

VICINITY MAP  
NO SCALE



**LEGEND**

CLR.	CLEAR OF PROPERTY LINE	TV	TELEVISION PULLBOX
OV.	OVER PROPERTY LINE	E	ELECTRIC PULLBOX
BLDG.	BUILDING	WM	WATER METER
R/W	RIGHT OF WAY	PAY	PARKING PAY BOX, 5'± HIGH
APN	ASSESSOR'S PARCEL NO.	R	UNKNOWN RISER
PS	PARKING SPACE	*	LIGHT
HPS	HANDICAP PARKING SPACE	OHE	OVERHEAD ELECTRIC WIRE
TP	TREE PIT		
T	TELEPHONE PULLBOX		

**LEGAL DESCRIPTION**  
ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF TURK STREET AND THE EASTERLY LINE OF JONES STREET; RUNNING THENCE EASTERLY AND ALONG SAID LINE OF TURK STREET 57 FEET, 6 INCHES; THENCE AT A RIGHT ANGLE SOUTHERLY 82 FEET, 6 INCHES; THENCE AT A RIGHT ANGLE WESTERLY 57 FEET, 6 INCHES TO THE EASTERLY LINE OF JONES STREET; THENCE AT A RIGHT ANGLE NORTHERLY ALONG SAID LINE OF JONES STREET 82 FEET, 6 INCHES TO THE POINT OF BEGINNING.  
BEING PART OF 50 VARA BLOCK 228.  
APN: LOT 014, BLOCK 0343

**SURVEY REFERENCE**  
FIDELITY NATIONAL TITLE COMPANY PRELIMINARY REPORT NO. FSPM-2021600591-JJ DATED AUGUST 3, 2016.  
THE FOLLOWING ARE PERTINENT EXCEPTIONS TO TITLE WITHIN THE ABOVE REFERENCED PRELIMINARY REPORT:  
5. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED APRIL 1, 2009, DOCUMENT NO. 2009-1742257, OFFICIAL RECORDS. NOT PLOTTABLE.  
6. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED APRIL 1, 2009, DOCUMENT NO. 2009-1742258, OFFICIAL RECORDS. NOT PLOTTABLE.  
7. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED OCTOBER 9, 2012, DOCUMENT NO. 2012-J517515, OFFICIAL RECORDS. NOT PLOTTABLE.  
8. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED OCTOBER 25, 2012, DOCUMENT NO. 2012-J532406, OFFICIAL RECORDS. NOT PLOTTABLE.

**BASIS OF SURVEY**  
1. CITY OF SAN FRANCISCO MONUMENT MAP NO. 14 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.  
2. PARCEL MAP 6283 FILED JUNE 21, 2012 IN BOOK 48 OF PARCEL MAPS AT PAGES 97-103, SAN FRANCISCO COUNTY RECORDS.  
**GENERAL NOTES**  
1. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.  
2. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.  
3. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.  
4. ONLY PERTINENT SIDEWALK FEATURES ARE SHOWN HEREON.  
5. ALL UTILITY INFORMATION PLOTTED HEREON IS FROM OBSERVED SURFACE EVIDENCE. (TABLE A ITEM 11)

**FLOOD NOTE**  
THE SUBJECT PROPERTY HAS NOT BEEN IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS A SPECIAL FLOOD HAZARD AREA. THERE IS NO FLOOD INSURANCE RATE MAP FOR SAN FRANCISCO.

**ZONING**  
THE CLIENT HAS NOT PROVIDED A ZONING REPORT OR LETTER.

**PARKING**  
THERE ARE 19 MARKED PARKING SPACES (INCLUDES 1 MARKED HANDICAP PARKING SPACE) WITHIN THE SUBJECT PROPERTY.

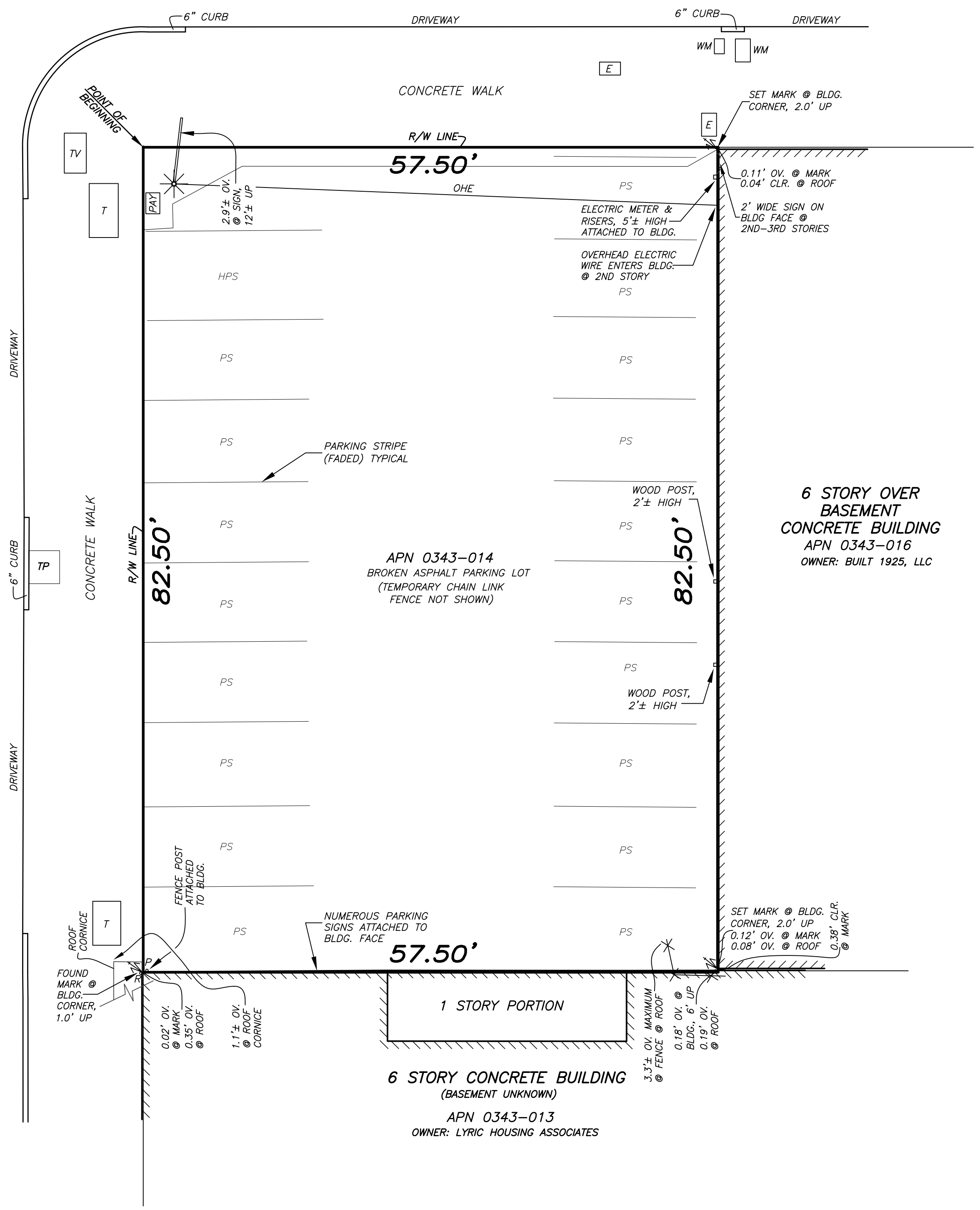
**SURVEYOR'S CERTIFICATE**  
TO GROUP I AND FIDELITY NATIONAL TITLE COMPANY:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-4, 8, 9, 11, 13, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 3, 2016.  
DATE OF PLAT OR MAP: OCTOBER 3, 2016

DAVID B. RON  
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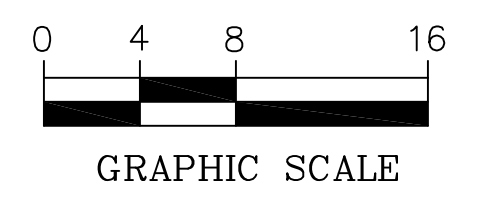


TURK STREET (68.75' R/W)

JONES STREET (68.708' R/W)



SITE AREA = 4,744± SQ. FT.



ALTA/NSPS LAND TITLE SURVEY  
OF A PORTION OF ASSESSOR'S BLOCK NO. 0343  
FOR  
GROUP I

SAN FRANCISCO		CALIFORNIA
SCALE: 1" = 8'	MARTIN M. RON ASSOCIATES LAND SURVEYORS 859 HARRISON STREET, SUITE 200 SAN FRANCISCO, CA 94107 (415) 543-4500	SURV: RS
DATE: 10/3/16		DES: JP
SHEET: 1		DRW: JP
OF: 1		CHK: BR
JOB NO. S-9257		REV. NO.