

File No. 160624

Committee Item No. _____

Board Item No. 51

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: June 7, 2016

Cmte Board

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 184889 - May 10, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Decision - June 16, 2014</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificates - June 3, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: Brent Jalipa

Date: June 2, 2016

Prepared by: _____

Date: _____

1 [Final Map 8247 - 181 Fremont Street]

2
3 **Motion approving Final Map 8247, a merger and two-parcel vertical subdivision, a 74**
4 **maximum residential unit condominium project within Parcel B, located at 181 Fremont**
5 **Street, being a subdivision of Assessor's Parcel Block No. 3719, Lot Nos. 010 and 011,**
6 **and adopting findings pursuant to the General Plan, and the eight priority policies of**
7 **Planning Code, Section 101.1.**

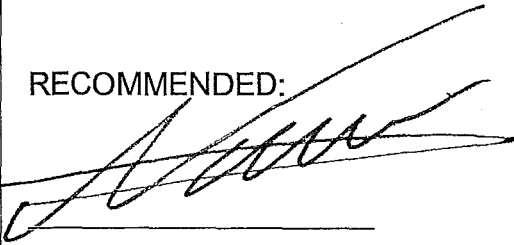
8
9 MOVED, That the certain map entitled "FINAL MAP 8247," a merger and two parcel
10 vertical subdivision, a 74 maximum residential unit condominium project within Parcel B,
11 located at 181 Fremont Street, being a subdivision of Assessor's Parcel Block No. 3719, Lot
12 Nos. 010 and 011, comprising 4 sheets, approved May 10, 2016, by Department of Public
13 Works Order No. 184889 is hereby approved and said map is adopted as an Official Final
14 Map 8247; and, be it

15 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
16 and incorporates by reference herein as though fully set forth the findings made by the City
17 Planning Department, by its letter dated June 16, 2014, that the proposed subdivision is
18 consistent with the objectives and policies of the General Plan, and the eight priority policies
19 of Planning Code, Section 101.1; and, be it

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

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

4
5 RECOMMENDED:

6 
7 _____

8 Mohammed Nuru
9 Director of Public Works

DESCRIPTION APPROVED:

10 
11 _____

12 Bruce R. Storrs, PLS
13 City and County Surveyor



RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

Office of the City and County Surveyor
1155 Market Street, 3rd Floor
San Francisco, Ca 94103
(415) 554-5827 www.sfdpw.org

2016 MAY 20 AM 11:54

BY *[Signature]*



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 184889

**CITY AND COUNTY OF SAN FRANCISCO
SAN FRANCISCO PUBLIC WORKS**

APPROVING FINAL MAP 8247, 181 FREMONT STREET, A MERGER AND TWO PARCEL VERTICAL SUBDIVISION AND 74 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN PARCEL B, BEING A SUBDIVISION OF ASSESSOR'S PARCEL NUMBERS 3719-010 AND 3719-011, IN ASSESSORS BLOCK NO. 3719.

A TWO PARCEL VERTICAL SUBDIVISION AND 74 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated June 16, 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 8247, each comprising 4 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 June 6, 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:



X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor
Signed by: Storrs, Bruce

X Mohammed Nuru

Nuru, Mohammed
Director, DPW
Signed by: Nuru, Mohammed





RECEIVED

12 JUN 17 AM 11:46

Department of Public Works
Office of the City and County Surveyor

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

Edwin M. Lee, Mayor
Mohammed Nuru, Director

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

Bruce R. Storrs, City and County Surveyor

TENTATIVE MAP DECISION

NE

Date: May 30, 2014

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

Attention: Mr. Scott F. Sanchez

Project ID: 8247			
Project Type: 2 Lot Merger, 2 Lot Air Space Subdivision and 74 Residential Units New Construction Condominium			
Address#	StreetName	Block	Lot
181	FREMONT ST	3719	010
181	FREMONT ST	3719	011
Tentative Map Referral			

X

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):

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:

- Application
- Print of Tentative Map

Sincerely,

Bruce R. Storrs
Bruce R. Storrs, P.L.S.
City and County Surveyor

PLANNING DEPARTMENT

DATE 6-16-2014

Carly Grob CARLY GROB

For Mr. Scott F. Sanchez, Zoning Administrator



**CERTIFICATE OF REDEMPTIONS OFFICER
SHOWING TAXES AND ASSESSMENTS PAID.**

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 3719 Lot No. 010

Address: 183 - 187 Fremont St

for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

David Augustine, Tax Collector

The above certificate pertains to taxes and special assessments collected as taxes for the period prior to this current tax year.

Dated this 3rd day of June. This certificate is valid for the earlier of 60 days from this date or December 31, 2016. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



CERTIFICATE SHOWING TAXES A LIEN, BUT NOT YET DUE

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that the subdivision designated on the map entitled is subject to the following City & County property taxes and Special Assessments which are a lien on the property but which taxes are not yet due:

Block No. 3719 Lot No. 010

Address: 183 - 187 Fremont St

Estimated probable assessed value of property within the proposed Subdivision/Parcel

Map: \$70,737,000

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$848,844.00

Amount of Assessments not yet due: \$2,563.00

These estimated taxes and special assessments have been paid.

A handwritten signature in black ink, appearing to read "David Augustine".

David Augustine, Tax Collector

Dated this 3rd day of June. This certificate is valid for the earlier of 60 days from this date or December 31, 2016. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



**CERTIFICATE OF REDEMPTIONS OFFICER
SHOWING TAXES AND ASSESSMENTS PAID.**

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 3719 Lot No. 011

Address: 177 - 181 Fremont St

for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

David Augustine, Tax Collector

The above certificate pertains to taxes and special assessments collected as taxes for the period prior to this current tax year.

Dated this 3rd day of June. This certificate is valid for the earlier of 60 days from this date or December 31, 2016. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



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Block No. 3719 Lot No. 011

Address: 177 - 181 Fremont St

Estimated probable assessed value of property within the proposed Subdivision/Parcel

Map: \$70,737,000

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$848,844.00

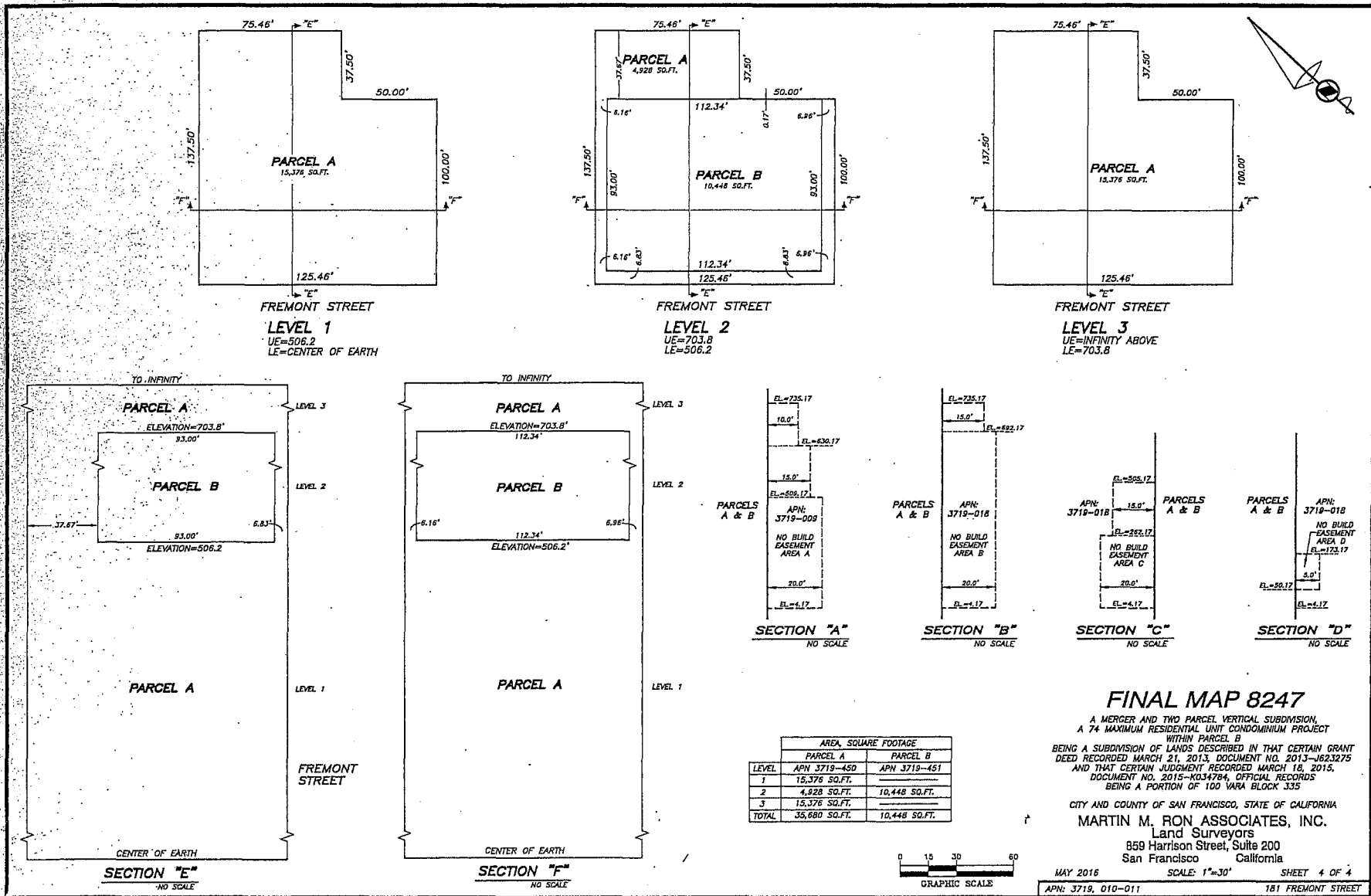
Amount of Assessments not yet due: \$1,292.00

These estimated taxes and special assessments have been paid.

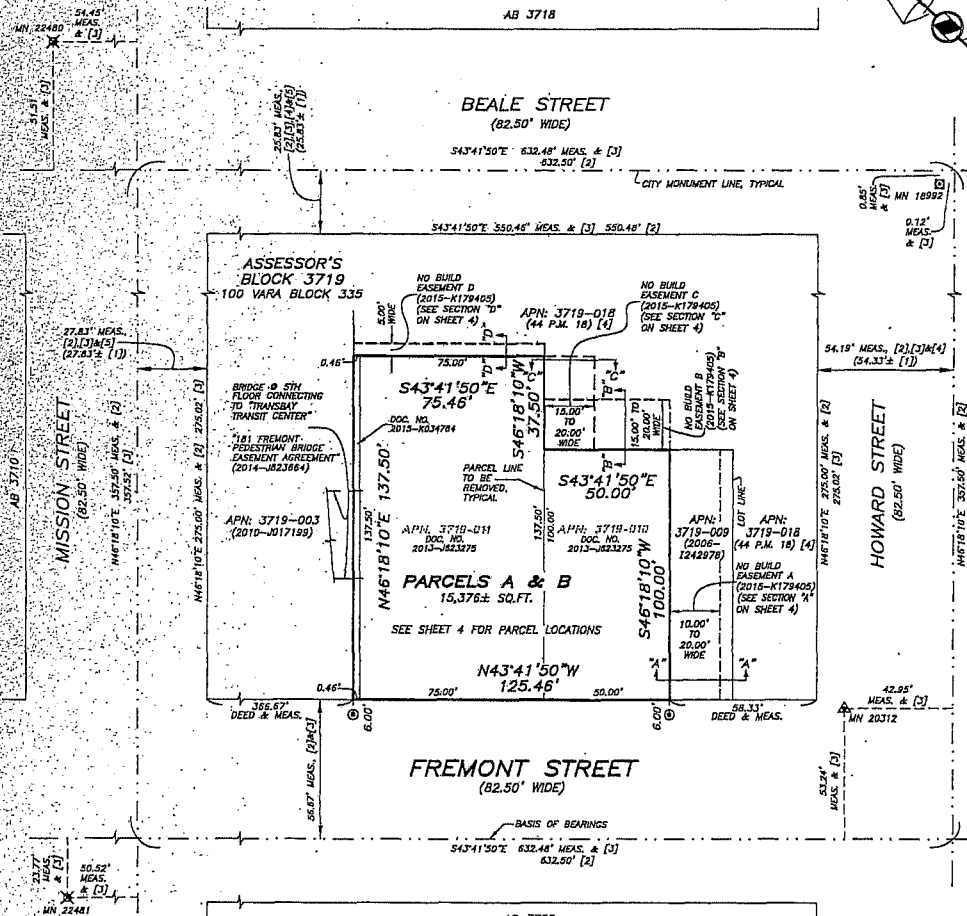
David Augustine, Tax Collector

Dated this 3rd day of June. This certificate is valid for the earlier of 60 days from this date or December 31, 2016. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.

2615



NOTE:
THIS SUBDIVISION OF LAND CONTAINS A VERTICAL SUBDIVISION OF AIRSPACE AIRSPACE 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 HAVE A PUBLIC NATURE TO WHICH THE CITY AND COUNTY OF SAN FRANCISCO IS OR SHOULD BE A BENEFICIARY. THESE ARE OFTEN NOT OF A NATURE TO BE DISCLOSED GRAPHICALLY ON A SURVEY MAP. USERS OF THIS MAP ARE THEREFORE ADVISED TO CONSULT THEIR TITLE COMPANY AND LEGAL COUNSEL TO DETERMINE WHETHER ADEQUATE PROVISIONS EXIST AND ARE SUFFICIENT AND ENFORCEABLE.



- LEGEND**
- MEAS. MEASURED
 - AS ASSESSOR'S BLOCK
 - P.M. PARCEL MAPS
 - EL ELEVATION
 - LE LOWER ELEVATION
 - UE UPPER ELEVATION
 - MN 18992 MONUMENT NUMBER
 - ⊙ 1/2" DOMED STEEL ANCHOR PIN W/STAMPED WASHER, PLS 2015 (TO BE SET)
 - ⊙ FOUND BRASS PIN IN LEAD PLUG IN STANDARD MONUMENT WELL
 - ⊙ FOUND STANDARD CITY 1" DISC
 - ⊙ FOUND RIVET AND WASHER STAMPED "MAR CP"
 - PROPERTY LINE
 - EASEMENT LINE
 - MONUMENT LINE
 - MONUMENT LINE

- MAP REFERENCES:**
- [1] CITY OF SAN FRANCISCO MONUMENT MAP NUMBER 317 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - [2] BLOCK DIAGRAM OF 100 VARA BLOCK 335 DATED NOVEMBER 18, 1908 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - [3] RECORD OF SURVEY NO. 6428 FILED MAY 31, 2012 IN BOOK 125 OF SURVEY MAPS, PAGES 18-27, SAN FRANCISCO COUNTY RECORDS.
 - [4] THAT CERTAIN PARCEL MAP FILED APRIL 27, 2000 IN BOOK 44 OF PARCEL MAPS, AT PAGE 18, SAN FRANCISCO COUNTY RECORDS.
 - [5] FINAL MAP 4146 FILED MAY 15, 2008 IN BOOK 105 OF CONDOMINIUM MAPS, AT PAGES 146-147, SAN FRANCISCO COUNTY RECORDS.

BASIS OF BEARINGS:
THE CITY MONUMENT LINE ON FREMONT STREET IS TAKEN TO BE S43°41'50"E AS SHOWN ON RECORD OF SURVEY NO. 6428.

BENCHMARK:
LETTER "O" IN "OPEN" ON THE TOP OF A HIGH PRESSURE FIRE HYDRANT AT THE SOUTHEAST CORNER OF FREMONT AND HOWARD STREETS.
ELEVATION=6.68 FEET, HISTORIC SAN FRANCISCO CITY DATUM.

GENERAL NOTES:

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND PROVISIONS OF THE FOLLOWING DOCUMENTS:
 - a) "DECLARATION OF 181 FREMONT, LLC REGARDING COVENANT NOT TO SUE" RECORDED AUGUST 15, 2009, AS DOCUMENT NO. 2009-0612339, OFFICIAL RECORDS.
 - b) "REDEVELOPMENT PLAN FOR THE TRANSBAY REDEVELOPMENT PROJECT AREA" RECORDED AUGUST 4, 2006, AS DOCUMENT NO. 2006-1224836, OFFICIAL RECORDS.
 - c) "TRANSBAY REDEVELOPMENT PROJECT AREA DECLARATION OF RESTRICTIONS" RECORDED AUGUST 4, 2006 AS DOCUMENT NO. 2006-1224839, OFFICIAL RECORDS.
 - d) "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED APRIL 25, 2013, AS DOCUMENT NO. 2013-0448459, OFFICIAL RECORDS.
 - e) "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED APRIL 26, 2013, AS DOCUMENT NO. 2013-0448460, OFFICIAL RECORDS.
 - f) "181 FREMONT PEDESTRIAN BRIDGE EASEMENT AGREEMENT" RECORDED JANUARY 10, 2014 AS DOCUMENT NO. 2014-0233654, OFFICIAL RECORDS.
 - g) "PERMANENT EASEMENT AGREEMENT" RECORDED JULY 31, 2014 AS DOCUMENT NO. 2014-0186884, OFFICIAL RECORDS.
 - h) "MEMORANDUM OF AGREEMENT" RECORDED JULY 31, 2014 AS DOCUMENT NO. 2014-0186885, OFFICIAL RECORDS.
 - i) "DEVELOPMENT AGREEMENT" RECORDED DECEMBER 23, 2014 AS DOCUMENT NO. 2014-0587734, OFFICIAL RECORDS.
 - j) "EASEMENT AGREEMENT" RECORDED DECEMBER 21, 2015, AS DOCUMENT NO. 2015-1179405, OFFICIAL RECORDS.
 - k) "AMENDED AND RESTATED NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED APRIL 20, 2016, AS DOCUMENT NO. 2016-0233996, OFFICIAL RECORDS.

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 A MAXIMUM NUMBER OF 74 DWELLING UNITS WITHIN PARCEL B.
- 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 AFFRONTING 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 FREMONT 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) 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

CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
1-67	APN 3719-452 TO 518

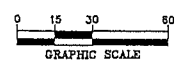
NOTE:
THE PROPOSED ASSESSOR'S PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

FINAL MAP 8247

A MERGER AND TWO PARCEL VERTICAL SUBDIVISION, A 74 MAXIMUM RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN PARCEL B
BEING A SUBDIVISION OF LANDS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MARCH 21, 2013, DOCUMENT NO. 2013-0233275 AND THAT CERTAIN JUDGMENT RECORDED MARCH 18, 2015, DOCUMENT NO. 2015-0034784, OFFICIAL RECORDS BEING A PORTION OF 100 VARA BLOCK 335

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

2616



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: 181 FREMONT STREET LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY: [Signature]
NAME: PHILLIP A. VERINSKY
ITS: CHIEF FINANCIAL OFFICER

BENEFICIARY: STARWOOD PROPERTY MORTGAGE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AS TO DEED OF TRUST RECORDED JULY 31, 2014 AS DOC-2014-0916888-00 AND FIRST AMENDMENT THERETO RECORDED JUNE 8, 2015 AS DOC-2015-K072618-00
BY: [Signature]
NAME: ANDREW SOSSEN
ITS: Authorized Signatory

OWNER'S ACKNOWLEDGEMENT:

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 JSS
ON April 1, 2016 BEFORE ME,
Maia Jannelle Harris A
NOTARY PUBLIC, PERSONALLY APPEARED
Phillip A. Verinsky

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 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:

SIGNATURE [Signature]
NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS: San Francisco
COMMISSION EXPIRES: January 28, 2020
COMMISSION # OF NOTARY: 2140922

BENEFICIARY'S ACKNOWLEDGEMENT:

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 Maricopa
COUNTY OF Maricopa JSS
ON April 1, 2016 BEFORE ME,
Veronica B. Sosen A
NOTARY PUBLIC, PERSONALLY APPEARED
Andrew Sosen

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 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:

SIGNATURE [Signature]
NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS: Maricopa
COMMISSION EXPIRES: October 31, 2017
COMMISSION # OF NOTARY: 1101731

FINAL MAP 8247

A MERGER AND TWO PARCEL VERTICAL SUBDIVISION,
A 74 MAXIMUM RESIDENTIAL UNIT CONDOMINIUM PROJECT
WITHIN PARCEL B
BEING A SUBDIVISION OF LANDS DESCRIBED IN THAT CERTAIN GRANT
DEED RECORDED MARCH 21, 2013, DOCUMENT NO. 2013-J623275
AND THAT CERTAIN JUDGMENT RECORDED MARCH 18, 2015,
DOCUMENT NO. 2015-K034784, OFFICIAL RECORDS
BEING A PORTION OF 100 VERA BLOCK 335

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

2617

TAX STATEMENT:

I, ANGELA CALVALLO, 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 _____ DAY OF _____, 20__.

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

CLERK'S STATEMENT:

I, ANGELA CALVALLO, 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. _____ ADOPTED _____, 20__ APPROVED THIS MAP ENTITLED "FINAL MAP 8247".

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

BY: _____ DATE: _____
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVAL:
THIS MAP IS APPROVED THIS 10 DAY OF MAY, 2016
BY ORDER NO. 18-416-03

BY: _____ DATE: _____
MOHAMMED NURU
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM:
DENNIS J. HERRERA, CITY ATTORNEY

BY: _____
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL:
ON _____, 20__ THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. _____ A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. _____

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: Bruce R. Storrs DATE MAY 10 2016

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 181 FREMONT STREET, LLC. ON APRIL 19, 2013, 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 1, 2017, 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: _____ DATE: _____

BENJAMIN B. RON
PLS No. 5015

RECORDER'S CERTIFICATE OR STATEMENT:

FILED THIS _____ DAY OF _____, 20__
AT _____ IN _____ OF CONDOMINIUM 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 8247

A MERGER AND TWO PARCEL VERTICAL SUBDIVISION,
A 74 MAXIMUM RESIDENTIAL UNIT CONDOMINIUM PROJECT
WITHIN PARCEL B
BEING A SUBDIVISION OF LANDS DESCRIBED IN THAT CERTAIN GRANT
DEED RECORDED MARCH 21, 2013, DOCUMENT NO. 2013-J623275
AND THAT CERTAIN JUDGMENT RECORDED MARCH 18, 2015,
DOCUMENT NO. 2015-K034784, OFFICIAL RECORDS
BEING A PORTION OF 100 VAWA BLOCK 335

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

2618