

**MARTIN M. RON ASSOCIATES, INC.**  
LAND SURVEYORS

MARTIN M. RON, L.S. (1923-1983)  
BENJAMIN B. RON, P.L.S.  
ROSS C. THOMPSON, P.L.S.  
BRUCE A. GOWDY, P.L.S.  
RON A. WAGNER, P.L.S.  
DAVID W. DELANEY, P.L.S.  
DAVID B. RON, P.L.S.  
BRIAN B. GOODWIN, P.L.S.

March 6, 2015

Director of Public Works  
1155 Market Street, 3rd Floor  
San Francisco, CA 94103

Subject: Mission Bay Blocks 29-32, Assessor's Block 8722, Lots 001 & 008  
Application for an Airspace & Condominium Subdivision.

Dear Sir:

In compliance with the California Subdivision Map Act, the San Francisco Subdivision Code, the San Francisco Subdivision Regulations, and all amendments thereto, I, the undersigned agent, hereby submit to you for your review and processing a proposed Airspace & Condominium Subdivision, together with the New Construction Condominium Application and Checklist and all applicable items, fees, documents and data checked thereon.

Respectfully,

MARTIN M. RON ASSOCIATES, INC.



Benjamin B. Ron, President

Attachment: Application Packet

(Required for all New Construction Condominium Applications)

**D. APPLICATION**

Property Address: Mission Bay Blocks 29-32

For DPW-BSM use only  
ID No.: \_\_\_\_\_

Assessor's Block: 8722 Lot Number(s): 001 & 008

<b>Owner:</b>			
Name:	GSW Arena LLC, Developer (Future Owner)		
Address:	1011 Broadway, Oakland CA 94607		
Phone:		E-mail:	
<b>Person to be contacted concerning this project (If different from owner)</b>			
Name:	Molly Hayes, Golden State Warriors		
Address:	1011 Broadway, Oakland CA 94607		
Phone:	(571) 216-9205	E-mail:	mhayes@warriors.com
<b>Firm or agent preparing the subdivision map:</b>			
Name:	Martin M. Ron Associates, Ben Ron		
Address:	859 Harrison Street, Suite 200 San Francisco CA 94107		
Phone:	415-543-4500	E-mail:	ben@martinron.com
<b>Subdivider: (If different from owner)</b>			
Name:			
Address:			

Number of Units in Project: 100

This subdivision creates an airspace:  No  Yes (shown on Tentative Map)

This subdivision creates an addition to an existing building  No  Yes (shown on Tentative Map)

Check only one of the following options:

	Indicate project type
Commercial <del>Residential</del> Only	<input checked="" type="checkbox"/>
Mixed-Use	<input type="checkbox"/> If checked, Number of residential unit(s): ___ Number of commercial unit(s): ___

STATE OF CALIFORNIA  
CITY AND COUNTY OF SAN FRANCISCO

I (We) BENJAMIN B. RON, AGENT FOR GSW ARENA LLC  
(Print Subdivider's Name in full)

declare, under penalty of perjury, that I am (we are) the owner(s) [authorized agent of the owner(s)] of the property that is the subject of this application, that the statements herein and in the attached exhibits present the information required for this application, and the information presented is true and correct to the best of my (our) knowledge and belief.

Date: 3/6/15 Signed: B. B. R.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

### E. NEW CONSTRUCTION CONDOMINIUM APPLICATION CHECKLIST

Check the following items enclosed where applicable:

Submitted per guidelines and in this order?		Official Use Only <input type="checkbox"/> OK?	No.	Item Description and Order	Total of copies	Which and how many of total required items are needed for each agency?			Form No. (where applicable)
Yes	No					DPW	DCP	DBI	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.	Four (4) copies of Tentative Parcel Map [DPW copies: 3-BSM Mapping Section; 1-City Planning One additional copy will be required if project falls within the jurisdiction of SFRA (See Page 7).]	4	3	1	1*	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.	Six (6) copies of Tentative Final Map [DPW copies: 5-BSM Mapping Section; 1-City Planning One additional copy will be required if project falls within the jurisdiction of SFRA (See Page 7).]	6	5	1	1*	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.	Subdivision Fee (\$ <u>16,639</u> )	1				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.	Preliminary Title Report (dated within 3 months)	2	1	1		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.	Grant Deeds and any other recorded documents for: <input checked="" type="checkbox"/> Subject Site and <input checked="" type="checkbox"/> Adjoiners	1	1			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.	Previous Land Use.	2	1	1		Form No. 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6a.	Permit numbers for any approved building permits	2	1	1		Form No. 1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.	Owner's Release of Interest in Common Areas [Sec. 1323 (6)]	2	1	1		Form No. 2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.	Neighborhood notification packet for Tentative Map decision.	1	1			
		<input type="checkbox"/>		300-Foot Radius Map					
		<input type="checkbox"/>		Address List					
		<input type="checkbox"/>	Envelopes						
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.	Photographs of subject property, as follows: [Public Works Code Sec. 723.2 & Planning Code] <input type="checkbox"/> Front photo from the street looking at the property, including sidewalk without obstructions <input type="checkbox"/> Photo from left side showing property line and sidewalk fronting subject site <input type="checkbox"/> Photo from right side showing property line and sidewalk fronting subject site <input type="checkbox"/> Photo of rear of property	3	2	1		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.	Proposition "M" Findings demonstrating consistency with Eight Priority General Plan Policies [Planning Code Sec. 101.1(b)]	2	1	1		Form No. 3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.	Review by Department of Building Inspection, if required, See Page 8.	1			1	Form No. 4
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12.	Provide proposed sales prices for Below Market Rate (BMR) units (Form No. 1)	1	1			Form No. 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13.	A copy of the signed Planning Dept. or Planning Commission motion approving the project	1	1			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14.	Provide copies of any Notices of Special Restrictions associated with this site.	1	1			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15.	3R report <u>required</u> for existing dwelling units-See Page 8 for details.	1	1			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.	Copy of Building Permits-See Page 8 for details.	1	1			

**\* ADDITIONAL COPY TO DBI – SEE REQUIREMENTS PAGE 8, ITEM 11**