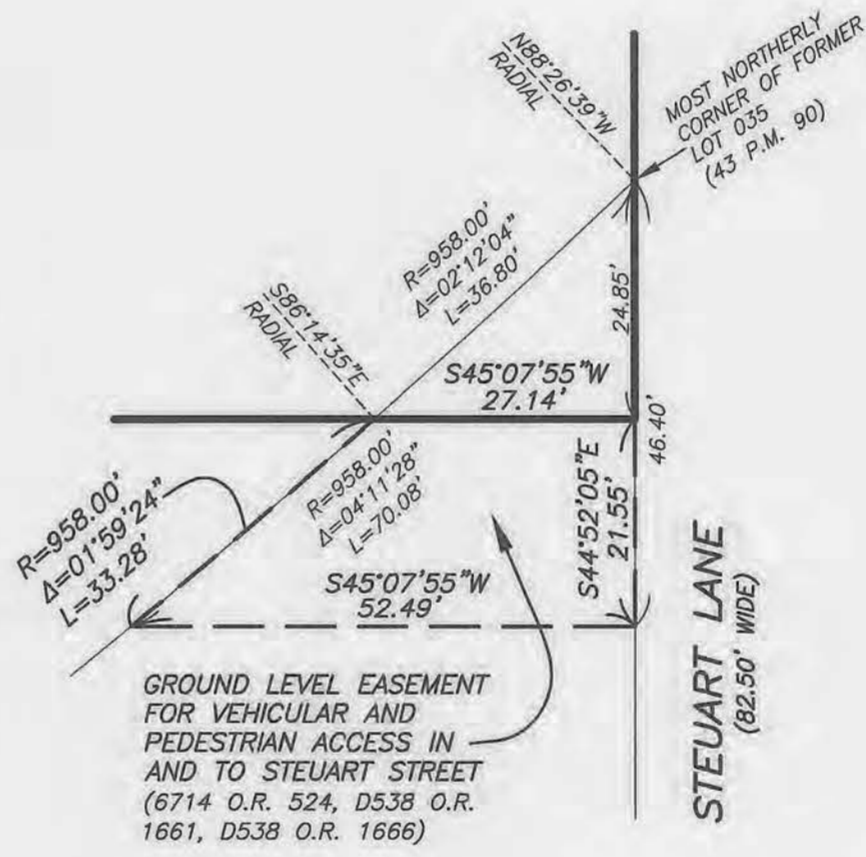
APN: 3741-045

75 HOWARD STREET



LEGEND

APN	ASSESSOR'S PARCEL NUMBER	—	FOUND CUT IN CURB (UNKNOWN ORIGIN)
P.M.	PARCEL MAPS	—	PROPERTY LINE
ELY.	EASTERLY	—	LOT LINE / RIGHT OF WAY LINE
WLY.	WESTERLY	—	EASEMENT LINE
CLR.	CLEAR OF PROPERTY LINE	—	BUILDING LINE
OV.	OVER PROPERTY LINE	—	CURB LINE
BLDG.	BUILDING		
CONC.	CONCRETE		
MEAS.	MEASURED		
MID	MONUMENT IDENTIFICATION NUMBER PER CITY AND COUNTY OF SAN FRANCISCO DATABASE		



EASEMENT DETAIL
SCALE: 1"=20'

GENERAL 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 120 DWELLING UNITS AND 1 COMMERCIAL UNIT.
- 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 HOWARD STREET OR STEUART LANE, 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 NO.	CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
LOT 1	1 THRU 121	APN 3741-047 THRU 167

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 9115

A 120 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT BEING A SUBDIVISION OF THE LANDS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MAY 9, 2017, DOCUMENT NO. 2017-K448648, OFFICIAL RECORDS

BEING A PORTION OF 100 VARA BLOCK 322

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

