

W A BLK.306

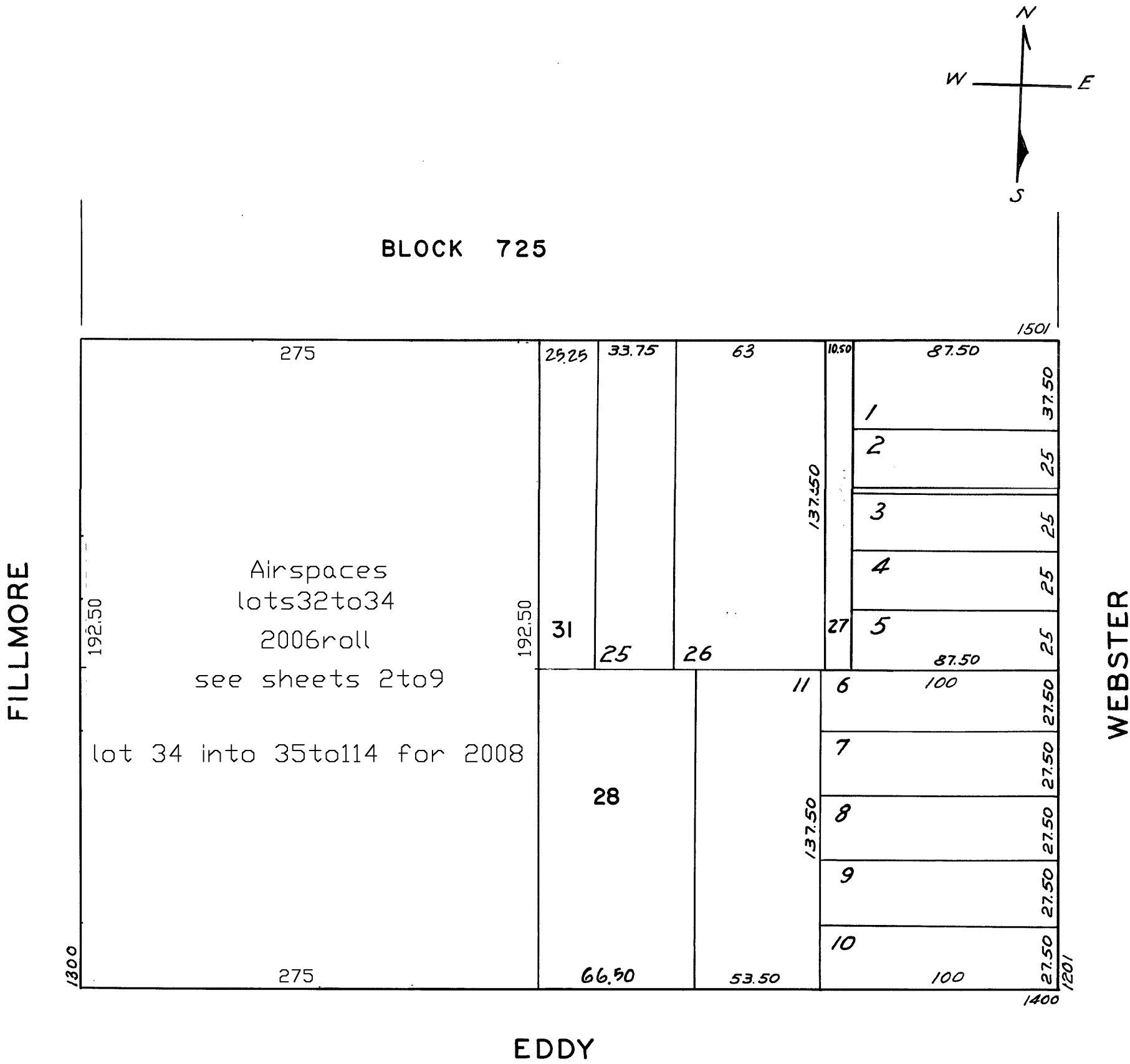
LOTS MERGED

LOTS INTO LOT
13 - 12-1944

1/11 & 25/27 INTO PRIVATE - '92

lots14to23&29&30 into lots32to34 for 2006 roll
lot34 into lots35to114 for 2008 roll

REVISED 1971
" '92
" '93
Revised 2006
Revised 2008



GENERAL NOTES:

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL PROPERTY LINE ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. DETAILS NEAR PROPERTY LINES ARE NOT TO SCALE.
4. THIS MAP IS BASED ON B125 O.R. 562, B135 O.R. 131, B135 O.R. 951, B137 O.R. 507 (P1 & P10), B184 O.R. 179, B183 O.R. 320, B226 O.R. 260, B254 O.R. 16, B261 O.R. 196, B302 O.R. 80 & B326 O.R. 111 (VESTING DEEDS).
5. ELEVATIONS SHOWN HEREON WERE OBTAINED FROM THE LETTER "O" IN "OPEN" ATOP HPFS HYDRANT LOCATED AT THE SOUTHWEST CORNER OF FILLMORE AND EDDY STREETS. ELEVATION 105.053 FEET.
ELEVATIONS ARE BASED ON SAN FRANCISCO CITY DATUM.
6. 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.
7. PREMISES LIE WITHIN THE BOUNDARIES OF THE WESTERN ADDITION APPROVED REDEVELOPMENT PROJECT AREA A-2 AND IS SUBJECT TO THE REDEVELOPMENT PLAN RECORDED AUGUST 24, 1976, IN BOOK C222, PAGE 190, OFFICIAL RECORDS AND ALL SUBSEQUENT AMENDMENTS.
8. "DECLARATION OF RESTRICTIONS WESTERN ADDITION APPROVED REDEVELOPMENT PROJECT AREA A-2", RECORDED DECEMBER 13, 1966, IN BOOK B103, PAGE 216, OFFICIAL RECORDS.
9. "EASEMENT DEED" RECORDED JULY 18, 1995, IN BOOK C425, PAGE 159, OFFICIAL RECORDS. SAID DEED GRANTS AN EMERGENCY VEHICULAR INGRESS AND EGRESS EASEMENT TO THE CITY AND COUNTY OF SAN FRANCISCO.

10. PARCEL 3 (RESIDENTIAL PARCEL), LOT 34 WILL BE SUBDIVIDED INTO CONDOMINIUM UNITS.

- (A) THIS MAP IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN OF SAID PARCEL 3 AS DEFINED IN SECTION 1351(e) OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, AND THE SUBDIVISION DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE DAVIS-STIRLING COMMON INTEREST DEVELOPMENT ACT, TITLE 6, PART 4, DIVISION SECOND OF SAID CIVIL CODE.

- THE PROPOSED DEVELOPMENT WILL BE LIMITED TO 80 DWELLING UNITS. THERE WILL BE 86 PARKING SPACES PLUS 2 HANDICAPPED SPACES.

- (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) AND 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) A HOMEOWNERS ASSOCIATION SHALL BE FORMED AND 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 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. 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.

- (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 PREMISES LOCATED WITHIN STRUCTURES NEW OR EXISTING WHICH HAVE NOT BEEN PREVIOUSLY 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 PARCEL/FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, ZONING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.

FILLMORE HERITAGE CENTER

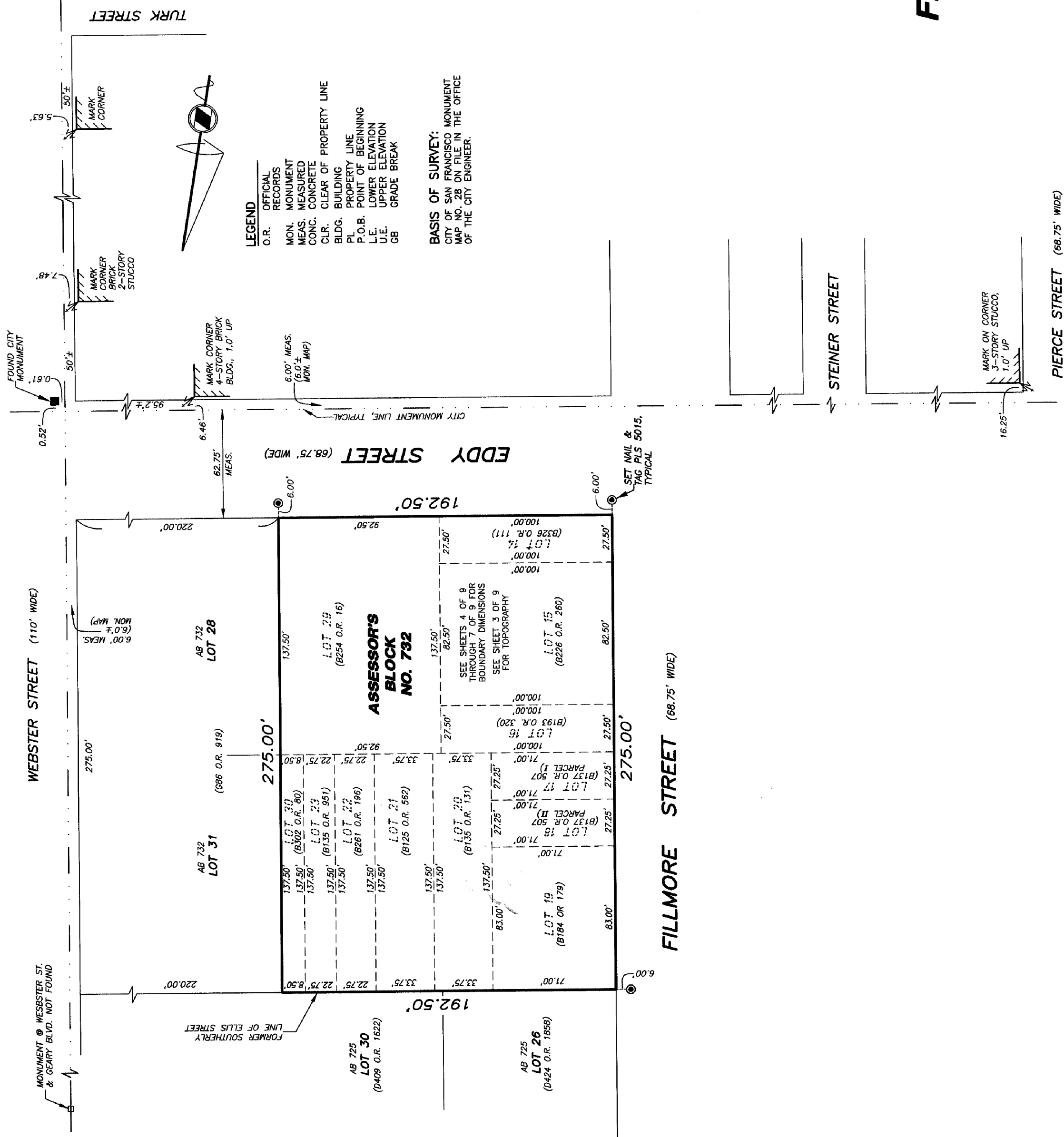
BEING A MERGER AND RESUBDIVISION OF AIRSPACE OF LOTS 14-23, 29 & 30
ALSO BEING A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES

ALSO BEING A PORTION OF ASSESSOR'S BLOCK NO. 732
BEING A PORTION OF WESTERN ADDITION BLOCK NO. 306
ALSO BEING A PORTION OF WESTERN ADDITION BLOCK NO. 306
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

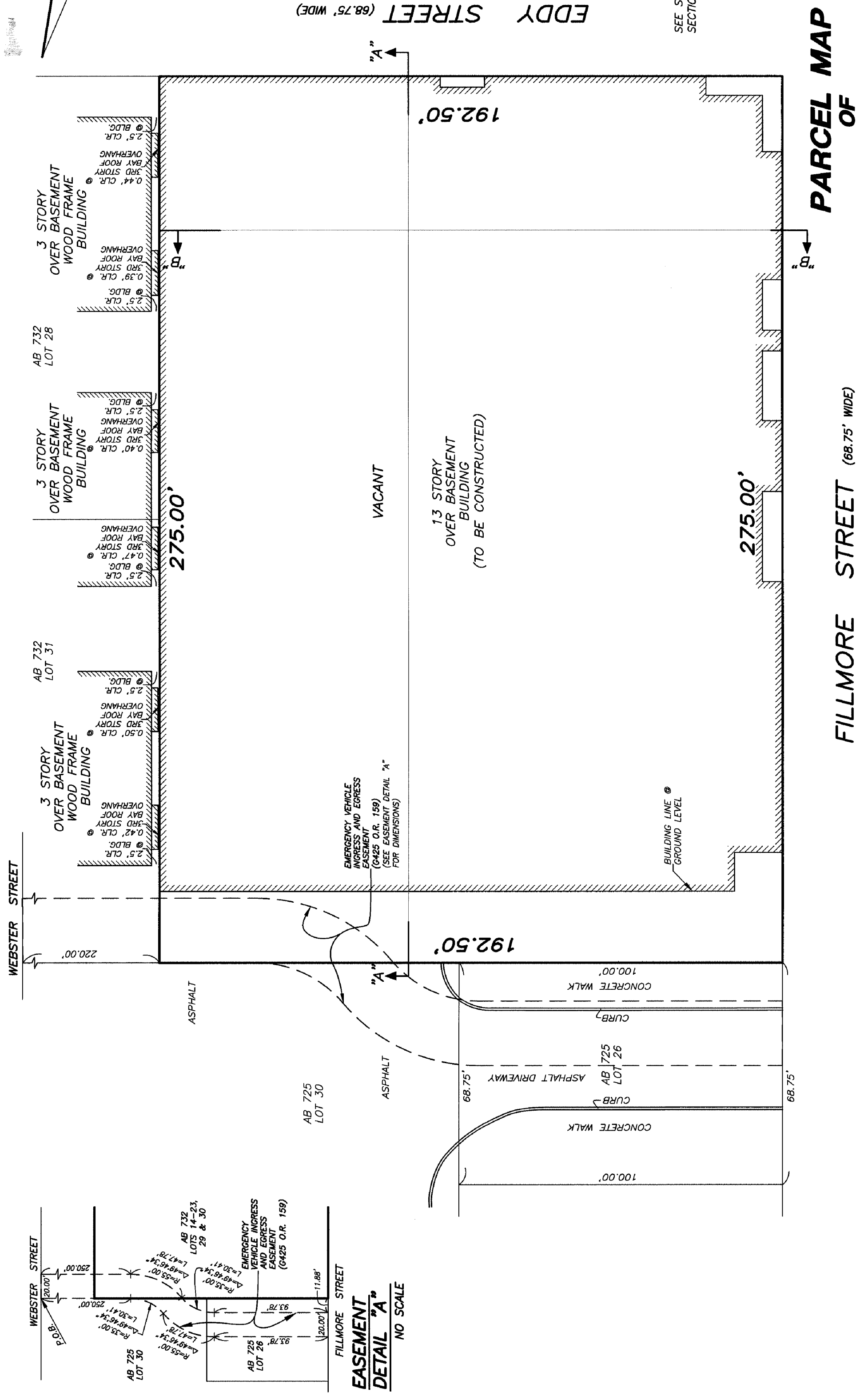
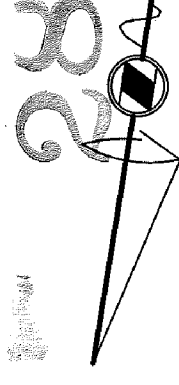
MARTIN M. RON ASSOCIATES, INC.

Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

MARCH 2005 SCALE: 1" = 40' SHEET 2 OF 9



S-58567N41 PM DWG



SEE SHEETS 8 AND 9 FOR
SECTIONS "A" AND "B".

PARCEL MAP
OF

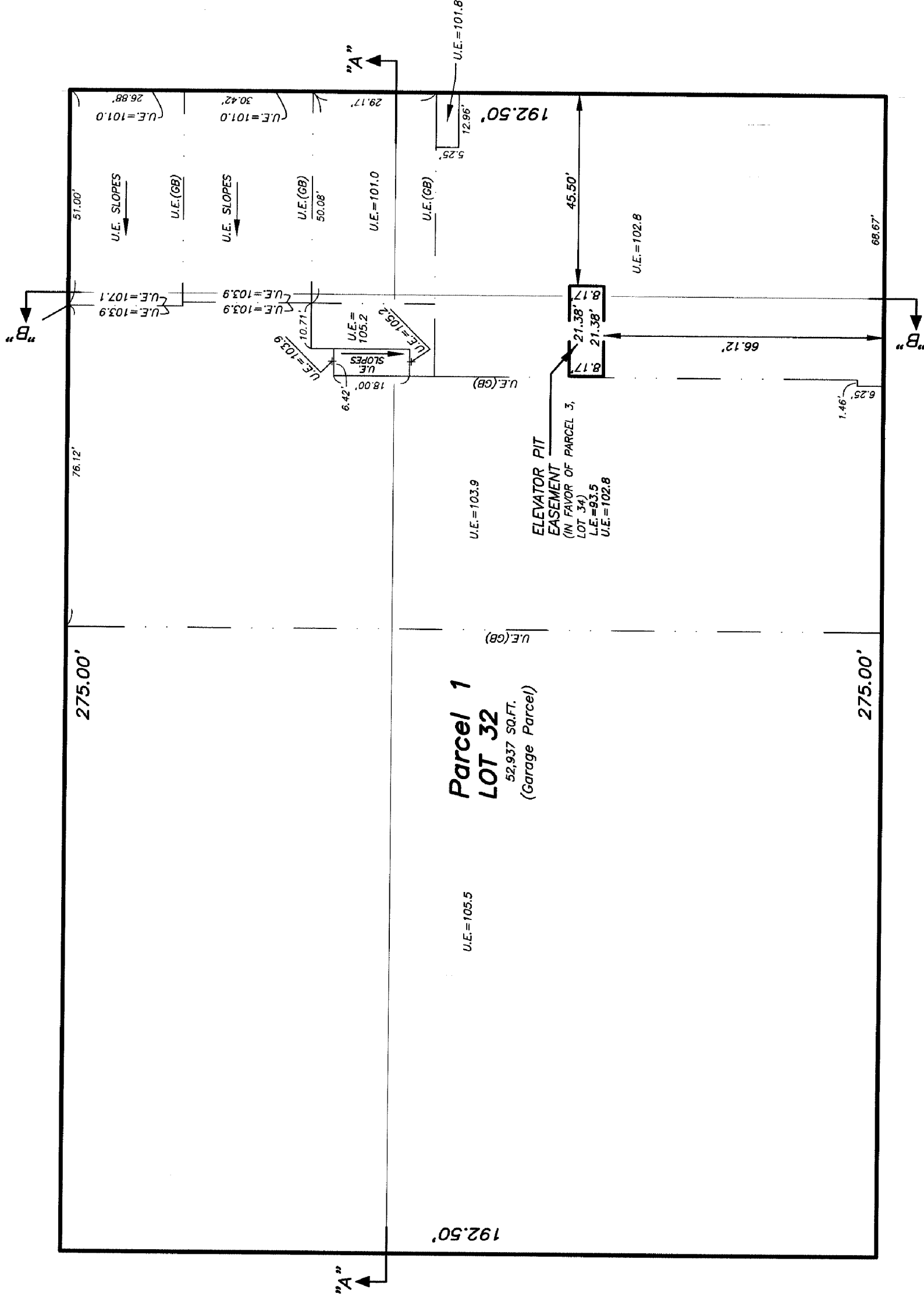
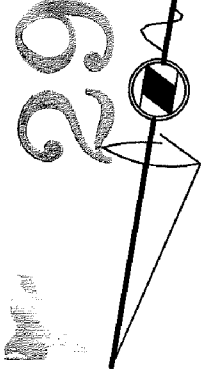
FILLMORE STREET (68.75' WIDE)

BEING A MERGER AND RESUBDIVISION OF AIRSPACE OF LOTS 14-23, 29 & 30
ALSO BEING A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES
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ALSO BEING A PORTION OF WESTERN ADDITION BLOCK NO. 306

BEING A PORTION OF ASSESSOR'S BLOCK NO. 732
ALSO BEING A PORTION OF WESTERN ADDITION BLOCK NO. 306
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

MARCH 2005 SCALE: 1" = 20' SHEET 3 OF 9



EDDY STREET

SEE SHEETS 8 AND 9 FOR
SECTIONS "A" AND "B".

PARCEL MAP
OF
FILLMORE HERITAGE CENTER

LEVEL A (BASEMENT LEVEL)
LOWER ELEVATION = CENTER OF THE EARTH
UPPER ELEVATION = AS SHOWN

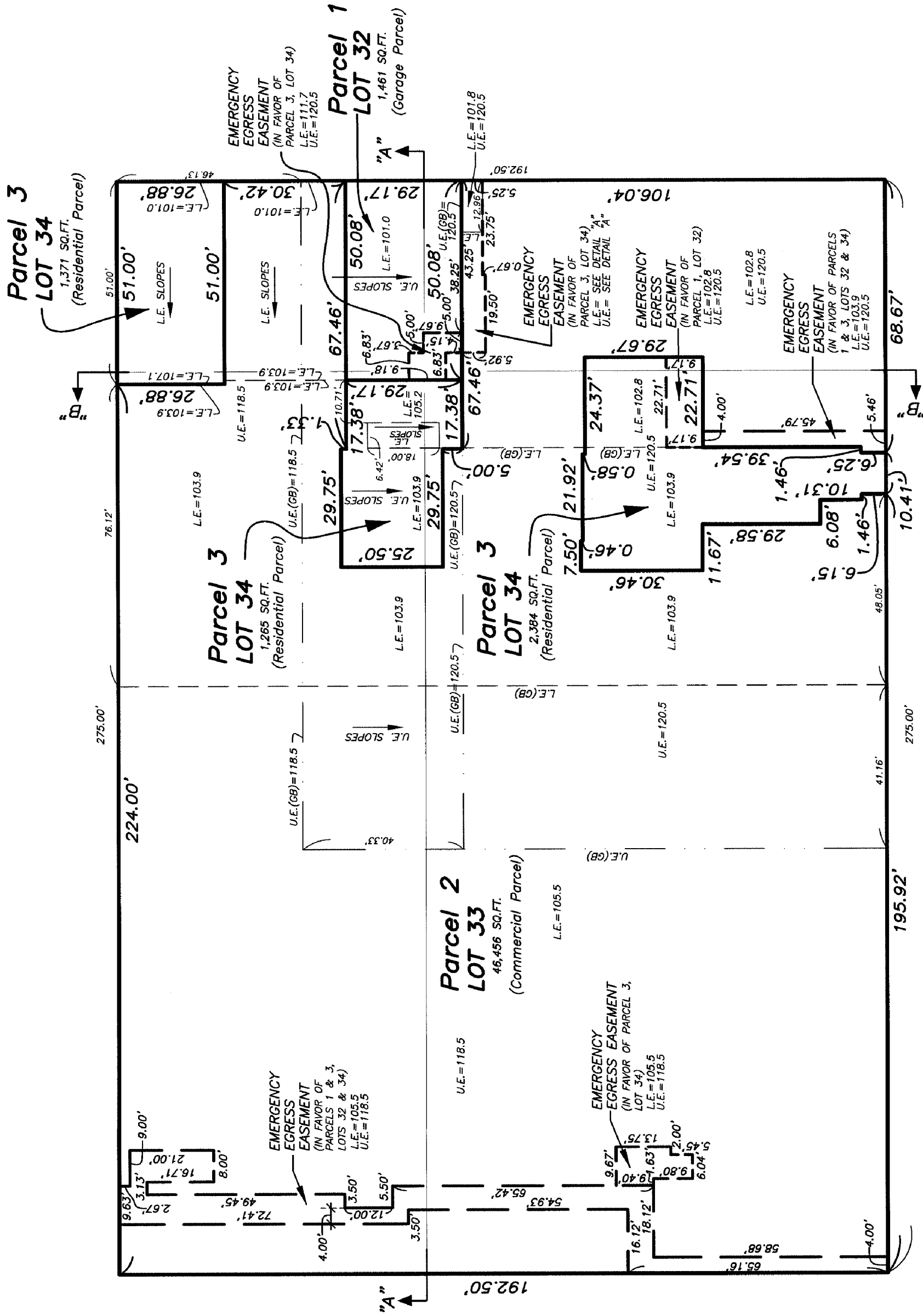
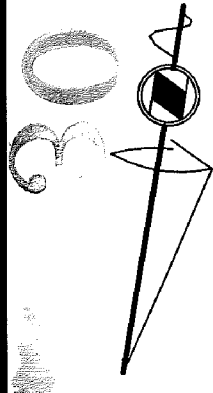
PARCEL 1 | LOT 32 | 52,937 SQ. FT.

FILLMORE HERITAGE CENTER

BEING A MERGER AND RESUBDIVISION OF AIRSPACE OF LOTS 14-23, 29 & 30
ALSO BEING A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES
BEING A PORTION OF ASSESSOR'S BLOCK NO. 732
ALSO BEING A PORTION OF WESTERN ADDITION BLOCK NO. 306
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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San Francisco, California

MARCH 2005 SCALE: 1" = 20' SHEET 4 OF 9



SEE SHEETS 8 AND 9 FOR
SECTIONS "A" AND "B".

PARCEL MAP OF FILLMORE HERITAGE CENTER

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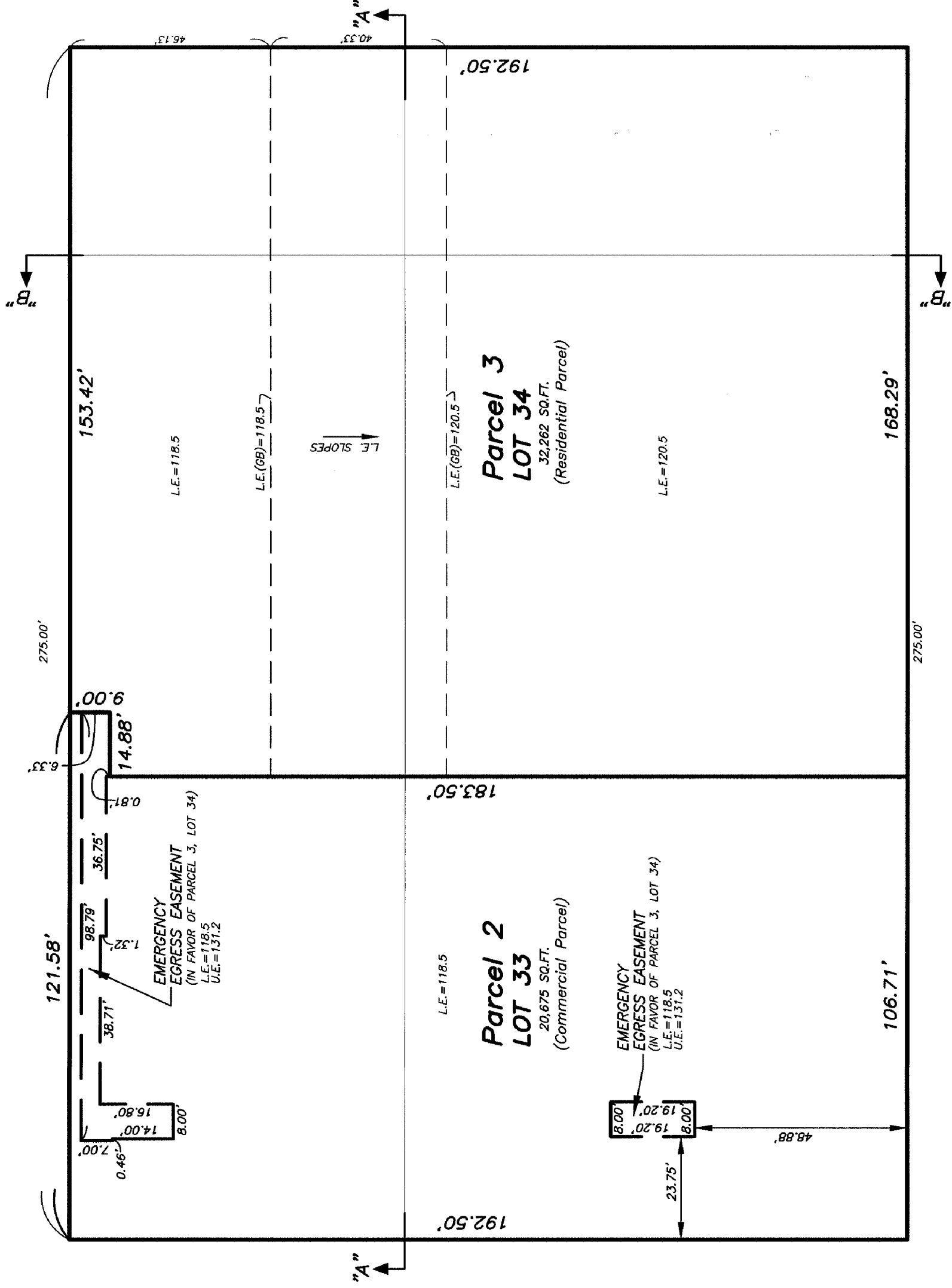
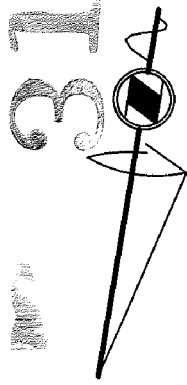
MARCH 2005 SCALE: 1" = 20' SHEET 5 OF 9

LEVEL B (GROUND LEVEL)

LOWER ELEVATION = AS SHOWN

UPPER ELEVATION = AS SHOWN

PARCEL 1	LOT 32	1,461 SQ.FT.
PARCEL 2	LOT 33	46,456 SQ.FT.
PARCEL 3	LOT 34	5,020 SQ.FT.
TOTAL:		52,937 SQ.FT.



PARCEL MAP
OF
FILLMORE HERITAGE CENTER

BEING A MERGER AND RESUBDIVISION OF AIRSPACE OF LOTS 14-23, 29 & 30
ALSO BEING A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES
BEING A PORTION OF ASSESSOR'S BLOCK NO. 732
ALSO BEING A PORTION OF WESTERN ADDITION BLOCK NO. 306
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
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San Francisco, California

MARCH 2005 SCALE: 1" = 20' SHEET 6 OF 9

PARCEL 2	LOT 33	20,675 SQ.FT.
PARCEL 3	LOT 34	32,262 SQ.FT.
TOTAL:		52,937 SQ.FT.

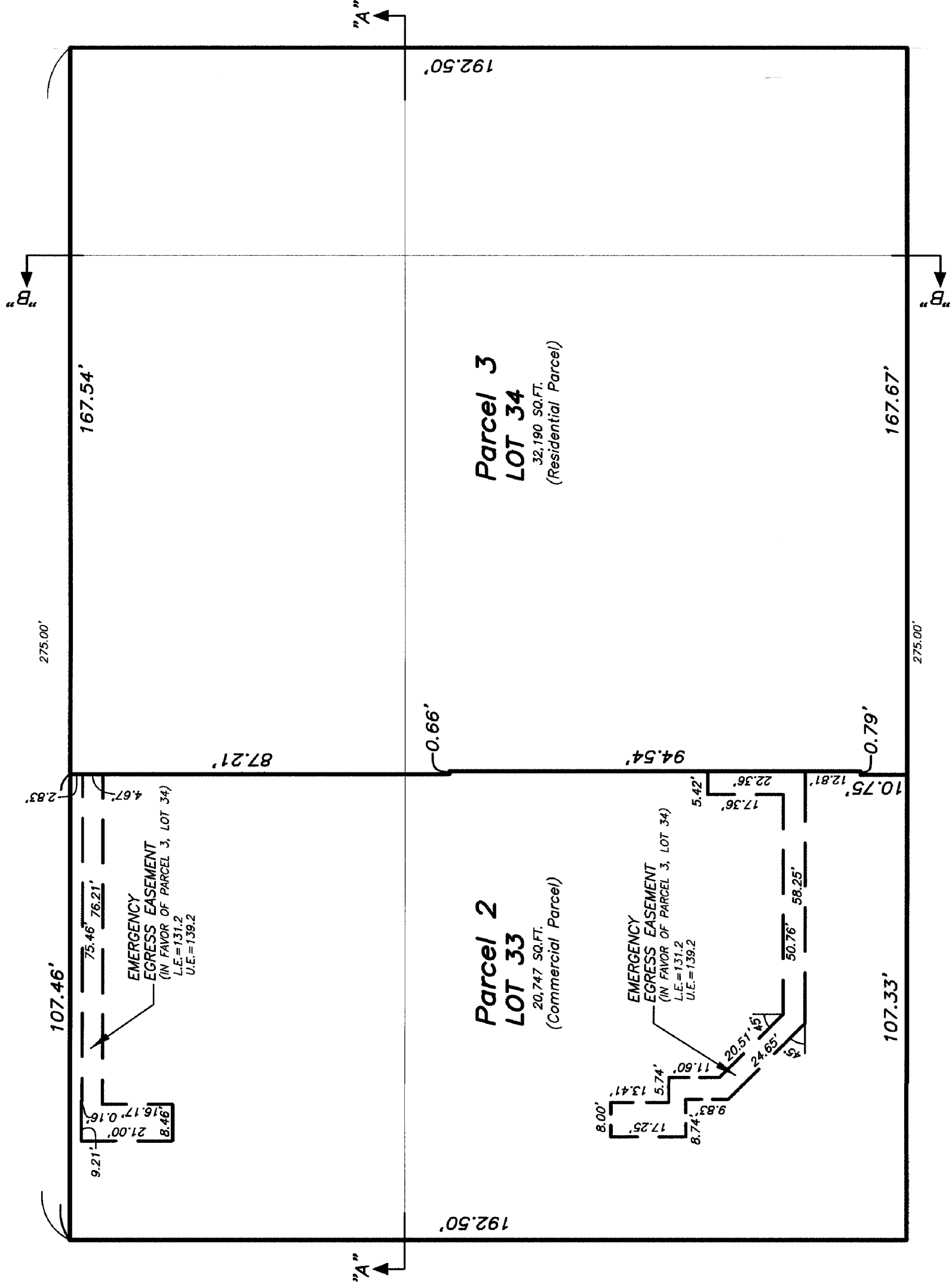
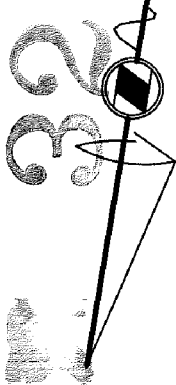


TABLE SHOWING TOTAL SQUARE FOOTAGES OF LEVELS A, B, C & D

LEVEL	PARCEL 1 LOT 32	PARCEL 2 LOT 33	PARCEL 3 LOT 34
LEVEL A	52,937 SQ.FT.	—	—
LEVEL B	1,461 SQ.FT.	46,456 SQ.FT.	5,020 SQ.FT.
LEVEL C	—	20,675 SQ.FT.	32,262 SQ.FT.
LEVEL D	—	20,747 SQ.FT.	32,190 SQ.FT.
TOTALS	54,398 SQ.FT.	87,878 SQ.FT.	69,472 SQ.FT.

SEE SHEETS 8 AND 9 FOR SECTIONS "A" AND "B".

PARCEL MAP OF

FILLMORE HERITAGE CENTER

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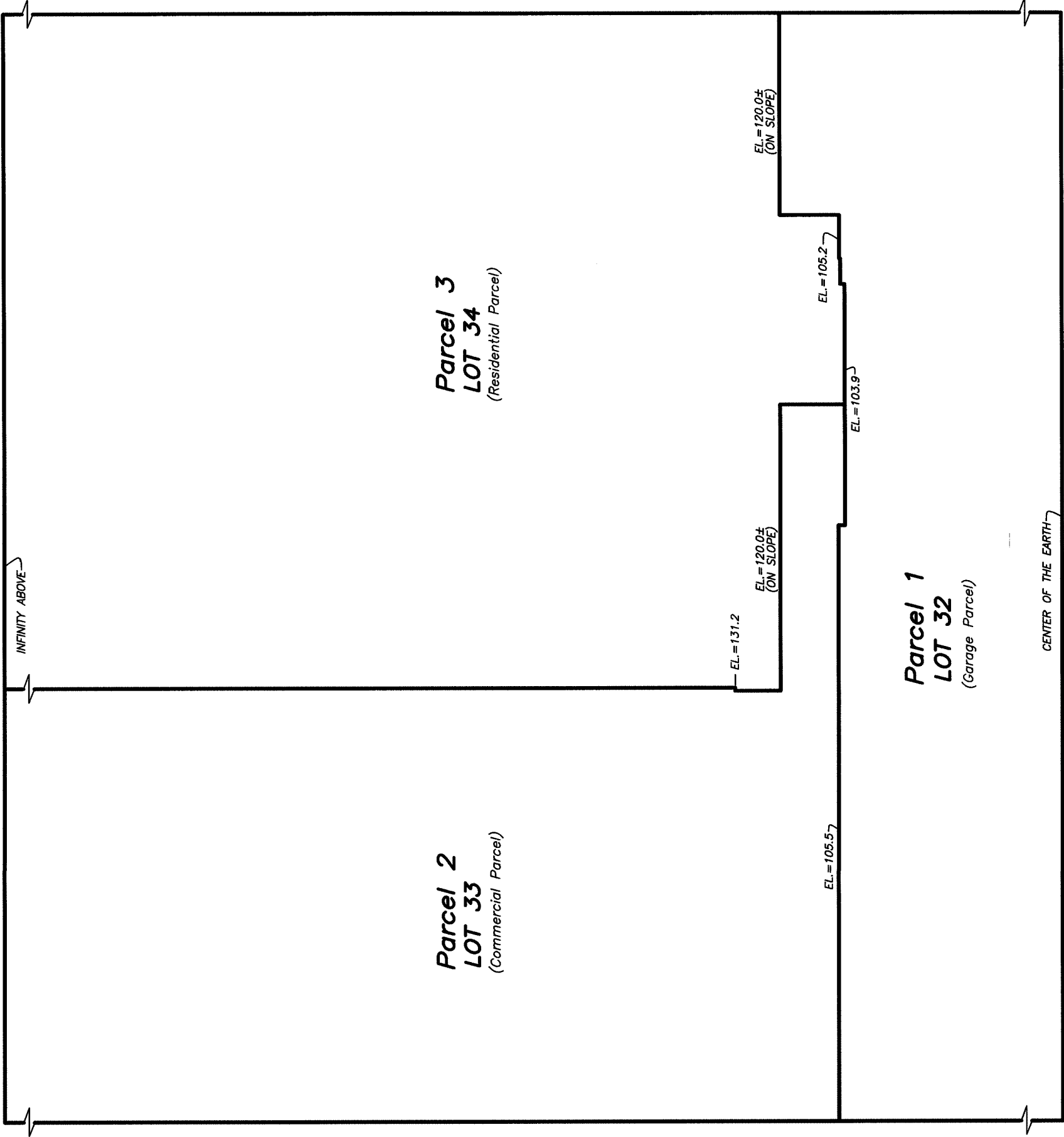
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Land Surveyors
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San Francisco, California

MARCH 2005 SCALE: 1" = 20' SHEET 7 OF 9

LEVEL D (3RD LEVEL)
LOWER ELEVATION = 131.2
UPPER ELEVATION = INFINITY ABOVE

PARCEL 2	LOT 33	20,747 SQ.FT.
PARCEL 3	LOT 34	32,190 SQ.FT.
TOTAL:		52,937 SQ.FT.

33



**PARCEL MAP
OF
FILLMORE HERITAGE CENTER**

BEING A MERGER AND RESUBDIVISION OF AIRSPACE OF LOTS 14-23, 29 & 30
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MARCH 2005 SCALE: 1" = 20' SHEET 8 OF 9

34

INFINITY ABOVE

Parcel 3
LOT 34
(Residential Parcel)

Parcel 2
LOT 33
(Commercial Parcel)

Parcel 2
LOT 33
(Commercial Parcel)

Parcel 2
LOT 33
(Commercial Parcel)

Parcel 1
LOT 32
(Garage Parcel)

FILLMORE STREET

CENTER OF THE EARTH

SECTION B-B

PARCEL MAP
OF

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MARCH 2005 SCALE: 1" = 20' SHEET 9 OF 9

S-355279/04/06