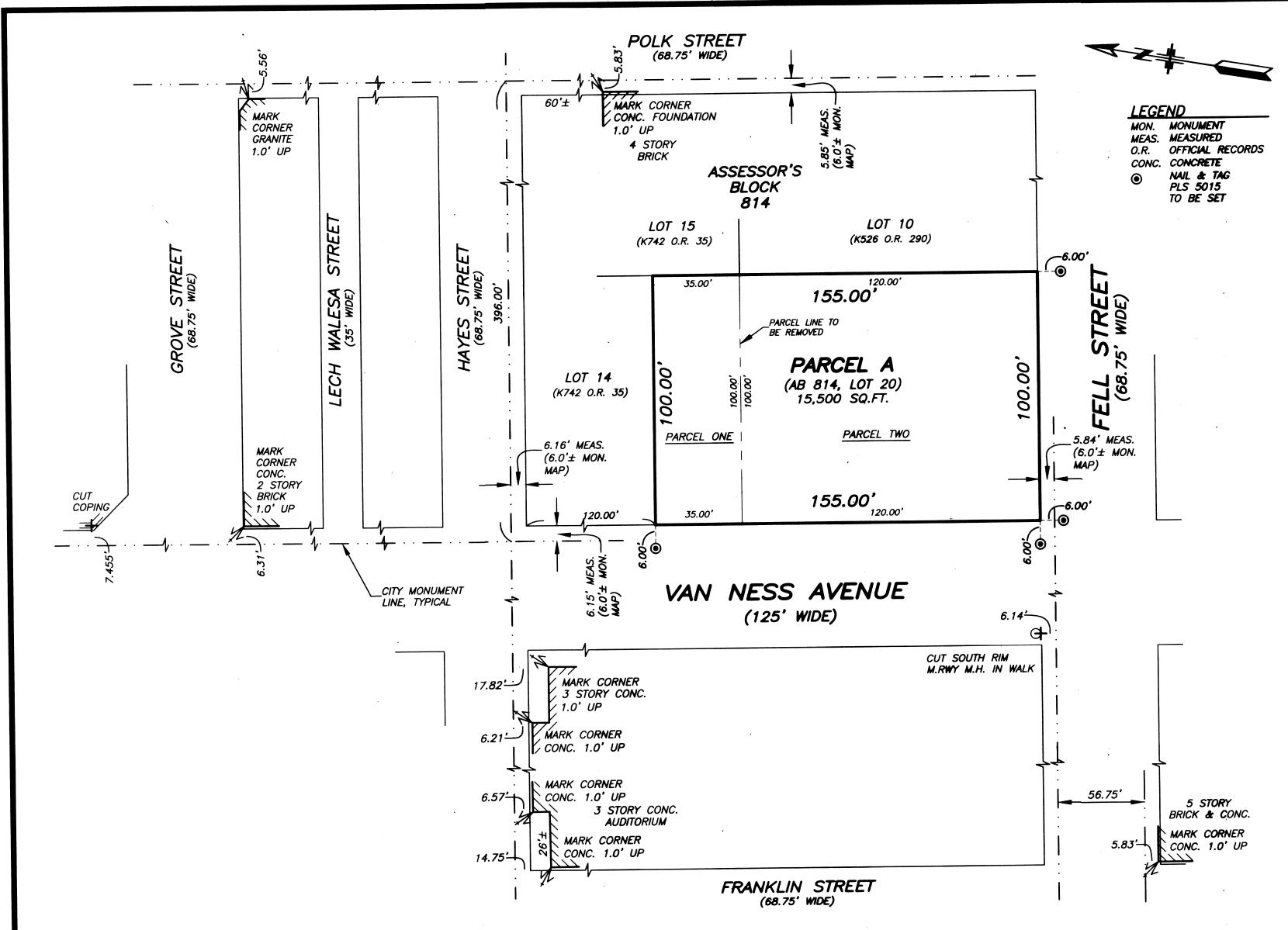
OWNER'S STATEMENT:	TAX STATEMENT:	CITY AND COUNTY SURVEYOR'S STATEMENT:
WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF RECORD TITLE INTEREST	I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT	I HEREBY 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
IN THE REAL PROPERTY SUBDIVIDED AND SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.	THE SUBDIMIDER HAS FILED A STATEMENT FROM THE TREASURER AND TAX	ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND
IN WITNESS THEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.	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,	ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.
OWNER: 100 VAN NESS ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY	COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.	BRUCE R. STORRS, CITY AND COUNTY SURVEYOR CITY AND COUNTY OF SAN FRANCISCO
BY: 100 VAN_NESS ASSOCIATES MANAGING MEMBER, LLC,	DATED DAY OF, 20	BY: DATE: NOVEMBER 14 2014
A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER		
BY:	CLERK OF THE BOARD OF SUPERVISORS	BRUCE R. STORRS L.S. 6914
NAME: Jeffrey J. Kanne	CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA	
TITLE: President	STATE OF CALIFORNIA	(2) No. 5914
BENEFICIARY: THE PRUDENTIAL INSURANCE COMPANY OF AMERICA,		
A NEW JERSEY CORPORATION	OLEDIZIO CTATEMENT.	
Chesting.	CLERK'S STATEMENT: I. ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF	SURVEYOR'S STATEMENT:
BY: CHERYL T. ESKRIDGE	SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT SAID BOARD OF SUPERVISORS	THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A
VICE PRESIDENT	BY MOTION, FILE NO, 20, APPROVED THIS MAP ENTITLED "FINAL MAP 8071" COMPRISING 2 SHEETS.	FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP
	APPROVED THIS MAP ENTITLED FINAL MAP 60/T COMPRISING 2 SHEETS.	ACT AND LOCAL ORDINANCE AT THE REQUEST OF 100 VAN NESS ASSOCIATES, LLC ON OCTOBER 30, 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS
OWNER'S ACKNOWLEDGEMENT:	IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF	TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I FURTHER
STATE OF City of Washington	THIS OFFICE TO BE AFFIXED.	STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO
COUNTY OF District of Columbia)SS		BE RETRACED.
ON November 6, 2014 BEFORE ME,	SIGNED: CLERK OF THE BOARD OF SUPERVISORS	
·	CITY AND COUNTY OF SAN FRANCISCO	pr. Den 1amin S. 120 - 11/12/14
Over M. Davis	STATE OF CALIFORNIA	BENJAMIN B. RON
NOTARY PUBLIC, PERSONALLY APPEARED		PLS No. 5015
Jeffrey J. Kanne, President of 100 van Ness Associates Managing Member, LLC		CHALLAND ST
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) SVARE		C. L. L. AMIN CO. L. C.
Subscribed to the within instrument and acknowledged to me that AD/she/they executed the same in	BOARD OF SUPERVISOR'S APPROVAL:	Exp. 12/31/15
(IS) HER/THEIR AUTHORIZED CAPACITY(IES) AND BY (IS) HER/THEIR SIGNATURE(\$) ON THE INSTRUMENT THE PERSON(\$), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(\$) ACTED, EXECUTED THE INSTRUMENT.	ON, 20, THE BOARD OF SUPERVISOR'S OF THE CITY	(*(==
OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(\$) ACTED, EXECUTED THE INSTRUMENT.	AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO, A COPY OF WHICH IS ON FILE IN THE OFFICE	(so so 15) T
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING	MOTION NO, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO	F OF CALIFORN
PARAGRAPH IS TRUE AND CORRECT.	or the bard of our envisor of the first transfer of transfer of the first transfer of	
WITNESS MY HAND:		RECORDER'S STATEMENT:
$14 \circ 1$	APPROVALS:	FILED FOR RECORD THIS DAY OF, 20, AT
SIGNATURE (/www.Davie		MINUTES PAST m., IN BOOK OF CONDOMINIUM MAPS, AT PAGES, INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF
Owen M. Davis	THIS MAP IS APPROVED THIS DAY OF, 20, 20 BY ORDER NO	SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF MARTIN M. RON ASSOCIATES.
NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.		BY:
PRINCIPAL COUNTY OF BUSINESS: Washington, DC	BY: DATE:	
COMMISSION EXPIRES: November 30, 2016	MOHAMMED NURU	COUNTY RECORDER CITY AND COUNTY OF SAN FRANCISCO
	DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY	STATE OF CALIFORNIA
COMMISSION # OF NOTARY: _N/A	CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA	
	STATE OF CALIFORNIA	
BENEFICIARY'S ACKNOWLEDGEMENT:		
STATE OF	APPROVED AS TO FORM:	
COUNTY OF Dallas)ss	DENNIS J. HERRERA, CITY ATTORNEY	
ON November 10, 2014 BEFORE ME,		
Emily J. Hodge	BY:	
	DEPUTY CITY ATTORNEY	
NOTARY PUBLIC, PERSONALLY APPEARED Thery T. Eskridge	CITY AND COUNTY OF SAN FRANCISCO	
Vice President		
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE		EINIAI NAAD OOZI
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN		FINAL MAP 8071
HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.		A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY
		DESCRIBED IN THAT GRANT DEED RECORDED SEPTEMBER 28, 2012 IN DOCUMENT NO. 2012—J513086
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.	•	BEING A 400 RESIDENTIAL UNIT AND 3 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT
WITNESS MY HAND:		
5-00/2de		CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
SIGNATURE		MARTIN M. RON ASSOCIATES, INC.
EMIN J. HOUSE	$oldsymbol{\cdot}$	Land Surveyors
NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.		859 Harrison Street, Suite 200
PRINCIPAL COUNTY OF BUSINESS: Dalla		San Francisco California
PRINCIPAL COUNTY OF BOSINESS.		NOVEMBER 2014 SHEET 1 OF 2

COMMISSION # OF NOTARY: _

AB 814, LOT 20

100 VAN NESS AVENUE



- <u>NOTES</u> 1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
- 2. ALL PROPERTY LINE ANGLES ARE AT 90 DEGREES.
- 3. MEASURED DISTANCES BETWEEN MONUMENT LINES AND RIGHT-OF-WAY LINES ARE BASED ON FIELD LOCATIONS OF SURVEY POINTS SET BY PREVIOUS SURVEYS AND BY BUILDING POSSESSION LINES.
- 4. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:
- a. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED NOVEMBER 8, 2012 IN REEL K770, IMAGE 253, OFFICIAL RECORDS..
- b. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED NOVEMBER 20, 2012 IN REEL K777, IMAGE 517, OFFICIAL RECORDS.
- c. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED NOVEMBER 20, 2012 IN REEL K777, IMAGE 518, OFFICIAL RECORDS.
- d. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED FEBRUARY 26, 2013 IN REEL K841, IMAGE 412, OFFICIAL RECORDS.

BASIS OF SURVEY

CITY OF SAN FRANCISCO MONUMENT MAP NO. 15 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

GRAPHIC SCALE

CONDOMINIUM NOTES:

PARCEL A BEING SUBDIMIDED INTO A MAXIMUM OF 400 RESIDENTIAL CONDOMINIUM UNITS AND 3 COMMERCIAL CONDOMINIUM UNITS.

THIS MAP IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN OF SAID PARCEL A AS DEFINED IN SECTION 4120 AND 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, AND THE SUBDIMISION DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE DAVIS-STIRLING COMMON INTEREST DEVELOPMENT ACT, PART 5 OF SAID CML CODE.

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 AS SPECIFIED IN THE GOVERNING DOCUMENTS FOR THE

c) UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS AND RESTRICTIONS, THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:

(1) 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

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. FAILURES 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.

•) 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.

1) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER VAN NESS AVENUE AND FELL STREET, 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) ENCROACHMENT FROM/ONTO ADJOINING PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE THEREFROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS

CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER	
1-403	LOTS 251–65 3	

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 8071

A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT GRANT DEED RECORDED SEPTEMBER 28, 2012 IN DOCUMENT NO. 2012-J513086 BEING A 400 RESIDENTIAL UNIT AND 3 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

NOVEMBER 2014

SCALE: 1"=30'

SHEET 2 OF 2

AB 814, LOT 20

100 VAN NESS AVENUE