| File No. 1 | 41 | 241 |
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| Committee  | Item | No.: |
|------------|------|------|
| Board Item | No   | 51   |

## COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

| Committee_             | ·  | Date                                 |
|------------------------|--|--------------------------------------|
| Board of Su            | pervisors Meeting  | Date December 9, 2014                |
| Cmte Boa               |  |                                      |
|                        | Motion Resolution Ordinance Legislative Digest Budget Analyst Report Legislative Analyst Report Introduction Form (for hearings Department/Agency Cover Lette MOU Grant Information Form Grant Budget Subcontract Budget Contract/Agreement Award Letter Application Public Correspondence | · ·                                  |
| OTHER                  | (Use back side if additional spa   | ace is needed)                       |
|                        | PW Order No. 183126 Planning Memo - 03/10/2014 Tax Certification - 10/29/2014 Final Maps   |                                      |
| Completed<br>Completed | by: <u>Joy Lamug</u><br>by:  | Date <u>December 4, 2014</u><br>Date |

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

| ///

[Final Map 8071 - 100 Van Ness Avenue]

Motion approving Final Map 8071, a 400 residential unit and 3 commercial unit, mixed-use condominium project, located at 100 Van Ness Avenue Street, being a subdivision of Assessor's Block No. 0814, Lot No. 20, and adopting findings pursuant to the General Plan, and the eight priority policies of City Planning Code, Section 101.1.

MOVED, That the certain map entitled "FINAL MAP 8071", a 400 residential unit and 3 commercial unit, mixed-use condominium project, located at 100 Van Ness Avenue, being a subdivision of Assessor's Block No. 0814, Lot No. 20, comprising 2 sheets, approved November 14, 2014, by Public Works Order No. 181326 is hereby approved and said map is adopted as an Official Final Map 8071; and, be it

FURTHER MOVED, That the Board of Supervisors adopts as its own and incorporates by reference herein as though fully set forth the findings made by the City Planning Department, by its letter dated March 10, 2014, that the proposed subdivision is consistent with the objectives and policies of the General Plan, and the eight priority policies of Planning Code, Section 101.1; and, be it

FURTHER MOVED, That the Board of Supervisors hereby authorizes the Director of Public Works to enter all necessary recording information on the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's Statement as set forth herein; and, be it

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

 RECOMMENDED:

Mohammed Nuru

Director of Public Works

**5** 

**DESCRIPTION APPROVED:** 

Bruce R. Storrs, PLS

City and County Surveyor

## City and County of San Francisco

### San Francisco Department of Public Works

Office of the City and County Surveyor 1155 Market Street, 3rd Floor San Francisco, Ca 94103

(415) 554-5827 **x** www.sfdpw.org



7,725 - 0.55

Edwin M. Lee. Mayor

Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

**DPW Order No: 183126** 

## CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

APPROVING FINAL MAP 8071, 100 VAN NESS AVENUE, A 400 RESIDENTIAL UNIT AND 3 COMMERCIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 020 IN ASSESSORS BLOCK NO. 0814.

## A 403 UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated March 10, 2014, stated that the subdivision is in conformity 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 8071", each comprising 2 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 March 10, 2014, from the City Planning Department verifying conformity of the subdivision 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:



Bruce R. Storrs, PLS City and County Surveyor, DPW Mohammed Nuru Interim Director of Public Works

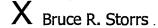
cc: File (2)
Board of Supervisors (signed)
Tax Collector's Office

APPROVED: November 14, 2014

MOHAMMED NURU, DIRECTOR

11/14/2014

11/14/2014



Storrs, Bruce City and County Surveyor



Nuru, Mohammed Director, DPW



## City and County of San Francisco



# RECEIVED 14 MAR 12 AM II: 28

Phone: (415) 654-5827 Fax: (415) 554-5324

http://www.sfdpw.com subdivision.mapping@sfdpw.org

Department of Public Works
Office of the City and County Surveyor

1155 Market Street, 3rd Floor San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

Edwin M. Lee, Mayor Mohammed Nuru, Director

Fuad S. Sweiss, PE, PLS,
City Engineer & Deputy Director of Engineering

## **TENTATIVE MAP DECISION**

Date: February 12, 2014

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

Attention: Mr. Scott F. Sanchez

| Project       | <b>ID:</b> 8071                                 |                         |        | J , |
|---------------|---|-------------------------|--------|-----|
| Project T     | ype:2 Lot Merger and 403<br>Construction Condom | Units Multi Us<br>inium | se New |     |
| Address#      | StreetName                                      | Block                   | Lot    |     |
| 100           | VAN NESS AVE                                    | 0814                    | 020    |     |
| Tentative Map | Referral  |                         |        |     |

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 environmental review per Class 1 California Environmental Quality Act Guidelines.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address): Nanna Commission Motion 1886

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 reasons (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

**Enclosures:** 

X Application

X Print of Tentative Map

Sincerely,

Bruce R. Storrs, P.L.S.

City and County Surveyor

PLANNING DEPARTMENT

Mr. Scott F. Sanchez, Zoning Administrator

IMPROVING THE QUALTITY OF AIFE IN SAN FRANCISCO

Customer Service

Teamwork

Continuous Improvement

## **EXHIBIT A**

#### **AUTHORIZATION**

This authorization is to reduce the on-site affordable requirement percentage from 15% to 12% under Motion No. 18682 for a project located at 100 Van Ness Avenue, Block 0814, Lot 020, within the C-3-G District within the C-3-G (General, Downtown Commercial) District, the Van Ness & Market Residential Special Use District and the 200-R2 Height and Bulk District to create up to 400 residential units and approximately 6,884 square feet of ground-floor retail, and re-skin the exterior of the building, retain the off-street parking garage, including loading space, and move the parking garage entrance from Van Ness Avenue to Hayes Street, and subject to conditions of approval reviewed and approved by the Commission on August 2, 2012, under Motion No. 18682, as amended by the Planning Commission on February 7, 2013, under Motion No. 18801. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

#### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on August 2, 2012 under Motion No. 18682, as amended by the Planning Commission on February 7, 2013 under Motion No. 18801.

#### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 18801 shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Section 309 Determination of Compliance and Request for Exceptions and any subsequent amendments or modifications.

#### SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

#### **CHANGES AND MODIFICATIONS**

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Section 309 Determination of Compliance and Request for Exceptions.

SAN FRANCISCO
PLANNING DEPARTMENT

# Conditions of Approval, Compliance, Monitoring, and Reporting PROVISIONS

1. Affordable Units. Requirement. Pursuant to Planning Code Section 415.6, the Project is required to provide 12% of the proposed dwelling units as affordable to qualifying households. The Project contains 400 units; therefore, 48 affordable units are required. The Project Sponsor will fulfill this requirement by providing the 48 affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing ("MOH").

For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.

- 2. Unit Mix. The Project contains 46 studios, 203 one-bedroom, and 151 two-bedroom units; therefore, the required affordable unit mix is six studios, 24 one-bedroom, and 18 two-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOH. For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.
- Unit Location. The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.
  - For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.
- 4. Phasing. If any building permit is issued for partial phasing of the Project, the Project Sponsor, shall have designated not less than twelve percent (12%) of the each phase's total number of dwelling units as on-site affordable units.
  - For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.
- First Project Construction Document. The Project Sponsor shall obtain the first issued project construction document (as defined in Building Code Section 107A.13.1) within one year of the approval of Motion No. 18801.
  - For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.



I, José Cisneros, Tax Collector of the City and County San Francisco, State of California, do hereby certify that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 0814

Lot No. 020

Address:

100 Van Ness Ave.

for unpaid City & County property taxes or special assessments collected as taxes.

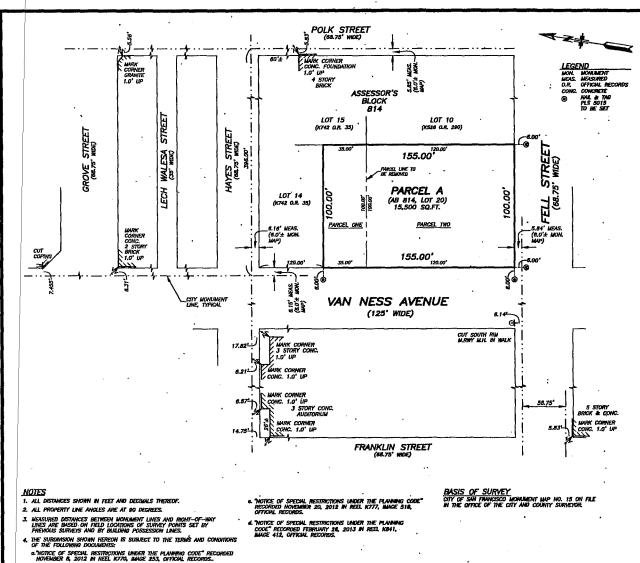
José Cisneros

**Tax Collector** 

Dated this 29th day of October 2014

| 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 CAUNLLO, CLERK OF THE BOARD OF SUPERMISORS 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 SUBDRISION AS SHOWN IS  |
| WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF RECORD TITLE INTEREST<br>IN THE REAL PROPERTY SUBMOBILD AND SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO<br>THE PREPARATION AND RECORDATION OF SAID MAP.  | THE CHANNED HAS EVEN A STATELIENT FROM THE TREASURED AND TAY  | ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBOMISSION WAP ACT AND  |
| IN WITNESS THEREOF, WE, THE UNDERSKINED, 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  | I MEMERY STATE THAT I MAYE EXAMED THE MAY, THAT THE SUBDIVISION AS SHOWN IS SUBSTANDILLY THE SAME AS IT APPEARED ON THE TOTATHE MAY, AND ANY APPROVED ALTERNION THEREOY; THAT ALL PROVISIONS OF THE CULFORMS SUBDIVISION MAY ACT AND ANY LOOL ORDINANCE APPLICABLE AT THE THE OF THE TENTITIVE MAY HAVE BEEN COMPLED THIS MAY IS TECHNICALLY CONFECT.  |
|  | AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE.  |  |
| OWNER: 100 VAN NESS ASSOCIATES, LLC. A DELAWARE LIMITED L'ABILITY COMPANY  | COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.  | BRUCE R. STORRS, CITY AND COUNTY SURVEYOR CITY AND COUNTY OF SIM FRANCISCO   |
| ·  | DATED DAY OF  | $Q \qquad V + -$   |
| BY: 100 VANLNESS ASSOCIATES MANAGING MEMBER, LLC,<br>A DELAMARE LIMPED LUBRUTY COMPANY, ITS MANAGING MEMBER  | ;   | BY: DATE NAVENBER 14 2019  |
| (   dff / lon - )  | · · · · · · · · · · · · · · · · · · ·   | BRUCE R. STORRS LS. 6014   |
| B1:  | CLERK OF THE BOARD OF SUPERMISORS<br>CITY AND COUNTY OF SAN FRANCISCO   |  |
| MME: Jaffrell J. Konne<br>ME: President  | STATE OF CALIFORNIA   | 3/8"   |
| ,  | •   | 1 to  |
| BENEFICIARY: THE PRUDENTIAL INSURANCE COMPANY OF AMERICA   | •   |  |
| A NEW JERSEY CORPORATION  (LLL EN LES  | CLERK'S STATEMENT:  |  |
|  | L ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF  | SURVEYOR'S STATEMENT:  |
| BY: CHEMIL T. ESKRIDGE VICE PRESIDENT  | SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT SAID BOARD OF SUPERVISORS<br>BY MOTION, FILE NOADOPTED   | THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A  |
|  | APPROVED THIS MAP ENTITLED "FINAL MAP BOT!" COMPRISING 2 SHEETS.  | THIS MAP INAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FELD SURVEY IN CONFUNIANCE WITH THE REQUIREMENTS OF THE SUBJONASION MAP ACT AND LOOL ORDINANCE AT THE REQUIREMENTS OF TOO WAY THE SUBJONASION MAP ACT AND LOOL ORDINANCE AT THE REVIEWS OF THE WAY NESS ASSOCIATES, LLC ON COTORER SQ. 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTAMPHOLLY CONFUNIANS TO THE APPROVED LORINATION MAP, FURTHER THE PROVINCE LORINATION MAP, FURTHER   |
|  | IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF   | OCTOBER 30, 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTAUTIALLY CONFORMS  |
| OWNER'S ACKNOWLEDGEMENT:   | THIS OFFICE TO BE AFFIXED.  | TO THE APPROVED OR COMDITIONALLY APPROVED TENTATIVE MAP, IF WAY, I FURTHER STATE THAT ALL MONAMENTS ARE OF THE CHAMACTER AND OCCUPY THE POSITIONS MODIFIED AND THAT THE MONAMENTS ARE SUPPLIED TO EMBLE THE SURVEY TO  |
| COURTY OF District of Columbia 155   |   | INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO<br>BE RETRACED.  |
| OH Name to ZOLY BEFORE ME.   | SIGNED:CLERK OF THE BOARD OF SUPERVISORS  |  |
| Oute At Devis  | CLERK OF THE BOURD OF SUPERVISORS<br>CITY AND COUNTY OF SAN FRANCISCO<br>STATE OF CALIFORNIA  | BY: Denjamis S. 720- DITE: 11/12/14  |
| NOTARY PUBLIC, PERSONALLY APPEARED   | SIALE OF CALFORNA   |  |
| Julian J. Kanes, President of 100 to Ness Association Masseine Hamber, LLC   | •   | PLS No. 5015   |
|  | •   |  |
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| I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING  | ON  | · .  |
| PARAGRAPH IS TRUE AND CORRECT.   | OF THE BOARD OF SUPERVISOR'S IN FILE NO.  | OF CALLY   |
| WITNESS MY HAND:   |   | RECORDER'S STATEMENT:  |
| manage 18 Ora -  | APPROVALS:  | FILED FOR RECORD THIS DAY OF 20, 'AT   |
| SIGNATURE Jane Street  |   |  |
| 176MA / LUAVI  | THIS WAP IS APPROVED THIS DAY OF  | MAPS, AT PAGES   |
| NAME (TYPED OR PRINTED), NOTARY PUBLIC IN W  | THIS MAP IS APPROVED THIS DAY OF, 20  | MAPS, AT MASSOC, STATE OF CHIFFWAM, AT THE REQUEST OF MARTHY M. ROW ASSOCIATES.  |
| Clark M. Davis  MAIE (TYPED OR PRINTED), NOTARY PUBLIC IN  AND FOR SAID COUNTY AND STATE.  AND FOR SAID COUNTY AND STATE.  | THIS MAP IS APPROVED THIS DAY OF  | MAPS, AT PAGES  MICLISMS, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAM FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF MATTHY M. ROM ASSOCIATES.  BY:  DATE:   |
| PRINCIPAL COUNTY OF BUSINESS: Industrian D.C.  | BY ORDER NO DATE  | BIT: DATE:   |
| PRINCIPAL COUNTY OF BUSINESS: Interdispers, DC. COMMISSION EXPRESS Number 20, 2016   | BY ORDER NO.  BY DATE:  MONADMED MURU  DIRECTOR OF PURUS WORKS AND ADMSDRY AGENCY   | BT: DATE:  |
| PRINCIPAL COUNTY OF BUSINESS: Industrian D.C.  | BY ORDER NO. DATE:  MONAMMED MURU  DRECTOR OF PUBLIC WORKS AND ADMISORY AGENCY CITY AND COUNTY OF SWI FRANCISCO   | BY: DATE: COUNTY RECORDER CITY AND COUNTY OF SAN FRANCISCO   |
| PRINCIPAL COUNTY OF BUSINESS: Interdispers, DC. COMMISSION EXPRESS Number 20, 2016   | BY ORDER NO.  BY DATE:  MONADMED MURU  DIRECTOR OF PURUS WORKS AND ADMSDRY AGENCY   | BY: DATE: COUNTY RECORDER CITY AND COUNTY OF SAN FRANCISCO   |
| PRINCIPAL COUNTY OF BUSINESS: Maddington, D.C. COMMISSION EXPRESS Materials 30, 7016 COMMISSION # OF NOTATY: M/A   | BY ORDER NO. DATE:  MONAMMED MURU  DRECTOR OF PUBLIC WORKS AND ADMISORY AGENCY CITY AND COUNTY OF SWI FRANCISCO   | BY: DATE: COUNTY RECORDER CITY AND COUNTY OF SAN FRANCISCO   |
| PRINCIPAL COUNTY OF BUSINESS: Machingham, D.C.  COMMISSION EXPRESS Name-Law 30, 2016  COMMISSION # OF NOTARY:  | BY ORDER NO. DATE:  MONAMMED MURU  DRECTOR OF PUBLIC WORKS AND ADMISORY AGENCY CITY AND COUNTY OF SWI FRANCISCO   | BY: DATE: COUNTY RECORDER CITY AND COUNTY OF SAN FRANCISCO   |
| PRINCIPAL COURTY OF BUSINESS Intelligipae, D.C.  COMMISSION FOR NOTARI: _M/A  BENEFICIARY'S ACKNOWLEDGEMENT: STATE OF COURTS OF  | BY ORDER NO   | BY: DATE: COUNTY RECORDER CITY AND COUNTY OF SAN FRANCISCO   |
| PRINCIPAL COUNTY OF BUSINESS: Maddington, D.C.  COMMISSION # OF NOTATI: A/A  BENEFICIARY'S ACKNOWLEDGEMENT: STATE OF JENSON COUNTY OF JOS JENSON COUNTY OF JOS JENSON SSS  | BY OFFICER NO.  BY:   | BY: DATE: COUNTY RECORDER CITY AND COUNTY OF SAN FRANCISCO   |
| PRINCIPAL COURTY OF BUSINESS Intelligipae, D.C.  COMMISSION DEPRES National So. Total  COMMISSION   OF NOTATI:   | BY ORDER NO   | BY: DATE: COUNTY RECORDER CITY AND COUNTY OF SAN FRANCISCO   |
| PRINCIPAL COUNTY OF BUSINESS: Machington, D.C.  COMMISSION EPPRESS: Missenbur 30, 72010  COMMISSION # OF NOTATI: _M/A  BENEFICIARY'S _ACKNOWLEDGEMENT:  STATE OF   | BY ORDER NO.  BY  MONHABLED MURU  DIRECTOR OF PUBLIC WORKS AND ADMSORY AGENCY CITY AND COUNTY OF SWI FRANCISCO  STATE OF CALIFORNIA  APPROVED AS TO FORM:  DENNIS J. HERREMA, CITY ATTORNEY  BY  DEPUTY CITY ATTORNEY | BY: DATE: COUNTY RECORDER CITY AND COUNTY OF SAN FRANCISCO   |
| PRINCIPAL COUNTY OF BUSINESS: Maddington, D.C.  COMMISSION & OF NOTATI: A/A  BENEFICIARY'S ACKNOWLEDGEMENT: STATE OF SESSION OF | BY ORDER NO.  BY- MONHADED MURU DIRECTOR OF PUBLIC WORKS AND ADMSORY AGENCY OTH MO COUNTY OF SW. FRANCISCO STATE OF OLDERMA  APPROVED AS TO FORM: DENNIS J. HERREMA, CITY ATTORNEY  BY:                               | BY: DATE: COUNTY RECORDER CITY AND COUNTY OF SAN FRANCISCO   |
| PRINCIPAL COUNTY OF BUSINESS MANIMATER, D.C.  COMMISSION FOR NOTATI ALA  BENEFICIART'S ACKNOWLEDGEMENT: STATE OF LEGOL  COUNTY OF DOLLAR 10, 2014 BEFORE ME.  ENALLY 1. HOSPY  A NOTATY PUBLIC PERSONALLY, PREPRED   | BY ORDER NO.  BY  MONHABLED MURU  DIRECTOR OF PUBLIC WORKS AND ADMSORY AGENCY CITY AND COUNTY OF SWI FRANCISCO  STATE OF CALIFORNIA  APPROVED AS TO FORM:  DENNIS J. HERREMA, CITY ATTORNEY  BY  DEPUTY CITY ATTORNEY | BY: DATE: COUNTY RECORDER CITY AND COUNTY OF SAN FRANCISCO   |
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| PRINCIPAL COUNTY OF BUSINESS: Maddington, D.C.  COMMISSION & OF NOTATI: A/A  BENEFICIARY'S ACKNOWLEDGEMENT: STATE OF STA | BY ORDER NO.  BY  MONHABLED MURU  DIRECTOR OF PUBLIC WORKS AND ADMSORY AGENCY CITY AND COUNTY OF SWI FRANCISCO  STATE OF CALIFORNIA  APPROVED AS TO FORM:  DENNIS J. HERREMA, CITY ATTORNEY  BY  DEPUTY CITY ATTORNEY | COUNTY RECORDER COTY AND COUNTY OF SAN FRANCISCO STATE OF CALFORNIA  FINAL MAP 8071  |
| PRINCIPAL COUNTY OF BUSINESS MANIMATION, D.C.  COMMISSION POPERS NAMED TO 2014  BENEFICIARY'S ACKNOWLEDGEMENT: STATE OF LESCUL  COUNTY OF DALIGAT SSS OF STATE OF THE PERSON'S MINOSE NAME(S) IS NOTWITHING TO THE BASIS OF SATESFACTORY EVIDENCE TO BE THE PERSON'S MINOSE NAME(S) IS ARE SUBSCINED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SING THAT DECUMED THE SAME N HIS PREVENTIONED CHARTING AND BY HIS PREVENTER SIGNATURE(S) ON THE MINIMAN THE PERSON(S), ON THE BUTH OF WHICH THE PERSON(S) ACTED, DECOUND THE MINIMAN THE PERSON(S), ON THE BUTH OF WHICH THE PERSON(S) ACTED, DECOUND THE MINIMAN THE PERSON(S), ON THE BUTH OF WHICH THE PERSON(S) ACTED, DECOUND THE MINIMAN THE PERSON(S), ON THE BUTH OF WHICH THE PERSON(S) ACTED, DECOUND THE MINIMAN THE PERSON(S),  | BY ORDER NO.  BY  MONHABLED MURU  DIRECTOR OF PUBLIC WORKS AND ADMSORY AGENCY CITY AND COUNTY OF SWI FRANCISCO  STATE OF CALIFORNIA  APPROVED AS TO FORM:  DENNIS J. HERREMA, CITY ATTORNEY  BY  DEPUTY CITY ATTORNEY | COUNTY RECORDER COTY AND COUNTY OF SAN FRANCISCO STATE OF CALFORNIA  FINAL MAP 8071  |
| PRINCIPAL COURTY OF BUSINESS. Maddington, D.C.  COMMISSION POPRES Materials 30, 2014.  BENEFICIARC'S ACKNOWLEDGEMENT: STATE OF J. S.C.  COURTY OF D.A. (S.L.)  COURTY OF D.A. (S.L.)  COURTY OF D.A. (S.L.)  ON NOVEMBLY 10, 2014 BEFORE ME.  ENAITY J. H.O. 40 A  MOTORY PUBLIC, PERSONALLY APPEARED  CLEVAL J. ESKYLOR 2  WHO PROVED TO ME. ON THE BASS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS /ME.  SUBSCRIBED TO THE WITHIN MISTRUMENT AND ACKNOWLEDGED TO ME THAT HE SAFE/THEN SCHOOL THE SAME N.  MESCRIBED TO THE WITHIN MISTRUMENT AND ACKNOWLEDGED TO ME THAT HE SAFE/THEN SCHOOL THE SAME N.  MESCRIBED TO THE WITHIN MISTRUMENT AND ACKNOWLEDGED TO ME THAT HE SAFE/THEN SCHOOL THE SAME N.  MESCRIBED TO THE WITHIN MISTRUMENT AND ACKNOWLEDGED TO ME THAT HE SAFE/THEN SCHOOL THE SAME N.  MESCRIBED TO THE WITHIN MISTRUMENT AND ACKNOWLEDGED TO ME THAT HE SAFE/THEN SCHOOL THE SAME N.  MESCRIBED TO THE WITHIN MISTRUMENT AND ACKNOWLEDGED TO ME THAT HE SAFE/THEN SCHOOL THE SAFE N.  MESCRIBED TO THE WITHIN MISTRUMENT AND ACKNOWLEDGED TO ME THAT HE SAFE/THEN SCHOOL THE SAFE N.  | BY ORDER NO.  BY  MONHABLED MURU  DIRECTOR OF PUBLIC WORKS AND ADMSORY AGENCY CITY AND COUNTY OF SWI FRANCISCO  STATE OF CALIFORNIA  APPROVED AS TO FORM:  DENNIS J. HERREMA, CITY ATTORNEY  BY  DEPUTY CITY ATTORNEY | BY: COUNTY RECORDER CITY AND COUNTY OF SAN FINANCISCO STATE OF CALIFORNIA  FINAL MAP 8071  A MERGER AND SUBDANSION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CENT DEED RECORDED IS SEPTIMERE 28, 2012 IN DOCUMENT NO. 2012—15 13086 BEWIN A 400 RESIDENTIAL UNIT AND 2014—15 13086   |
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| PRINCIPAL COUNTY OF BUSINESS MANIANTEN, DC. COMMISSION DEPRES NUMBER TO, TON COMMISSION FOR NOTATI: M/A  BENEFICIARY'S ACKNOWLEDGEMENT: STATE OF LEGY COUNTY OF DATE: J. JSS ON NOVEMBER 10, 2014 BEFORE ME, EMAILY J. HOSQ  MOVEMBER 10, 1204 BEFORE ME, EMAILY J. HOSQ  MOTORY PUBLIC, PRESONALLY APEGRED  CHEVYL T. ESKYTHER ME SUBSCIRED TO THE WITHIN NOTAMENT AND ARROWNEDGED TO ME THAT HE SERVING THE SAME N HIS/HER/MERR AUTHORIZED COPACTIFICATION AND BY HIS/HER/THER SISTEMENT (IN CONTINUENCE) ON THE SHIRM MENT THE PERSON(S), OR THE BITTLY WORD FEMILITY OF PEMBER VINDER THE LAWS OF THE STATE OF CALFORMA THAT THE FOREDOMY PANGRAPH IS THE AND CORRECT.  WITHERS MY HARD.  SIGNIFICATION OF PRINCIPAL WORDER THE LAWS OF THE STATE OF CALFORMA THAT THE FOREDOMY SIGNIFICATION OF THE STATE OF CALFORMA THAT THE FOREDOMY SIGNIFICATION OF THE STATE OF THE STATE OF CALFORMA THAT THE FOREDOMY SIGNIFICATION OF THE STATE OF CALFORMA THAT THE FOREDOMY SIGNIFICATION OF THE STATE OF CALFORMA THAT THE FOREDOMY SIGNIFICATION OF THE STATE OF CALFORMA THAT THE FOREDOMY SIGNIFICATION OF THE STATE OF CALFORMA THAT THE FOREDOMY SIGNIFICATION OF THE STATE OF CALFORMA THAT THE FOREDOMY SIGNIFICATION OF THE STATE OF CALFORMA THAT THE FOREDOMY SIGNIFICATION OF THE STATE OF CALFORMA THAT THE FOREDOMY SIGNIFICATION OF THE STATE OF CALFORMA THAT THE FOREDOMY SIGNIFICATION OF THE STATE OF CALFORMA THAT THE FOREDOMY SIGNIFICATION OF THE STATE OF CALFORMA THAT THE FOREDOMY SIGNIFICATION OF THE STATE OF CALFORMA THAT THE FOREDOMY SIGNIFICATION OF THE STATE OF CALFORMA THAT THE FOREDOMY SIGNIFICATION OF THE STATE OF CALFORMA THAT THE FOREDOMY SIGNIFICATION OF THE STATE OF CALFORMA THAT THE FOREDOMY SIGNIFICATION OF THE STATE OF CALFORMA THAT THE FOREDOMY SIGNIFICATION OF THE STATE OF CALFORMA THAT THE FOREDOMY SIGNIFICATION OF THE STATE OF CALFORMA THAT THE STATE OF CALFO | BY ORDER NO.  BY  MONHABLED MURU  DIRECTOR OF PUBLIC WORKS AND ADMSORY AGENCY CITY AND COUNTY OF SWI FRANCISCO  STATE OF CALIFORNIA  APPROVED AS TO FORM:  DENNIS J. HERREMA, CITY ATTORNEY  BY  DEPUTY CITY ATTORNEY | FINAL MAP 8071  A MERGER AND SUBDINISON OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT GRAFT DEED RECORDED (SEPTEMBER 28, 2012 IN DOCUMENT NO. 2012—US 3086 BEING A 400 RESIDENTIAL UNIT AND 3 DOMMERCAL UNIT MEDICAN UNIT COUNTY OF SAN FRANCISCO, TATE OF CALIFORNIA MARTIN M. RON ASSOCIATES, INC. Land SULTWYOYDE BE HARTBOON Street, Sultie 200  |
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b. NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED NOVEMBER 20, 2012 IN REEL K777, IMAGE 517, OFFICIAL MECONDS.



#### CONDOMINIUM NOTES:

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

THE IMP IS THE SURVEY IMP PORTION OF THE CONDOMINUM PLAN OF SAID PARCEL AS DEFINED IN SECTION 4150 AND 4285 OF THE CHAL CODE OF THE STATE OF LEPTHIA, AND THE SUBDIVISION DEPTICED HERDON IS SUBJECT TO THE PROVISIONS OF E DAYS—STRUNG COMMON INTEREST DEVELOPMENT ACT, PART 5 OF SAID CHAL CODE.

a) ALL INGRESS(ES), EXRESS(ES), PAIN(S) OF TIMMEL, FIRE/EMERGENCY DUT(S) AND EXTRAO COMPONENTS, EXT PRITHMY(S) AND PASSAGEMY(S), STREMY(S), CORRECORGS, ELENTROPS, AND COMMON USE ROCKSSELE FERTURES) AND FACILITIES SUCH AS RESINGUAGES THAT THE BULDING CODE RECURRES FOR COMMON USE SHALL BE HELD IN COMMON SHATT THE WILDING CODE RECURRES FOR COMMON USE SHALL BE HELD IN COMMON SHATT THE MEDIUM OF THE OPERATION DOCUMENTS FOR THE PARTY OF THE OPERATION DOCUMENTS FOR THE PARTY OF THE PROPERTY OF

. O) UNLESS SPECKED OTHERWISE IN THE GOVERNMO DOCUMENTS OF A CONDOMINAL HOMBOWERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVERNMIS AND RESTRICTIONS, THE HOMEOWERS ASSOCIATION SHALL BE RESPONSIBLE, IN PERFETUTIT, FOR THE MAINTENANCE, REPAIR, AND REPURCIAINT OF THE

(1) ALL GENERAL USE COMMON AREA REPROMEMENTS: AND

(4) ALL PROVIEWS SDEWLUS ALL PERMITTED OR UNIVERSITY OF PROVIET ENGRACHMENTS AND PROVINCT AND PROPERTY, AND ANY OTHER OBLIGHTON MIPOSED ON PROPERTY OWNERS FRONTING A PLEASE ON PROPERTY OWNERS FRONTING A PLEASE WORLD-CONTROLLE OWNERS CODE OR OTHER APPLICABLE MANIGHM.

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e) APPROVIL OF THIS MAP SHALL NOT BE DEBERD APPROVIAL OF THE DESIGN. LOCATION, SIZE, DEBISTY OR SEY ANY STRUCTURES OF MACLIARY AREAS OF THE PROPERTY ASSOCIATED WILL STRUCTURES, HE OF DEBISTORY AND THE DEBISTORY DEBES DEVELOPED OR APPROVED BY APPROVEDED COVERNITY OF A SHALL SUCH APPROVIAL CONSTITUTE A WHORE OF THE STRUCTURES CONSTRUCTED SURSEQUENT TO APPROVIAL COOK MOLATIONS. ANY STRUCTURES CONSTRUCTED SURSEQUENT TO APPROVIAL OF THIS FINAL ORDER WITH A STRUCTURES CONSTRUCTED SURSEQUENT TO APPROVIAL OF THIS FINAL ORDER WITH A STRUCTURES CONSTRUCTED SURSEQUENT TO APPROVIAL OF THIS FINAL ORDER WITH A STRUCTURES CONSTRUCTED SURSEQUENT TO APPROVIAL OF THIS FINAL ORDER WITH A STRUCTURES CONSTRUCTED SURSEQUENT TO APPROVIAL OF THIS FINAL ORDER WITH A STRUCTURES OF THE THE OPEN ANY APPLICATION FOR PROPERTY WITH ALL RESEARCH MAPPING MORE COOKS, NO LOTTEST AT THE TIME OF ANY APPLICATION FOR REQUIRED PROPERTY.

() BNY HYDORS, FRE ESCAPES AND OTHER ENCROPPMENTS (F ANY SHOWH HEREON, THAT EDST, OR THAT INY SE CONSTRUCTED) ONTO OR OVER WAY HESS MERKE AND FELL STREET, AND FEMALED THROUGH MAY ARE SURRECT TO THE RESTRUCTIONS OF FORTH IN THE BUILDING DODE AND FLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THE NUM POEM NOT COMMEY ANY OWNERSHIP INTEREST IN SUCH

() ENCROCHMENT FROM/ONTO ADJONANO PROPERTIES THAT MAY DOST ON MAY BE CONSTRUCTED IS HERRED ACMONIBLEDED AND IT SHALE ETHE RESPONSIBILITY SOLELY OF THE PROPERTY ORMERS MOUGHED TO RESIDENCY MAY SUSSES THAT MAY AREA THERESTERS HERE MAY DOSE NOT COMEY ANY DIMERSHIP HITEREST IN SUCH ENCROCKMENT MAYS TO THE PROPERTY ORMERS.

ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS

| 1   | CONDOMINUM UNIT NO. | PROPOSED ASSESSOR'S PARCEL MUMBER |
|-----|---------------------|-----------------------------------|
|     |                     |                                   |
| • } | 1-403               | LOTS 251-453                      |

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

#### FINAL MAP 8071

A MERGER AND SUBDINSION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT GRANT DEED RECORDED ESPTEMBER 28, 2012 IN DOCUMENT NO. 2012—1513088 BEING A 400 RESIDENTIAL UNIT AND 3 COMMERCIAL UNIT MOZEU USE CONDOMINUM 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

SCALE: 1"=30"

SHEET 2 OF 2

NOVEMBER 2014 AB 814, LOT 20

100 VAN NESS AVENUE

GRAPHIC SCALE