

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 544-5227

MEMORANDUM

Date: July 23, 2021
To: Joaquin Torres, Assessor-Recorder
From: Angela Calvillo, Clerk of the Board
Subject: Final Map No. 9940 - 1266-1298 Howard Street & 165-173 9th Street

On July 20, 2021, the Board of Supervisors approved Map 9940; 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 9940
A MERGER AND 4 LOT VERTICAL SUBDIVISION,
129 RESIDENTIAL NEW CONDOMINIUM UNITS WITHIN VERTICAL LOT 1
AND 6 COMMERCIAL NEW CONDOMINIUM UNITS WITHIN VERTICAL LOT 2,
BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY DESCRIBED
IN THAT CERTAIN GRANT DEED RECORDED AUGUST 28, 2019
IN DOCUMENT NO. 2019-K820923, OFFICIAL RECORDS
BEING A PORTION OF 100 VARA BLOCK 415
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. M21-108, ADOPTED July 20, 2021 APPROVED THIS
MAP ENTITLED "FINAL MAP 9940".

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

BY: Angela Calvillo DATE: July 22, 2021
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 22 DAY OF July, 2021.

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

BOARD OF SUPERVISOR'S APPROVAL:
ON July 20, 2021 THE BOARD OF SUPERVISOR'S OF THE CITY
AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED
MOTION NO. M21-108, A COPY OF WHICH IS ON FILE IN THE OFFICE
OF THE BOARD OF SUPERVISOR'S IN FILE NO. 210790.

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

1 [Final Map No. 9940 - 1266-1298 Howard Street & 165-173 9th Street]

2

3 **Motion approving Final Map No. 9940, a merger and four lot vertical subdivision, 129**
4 **residential new condominium units within vertical lot 1 and 6 commercial new**
5 **condominium units within vertical lot 2, mixed-use condominium project, located at**
6 **1266-1298 Howard Street & 165-173 9th Street, being a merger and subdivision of**
7 **Assessor’s Parcel Block No. 3728, Lot Nos. 019, 024, 025, 086, & 087; and adopting**
8 **findings pursuant to the General Plan, and the eight priority policies of Planning Code,**
9 **Section 101.1.**

10

11 MOVED, That the certain map entitled “FINAL MAP No. 9940”, a merger and four lot
12 vertical subdivision, 129 residential new condominium units within vertical lot 1 and 6
13 commercial new condominium units within vertical lot 2, mixed-use condominium project,
14 located at 1266-1298 Howard Street & 165-173 9th Street, being a subdivision of Assessor’s
15 Parcel Block No. 3728, Lot Nos. 019, 024, 025, 086, & 087, comprising five sheets, approved
16 June 16, 2021, by Department of Public Works Order No. 204966 is hereby approved and
17 said map is adopted as an Official Final Map No. 9940; and, be it

18 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
19 and incorporates by reference herein as though fully set forth the findings made by the
20 Planning Department, by its letter dated June 4, 2019, that the proposed subdivision is
21 consistent with the General Plan, and the eight priority policies of Planning Code, Section
22 101.1; and, be it

23 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
24 the Director of the Department of Public Works to enter all necessary recording information on

25

1 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's
2 Statement as set forth herein; and, be it

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

6

7 DESCRIPTION APPROVED:

RECOMMENDED:

8

9 /s/_____

/s/_____

10 James M. Ryan, PLS

Alaric Degrafinried

11 Acting City and County Surveyor

Acting Director of Public Works

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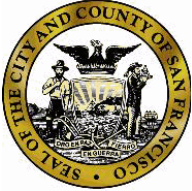
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City and County of San Francisco

Tails

Motion: M21-108

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

File Number: 210790

Date Passed: July 20, 2021

Motion approving Final Map No. 9940, a merger and four lot vertical subdivision, 129 residential new condominium units within vertical lot 1 and 6 commercial new condominium units within vertical lot 2, mixed-use condominium project, located at 1266-1298 Howard Street & 165-173 9th Street, being a merger and subdivision of Assessor's Parcel Block No. 3728, Lot Nos. 019, 024, 025, 086, & 087; and adopting findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

July 20, 2021 Board of Supervisors - APPROVED

Ayes: 11 - Chan, Haney, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 210790

I hereby certify that the foregoing Motion was APPROVED on 7/20/2021 by the Board of Supervisors of the City and County of San Francisco.

A handwritten signature in blue ink, appearing to read "Angela Calvillo", written over a horizontal line.

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: 1288 HOWARD OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: YOLA OZTURK
TITLE: MANAGER

BY: [Signature]
NAME: BORA OZTURK
TITLE: MANAGER

BENEFICIARY: CENTENNIAL BANK

BY: [Signature]
NAME: MICHAEL A. WALSH
TITLE: MANAGING DIRECTOR

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 29 2021 BEFORE ME, Stuart Abrams, Notary Public,
PERSONALLY APPEARED Yola Ozturk and Bora Ozturk
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.: 2328603
MY COMMISSION EXPIRES: May 17, 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 NEW YORK)
COUNTY OF New York)SS.:
ON THE 3rd DAY OF May IN THE YEAR 2021, BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED
Michael A. Walsh, PERSONALLY KNOWN TO ME OR PROVED
TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE INDIVIDUAL(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 INDIVIDUAL(S), OR THE PERSON UPON BEHALF OF WHICH THE
INDIVIDUAL(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 NEW YORK COMMISSION NO.: 01W16195964
MY COMMISSION EXPIRES: 11/03/2024
COUNTY OF PRINCIPAL PLACE OF BUSINESS: New York

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 22 DAY OF July, 2021

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. M21-108, ADOPTED July 20, 2021 APPROVED THIS MAP ENTITLED "FINAL MAP 9940".

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

Signed in counterpart
BY: _____ DATE: July 22, 2021
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. 204966
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 July 20, 2021 THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M21-108, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. 210790.

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 1288 HOWARD OWNER LLC, ON JULY 29, 2019. 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: 5-20-2021
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 9940

A MERGER AND 4 LOT VERTICAL SUBDIVISION,
129 RESIDENTIAL NEW CONDOMINIUM UNITS WITHIN VERTICAL LOT 1
AND 6 COMMERCIAL NEW CONDOMINIUM UNITS WITHIN VERTICAL LOT 2,
BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY DESCRIBED
IN THAT CERTAIN GRANT DEED RECORDED AUGUST 28, 2019
IN DOCUMENT NO. 2019-K820923, OFFICIAL RECORDS
BEING A PORTION OF 100 VARA BLOCK 415
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

BASIS OF SURVEY:

THE MONUMENT LINE ON 9TH STREET BETWEEN MISSION AND HARRISON STREETS AS SHOWN HEREON IS THE BASIS OF SURVEY.

BENCHMARK NOTE:

LETTER "O" IN "OPEN" TOP OF HIGH PRESSURE FIRE HYDRANT AT THE NORTHWEST CORNER OF 9TH AND HOWARD STREETS. ELEVATION = 38.006 FEET OLD SAN FRANCISCO CITY DATUM.

NOTES:

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL 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 [2] THRU [6] 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 APRIL 17, 2017, DOCUMENT NO. 2017-K4337B7, OFFICIAL RECORDS.
 - b) "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JANUARY 17, 2018, DOCUMENT NO. 2018-K567077, OFFICIAL RECORDS AND RECORDED MAY 19, 2021, DOCUMENT NO. 2021082187, OFFICIAL RECORDS.
 - c) "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT TO INSTALL TEMPORARY SHORING/TIEBACK IN THE PUBLIC RIGHT OF WAY ALONG THE NATOMA, HOWARD AND 9TH STREET FRONTAGES, RECORDED JULY 22, 2019, DOCUMENT NO. 2019-K796250, OFFICIAL RECORDS.
 - d) "DECLARATION OF USE" - VAULT PERMIT RECORDED MAY 12, 2020, DOCUMENT NO. 2020-K930235, OFFICIAL RECORDS.
 - e) "DECLARATION OF USE" - VAULT PERMIT RECORDED MAY 12, 2020, DOCUMENT NO. 2020-K930236, OFFICIAL RECORDS.
 - f) "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT RECORDED MAY 12, 2020, DOCUMENT NO. 2020-K930631, OFFICIAL RECORDS.
 - g) "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT RECORDED MAY 13, 2020, DOCUMENT NO. 2020-K930727, OFFICIAL RECORDS.
 - h) "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED NOVEMBER 4, 2020, DOCUMENT NO. 2020043921, OFFICIAL RECORDS.
 - i) 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.

MAP REFERENCES:

- [1] "MONUMENT MAP OF DISTRICT FROM MISSION STREET TO BRANNAN STREET BETWEEN EIGHTH AND ELEVENTH STREETS" DATED MAY 22, 1934, NO. A-16-79 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [2] BLOCK DIAGRAM OF 100 VARA BLOCK 415 DATED APRIL 19, 1909 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [3] THAT CERTAIN PARCEL MAP RECORDED APRIL 19, 1994 IN BOOK 42 OF PARCEL MAPS, PAGE 36, OFFICIAL RECORDS.
- [4] "MAP OF 747 NATOMA STREET" RECORDED JANUARY 31, 1995 IN BOOK 45 OF CONDOMINIUM MAPS, PAGES 146 THRU 148, OFFICIAL RECORDS.
- [5] "PARCEL MAP OF 741 NATOMA STREET" RECORDED NOVEMBER 26, 1996 IN BOOK 51 OF CONDOMINIUM MAPS, PAGES 167 THRU 168, OFFICIAL RECORDS.
- [6] "FINAL MAP NO. 4364" RECORDED JUNE 18, 2007 IN BOOK 101 OF CONDOMINIUM MAPS, PAGES 43 THRU 45, OFFICIAL RECORDS.

FIELD SURVEY COMPLETION:

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 10/20/2020. 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 REAL PROPERTY 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 MAY NOT BE DISCLOSED GRAPHICALLY ON THIS SURVEY MAP. USERS OF THIS MAP ARE ADVISED TO CONSULT THEIR TITLE COMPANY AND LEGAL COUNSEL TO DETERMINE WHETHER ADEQUATE PROVISIONS ARE PRESENTLY ON RECORD 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 129 DWELLING UNITS WITHIN LOT 1 AND 6 COMMERCIAL 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 9TH, NATOMA OR HOWARD 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 3728-198	
RESIDENTIAL UNITS	
CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
1 THRU 129	APN 3728-202 THRU 330

LOT 2 = APN 3728-199	
COMMERCIAL UNITS	
CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
1 THRU 6	APN 3728-331 THRU 336

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 9940

A MERGER AND 4 LOT VERTICAL SUBDIVISION, 129 RESIDENTIAL NEW CONDOMINIUM UNITS WITHIN VERTICAL LOT 1 AND 6 COMMERCIAL NEW CONDOMINIUM UNITS WITHIN VERTICAL LOT 2, BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED AUGUST 28, 2019 IN DOCUMENT NO. 2019-K820923, OFFICIAL RECORDS BEING A PORTION OF 100 VARA BLOCK 415

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 2 OF 5

APN 3728-019, APN 3728-024, APN 3728-025, 1266-1298 HOWARD STREET
APN 3728-086 AND APN 3728-087 & 165-173 9TH STREET

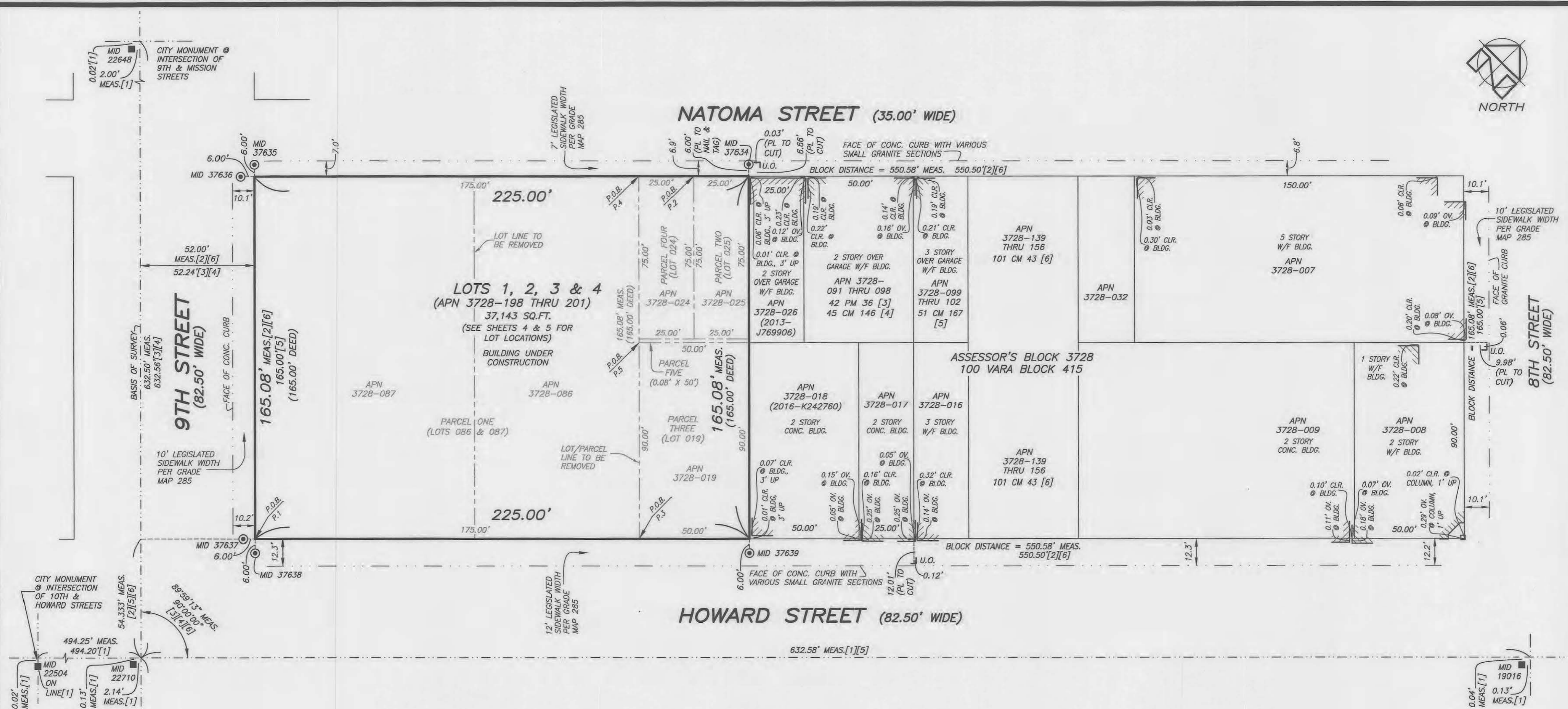


NATOMA STREET (35.00' WIDE)

HOWARD STREET (82.50' WIDE)

9TH STREET (82.50' WIDE)

8TH STREET (82.50' WIDE)



LEGEND

MEAS. MEASURED	PM PARCEL MAPS	■ FOUND BRASS PIN IN LEAD PLUG IN MONUMENT WELL	— PROPERTY LINE
APN ASSESSOR'S PARCEL NUMBER	CM CONDOMINIUM MAPS	⊥ FOUND "L" CUT IN GRANITE CURB	— LOT LINE/ RIGHT OF WAY LINE
CLR. CLEAR OF PROPERTY LINE	EL. ELEVATION	⊙ NAIL IN 3/4" BRASS TAG STAMPED PLS 5015 (TO BE SET)	--- LOT/PARCEL LINE
OV. OVER PROPERTY LINE	L.E. LOWER ELEVATION		----- TIE LINE
BLDG. BUILDING	U.E. UPPER ELEVATION		- - - - - ELEVATION GRADE BREAK LINE
CONC. CONCRETE	PL PROPERTY LINE		----- MONUMENT LINE
W/F WOOD FRAME	U.O. UNKNOWN ORIGIN		▨ BUILDING LINE
P.O.B. POINT OF BEGINNING	MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE		— CURB LINE (FACE OF CURB)
P. PARCEL			

NOTES:

1. LOCATION OF BUILDING CORNERS TO PROPERTY LINES SHOWN HEREON ARE TAKEN 5 FEET± UP UNLESS OTHERWISE NOTED.
2. LOCATION OF LOT LINES THAT ARE NOT THE SUBJECT PROPERTY AND BUILDING LOCATIONS IN RELATION TO THOSE LOT LINES AS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT MEANT TO BE A SURVEY OF THOSE LOTS. LOTS DIMENSIONS ARE TAKEN FROM VESTING DEED LEGAL DESCRIPTIONS OR FROM RECORDED MAPS.

FINAL MAP 9940

A MERGER AND 4 LOT VERTICAL SUBDIVISION,
 129 RESIDENTIAL NEW CONDOMINIUM UNITS WITHIN VERTICAL LOT 1
 AND 6 COMMERCIAL NEW CONDOMINIUM UNITS WITHIN VERTICAL LOT 2,
 BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY DESCRIBED
 IN THAT CERTAIN GRANT DEED RECORDED AUGUST 28, 2019
 IN DOCUMENT NO. 2019-K820923, OFFICIAL RECORDS
 BEING A PORTION OF 100 VARA BLOCK 415

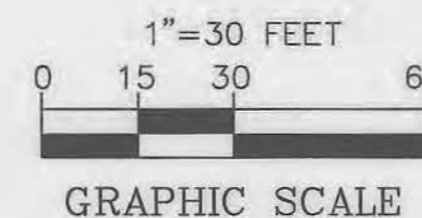
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

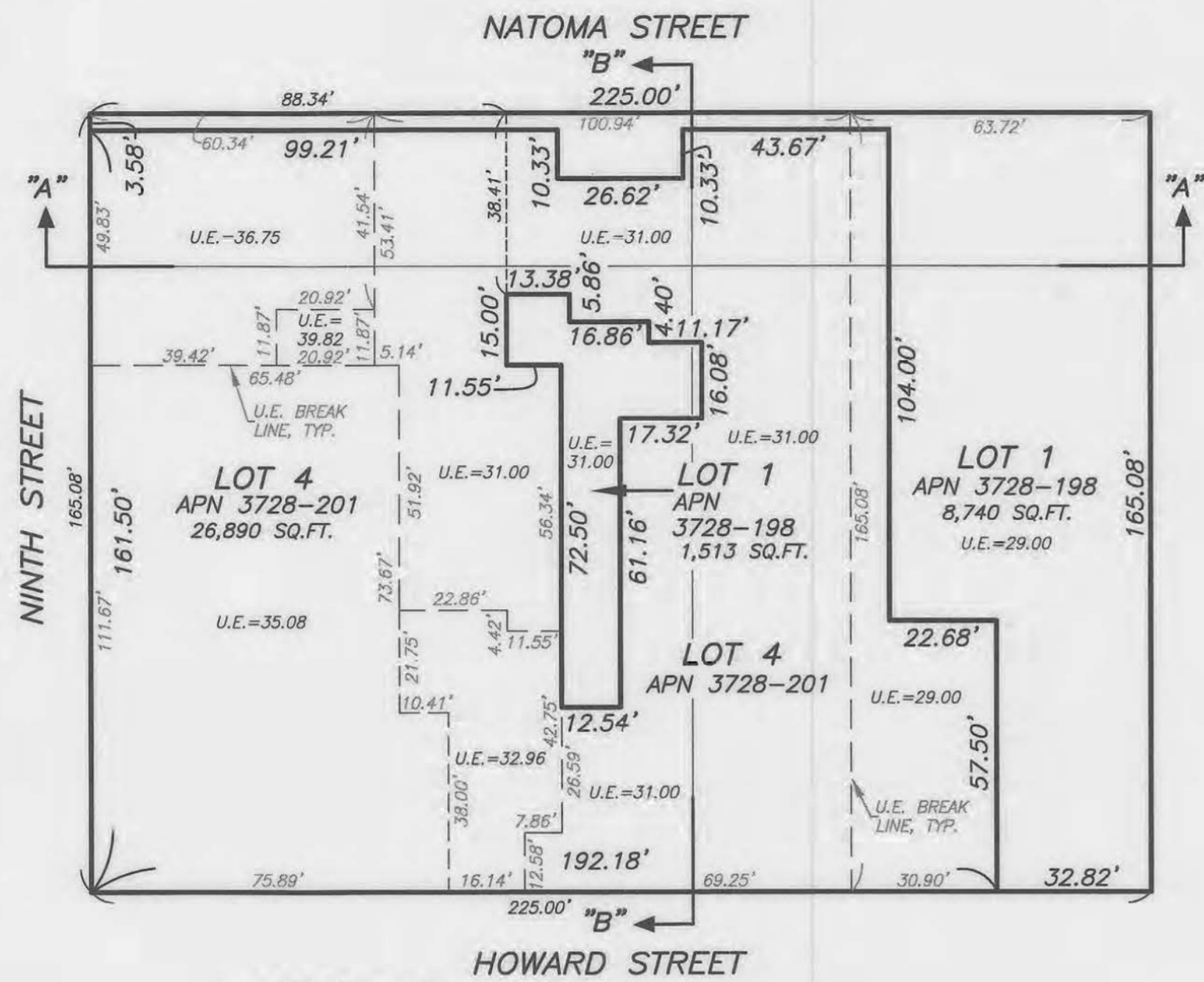
MAY 2021

SCALE: 1"=30'

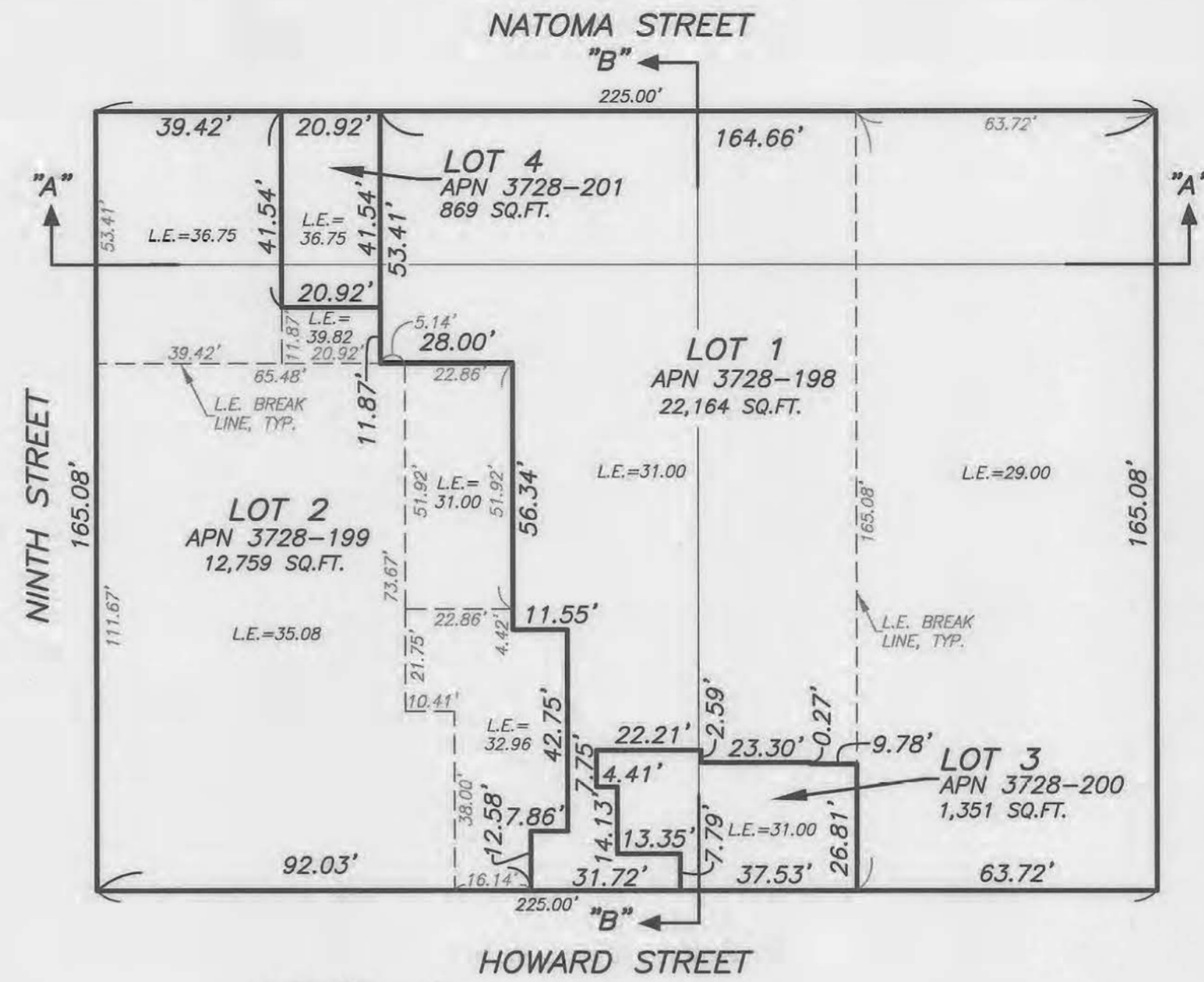
SHEET 3 OF 5



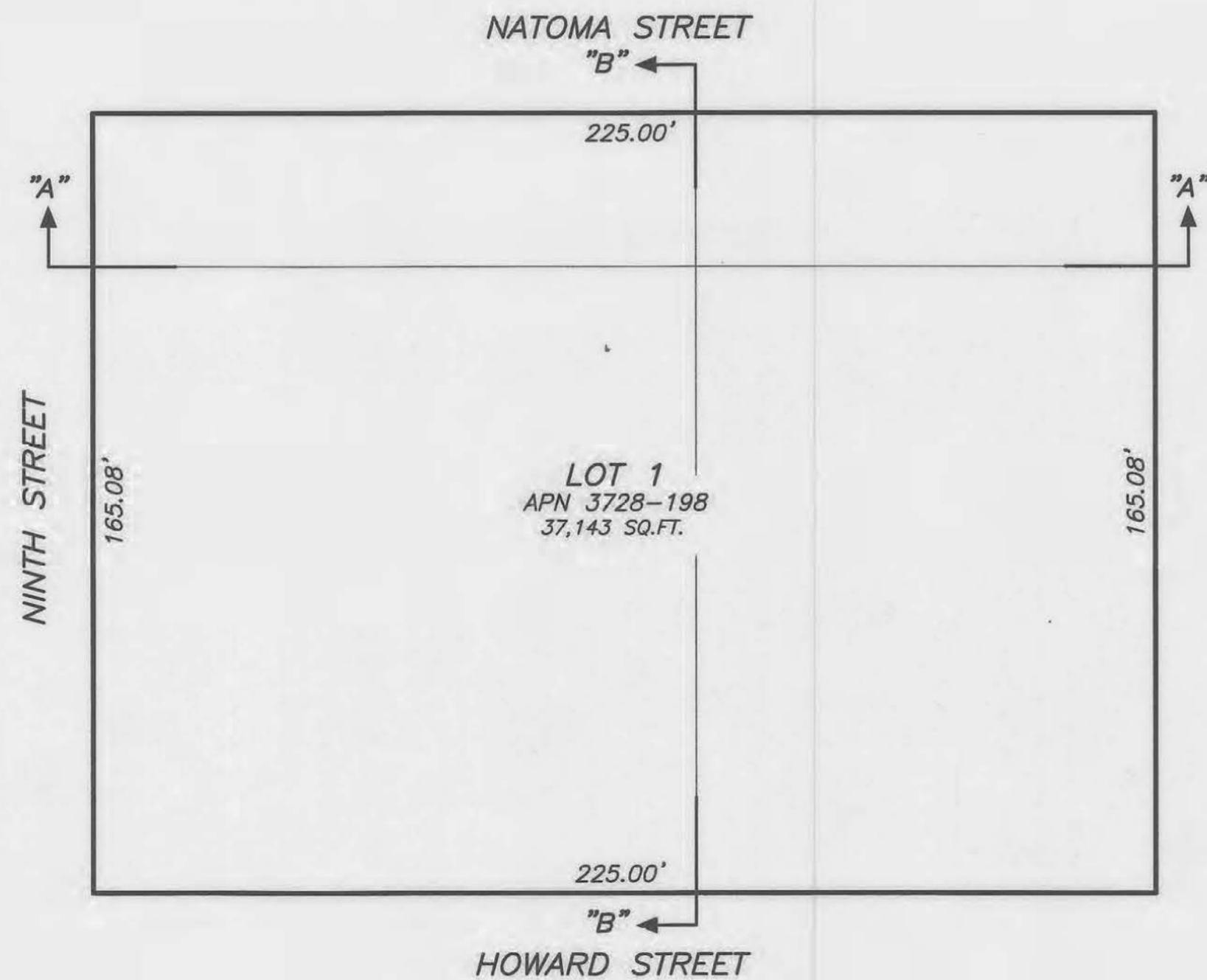
APN 3728-019, APN 3728-024, APN 3728-025, 1266-1298 HOWARD STREET
 APN 3728-086 AND APN 3728-087 & 165-173 9TH STREET



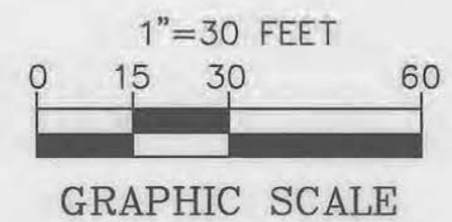
LEVEL B
 LOWER ELEVATION = 19.00
 UPPER ELEVATION = AS SHOWN



LEVEL C
 LOWER ELEVATION = AS SHOWN
 UPPER ELEVATION = 41.50



LEVEL A
 LOWER ELEVATION = CENTER OF THE EARTH
 UPPER ELEVATION = 19.00



FINAL MAP 9940

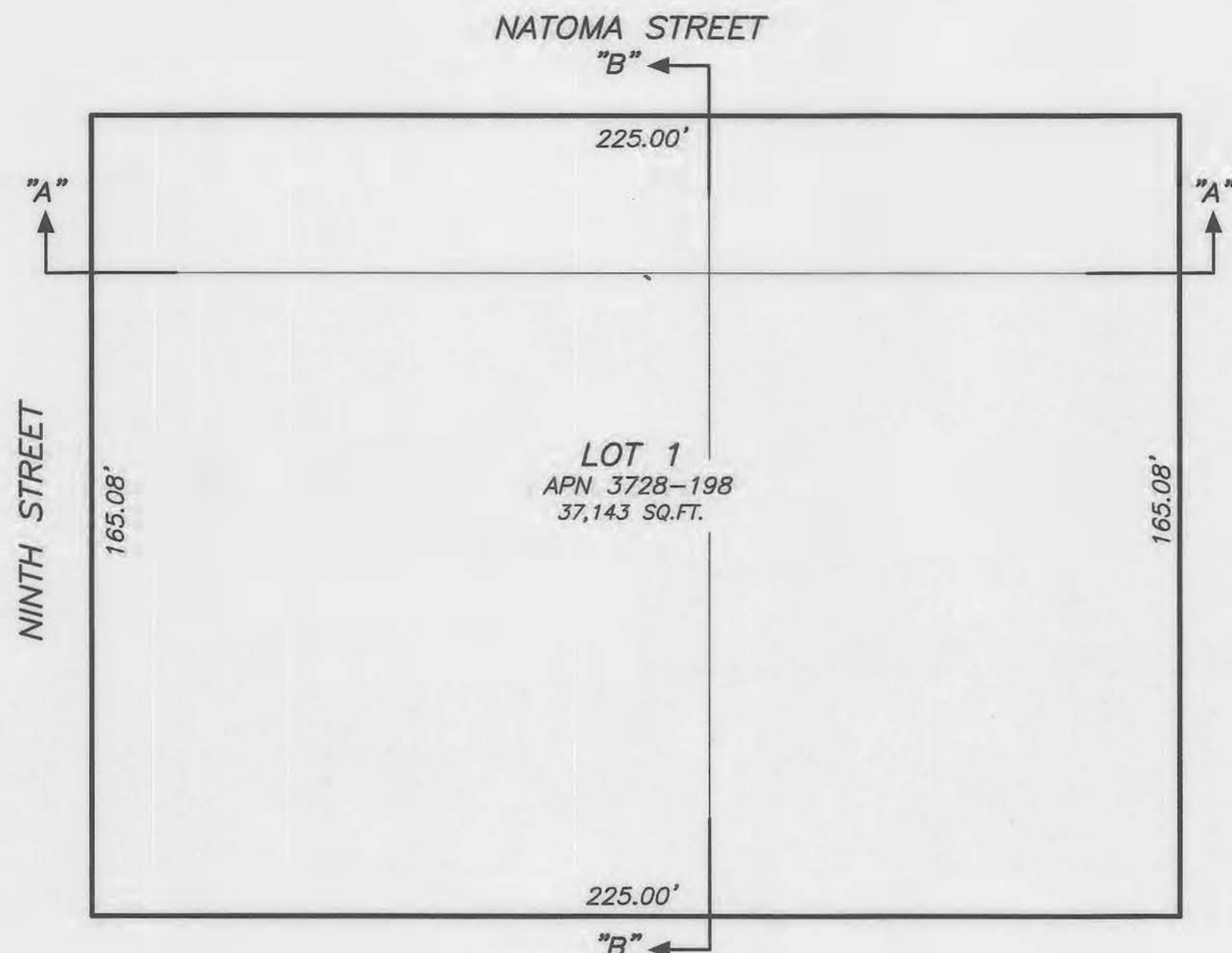
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CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

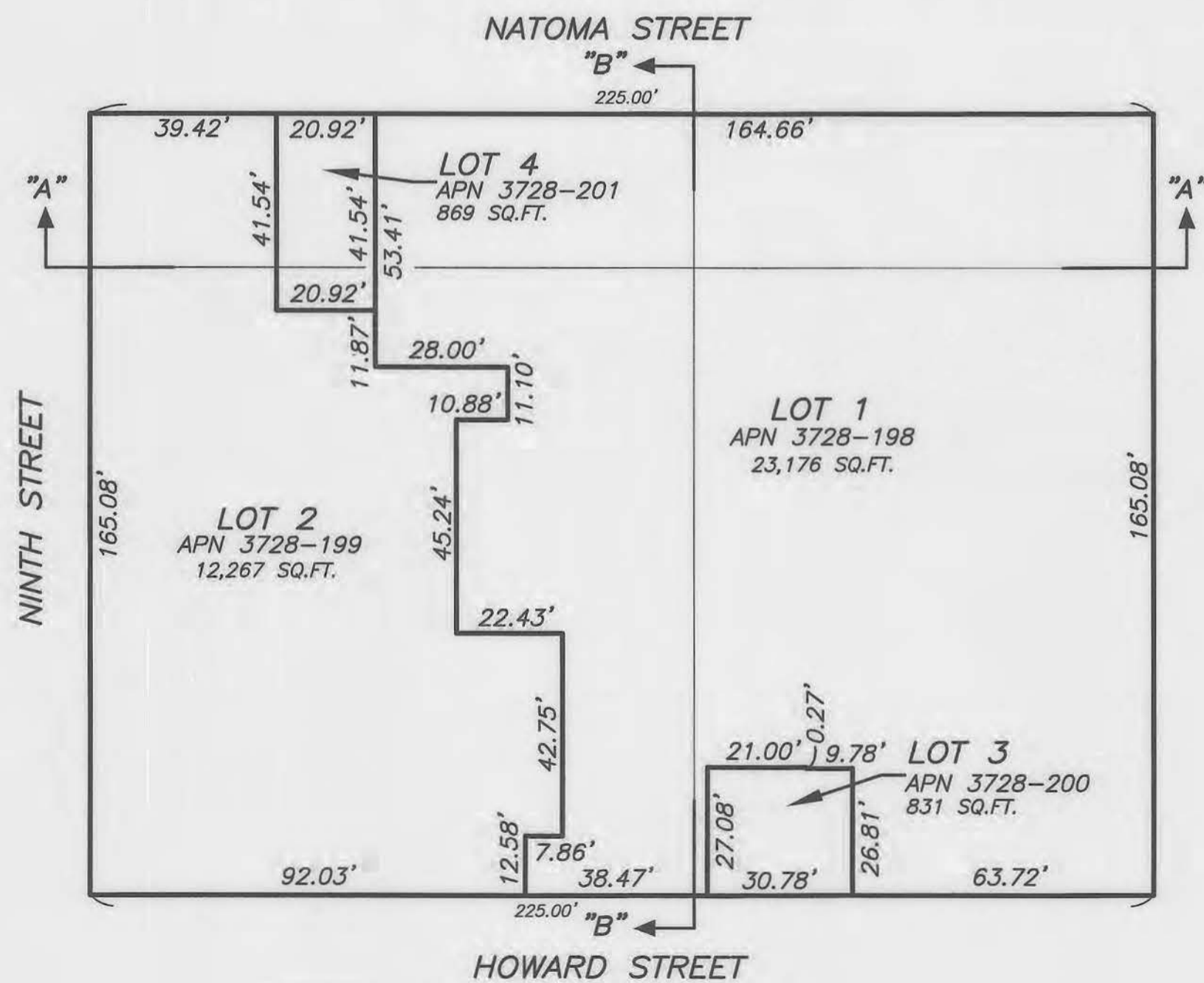
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco California

MAY 2021 SCALE: 1"=30' SHEET 4 OF 5

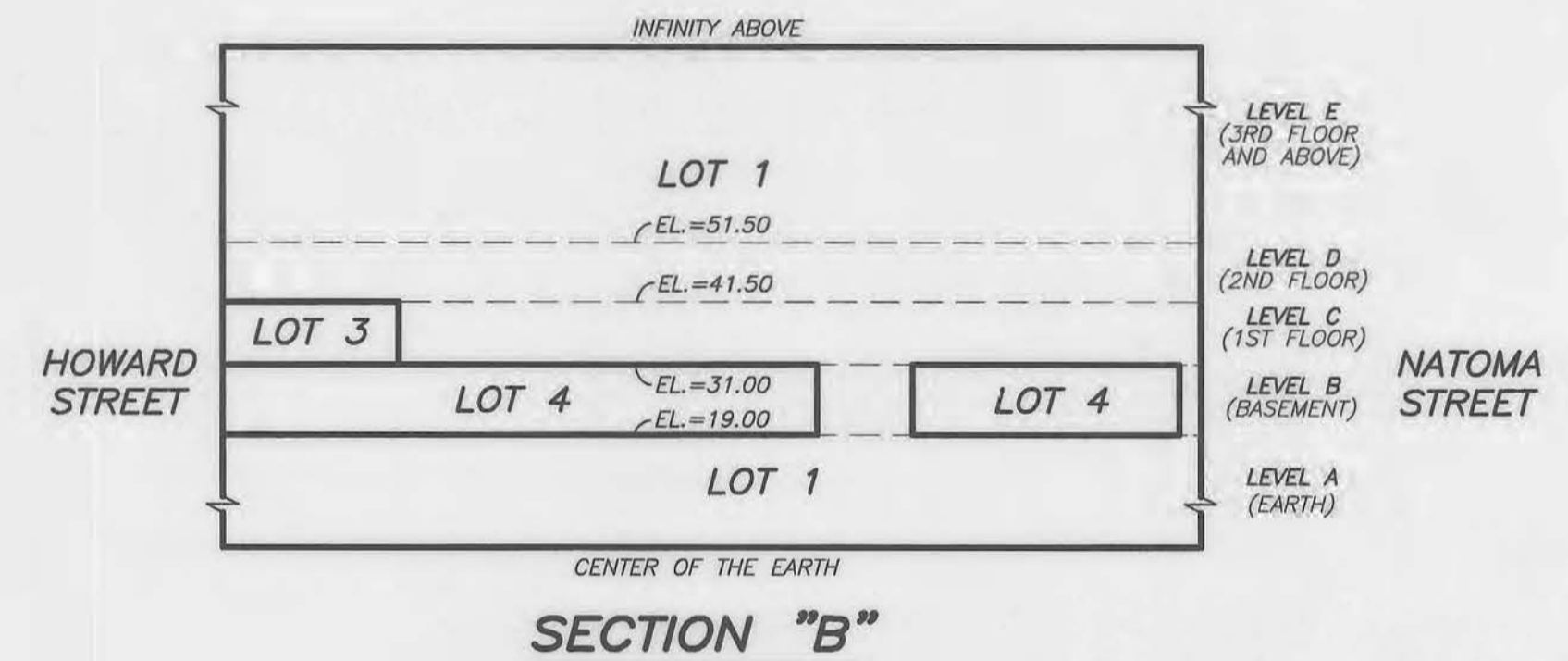
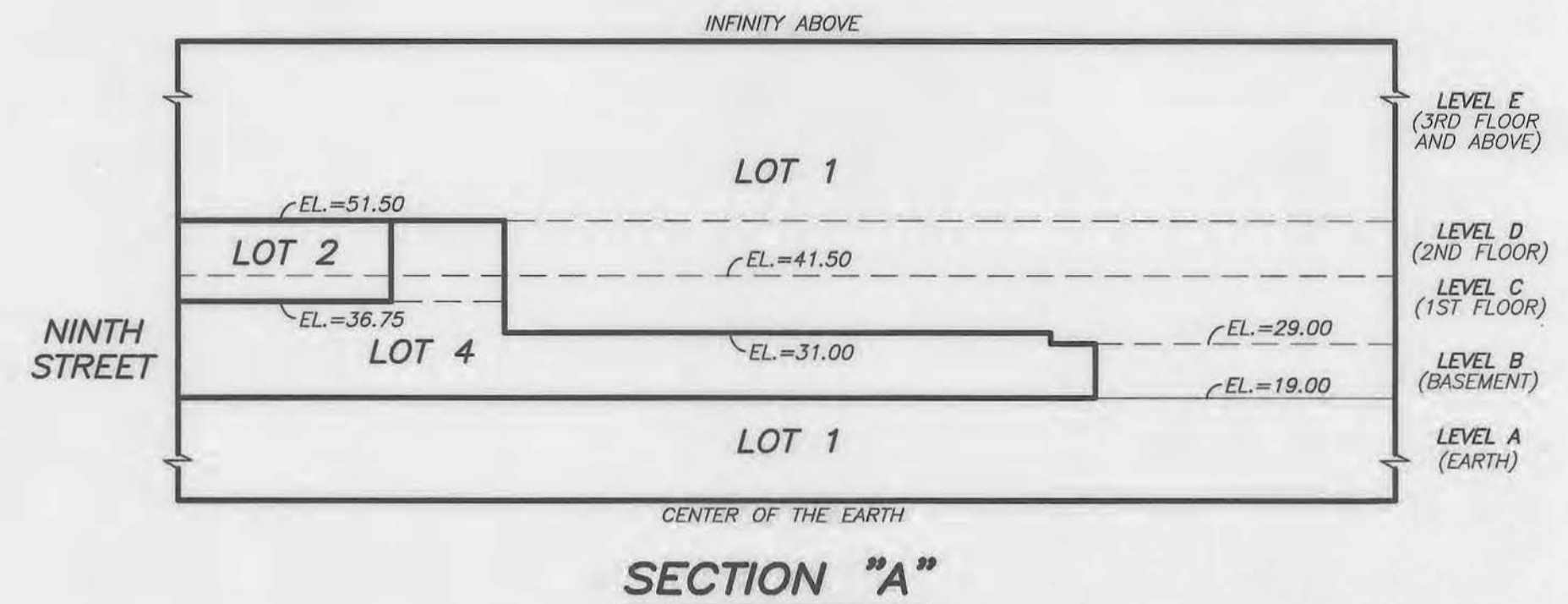
APN 3728-019, APN 3728-024, APN 3728-025, 1266-1298 HOWARD STREET
 APN 3728-086 AND APN 3728-087 & 165-173 9TH STREET



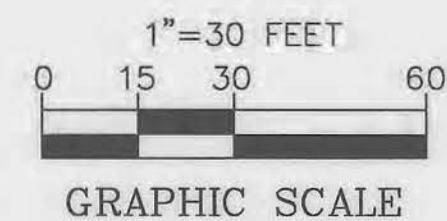
LEVEL E
 LOWER ELEVATION = 51.50
 UPPER ELEVATION = INFINITY ABOVE



LEVEL D
 LOWER ELEVATION = 41.50
 UPPER ELEVATION = 51.50



AREA, SQUARE FOOTAGE				
	LOT 1	LOT 2	LOT 3	LOT 4
LEVEL	APN 3728-198	APN 3728-199	APN 3728-200	APN 3728-201
A	37,143 SQ.FT.			
B	10,253 SQ.FT.			26,890 SQ.FT.
C	22,164 SQ.FT.	12,759 SQ.FT.	1,351 SQ.FT.	869 SQ.FT.
D	23,176 SQ.FT.	12,267 SQ.FT.	831 SQ.FT.	869 SQ.FT.
E	37,143 SQ.FT.			
TOTAL	129,879 SQ.FT.	25,026 SQ.FT.	2,182 SQ.FT.	28,628 SQ.FT.



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MAY 2021

SCALE: 1"=30'

SHEET 5 OF 5

APN 3728-019, APN 3728-024, APN 3728-025, 1266-1298 HOWARD STREET
 APN 3728-086 AND APN 3728-087 & 165-173 9TH STREET