



LEGEND

CL	CLEAR OF PROPERTY LINE	UMC	UNKNOWN METAL COVER	OHE	OVERHEAD ELECTRIC WIRES
OV	OVER PROPERTY LINE	UHC	HIGH PRESSURE FIRE HYDRANT	OHC	OVERHEAD COMMUNICATION WIRES
BLDG.	BUILDING	LPH	LOW PRESSURE FIRE HYDRANT	OHT	OVERHEAD TELEPHONE WIRES
R/W	RIGHT OF WAY	NP	"NO PARKING" SIGN	E	ELECTRIC LINE
CONC.	CONCRETE	GV	GAS VALVE	G	GAS LINE
PM	PARCEL MAPS	TRASH	TRASH CAN	HPG	HIGH PRESSURE GAS LINE
CM	CONDOMINIUM MAPS	INV.	INVERT	T	TELEPHONE LINE
TC	TOP OF CURB	GB	GRADE BREAK	S	SEWER LINE
FL	FLOW LINE	CS	CONCRETE STAIRS	W	WATER LINE
FW	BACK OF WALK	CW	CONCRETE WALL	HPW	HIGH PRESSURE WATER LINE
INV.	INVERT	CC	CONCRETE CURB	W(PM)	WATER LINE PAINT MARK
BR	BRICK	GRD.	GROUND	(D)	DUCT
INVERT	INVERT	RP	ROOF PARAPET		
GB	GRADE BREAK	HR	HANDICAP RAMP		
CS	CONCRETE STAIRS	TW	TOP OF WALL		
CW	CONCRETE WALL	WS	WOOD STEPS		
CLF	CHAIN LINK FENCE	WL	WOOD LANDING		
CC	CONCRETE CURB	OVW	OVERHEAD COMMUNICATION WIRES ATTACHED TO BUILDINGS NOT SHOWN		
GRD.	GROUND	WV	WATER VALVE		
RP	ROOF PARAPET	WV6	WATER VALVE		
HR	HANDICAP RAMP	WV7	WATER VALVE		
TW	TOP OF WALL	WV8	WATER VALVE		
WS	WOOD STEPS	WV9	WATER VALVE		
WL	WOOD LANDING	WV10	WATER VALVE		
OVW	OVERHEAD COMMUNICATION WIRES ATTACHED TO BUILDINGS NOT SHOWN	WV11	WATER VALVE		
WV	WATER VALVE	WV12	WATER VALVE		
WV6	WATER VALVE	WV13	WATER VALVE		
WV7	WATER VALVE	WV14	WATER VALVE		
WV8	WATER VALVE	WV15	WATER VALVE		
WV9	WATER VALVE	WV16	WATER VALVE		
WV10	WATER VALVE	WV17	WATER VALVE		
WV11	WATER VALVE	WV18	WATER VALVE		
WV12	WATER VALVE	WV19	WATER VALVE		
WV13	WATER VALVE	WV20	WATER VALVE		
WV14	WATER VALVE	WV21	WATER VALVE		
WV15	WATER VALVE	WV22	WATER VALVE		
WV16	WATER VALVE	WV23	WATER VALVE		
WV17	WATER VALVE	WV24	WATER VALVE		
WV18	WATER VALVE	WV25	WATER VALVE		
WV19	WATER VALVE	WV26	WATER VALVE		
WV20	WATER VALVE	WV27	WATER VALVE		
WV21	WATER VALVE	WV28	WATER VALVE		
WV22	WATER VALVE	WV29	WATER VALVE		
WV23	WATER VALVE	WV30	WATER VALVE		
WV24	WATER VALVE	WV31	WATER VALVE		
WV25	WATER VALVE	WV32	WATER VALVE		
WV26	WATER VALVE	WV33	WATER VALVE		
WV27	WATER VALVE	WV34	WATER VALVE		
WV28	WATER VALVE	WV35	WATER VALVE		
WV29	WATER VALVE	WV36	WATER VALVE		
WV30	WATER VALVE	WV37	WATER VALVE		
WV31	WATER VALVE	WV38	WATER VALVE		
WV32	WATER VALVE	WV39	WATER VALVE		
WV33	WATER VALVE	WV40	WATER VALVE		
WV34	WATER VALVE	WV41	WATER VALVE		
WV35	WATER VALVE	WV42	WATER VALVE		
WV36	WATER VALVE	WV43	WATER VALVE		
WV37	WATER VALVE	WV44	WATER VALVE		
WV38	WATER VALVE	WV45	WATER VALVE		
WV39	WATER VALVE	WV46	WATER VALVE		
WV40	WATER VALVE	WV47	WATER VALVE		
WV41	WATER VALVE	WV48	WATER VALVE		
WV42	WATER VALVE	WV49	WATER VALVE		
WV43	WATER VALVE	WV50	WATER VALVE		
WV44	WATER VALVE	WV51	WATER VALVE		
WV45	WATER VALVE	WV52	WATER VALVE		
WV46	WATER VALVE	WV53	WATER VALVE		
WV47	WATER VALVE	WV54	WATER VALVE		
WV48	WATER VALVE	WV55	WATER VALVE		
WV49	WATER VALVE	WV56	WATER VALVE		
WV50	WATER VALVE	WV57	WATER VALVE		
WV51	WATER VALVE	WV58	WATER VALVE		
WV52	WATER VALVE	WV59	WATER VALVE		
WV53	WATER VALVE	WV60	WATER VALVE		
WV54	WATER VALVE	WV61	WATER VALVE		
WV55	WATER VALVE	WV62	WATER VALVE		
WV56	WATER VALVE	WV63	WATER VALVE		
WV57	WATER VALVE	WV64	WATER VALVE		
WV58	WATER VALVE	WV65	WATER VALVE		
WV59	WATER VALVE	WV66	WATER VALVE		
WV60	WATER VALVE	WV67	WATER VALVE		
WV61	WATER VALVE	WV68	WATER VALVE		
WV62	WATER VALVE	WV69	WATER VALVE		
WV63	WATER VALVE	WV70	WATER VALVE		
WV64	WATER VALVE	WV71	WATER VALVE		
WV65	WATER VALVE	WV72	WATER VALVE		
WV66	WATER VALVE	WV73	WATER VALVE		
WV67	WATER VALVE	WV74	WATER VALVE		
WV68	WATER VALVE	WV75	WATER VALVE		
WV69	WATER VALVE	WV76	WATER VALVE		
WV70	WATER VALVE	WV77	WATER VALVE		
WV71	WATER VALVE	WV78	WATER VALVE		
WV72	WATER VALVE	WV79	WATER VALVE		
WV73	WATER VALVE	WV80	WATER VALVE		
WV74	WATER VALVE	WV81	WATER VALVE		
WV75	WATER VALVE	WV82	WATER VALVE		
WV76	WATER VALVE	WV83	WATER VALVE		
WV77	WATER VALVE	WV84	WATER VALVE		
WV78	WATER VALVE	WV85	WATER VALVE		
WV79	WATER VALVE	WV86	WATER VALVE		
WV80	WATER VALVE	WV87	WATER VALVE		
WV81	WATER VALVE	WV88	WATER VALVE		
WV82	WATER VALVE	WV89	WATER VALVE		
WV83	WATER VALVE	WV90	WATER VALVE		
WV84	WATER VALVE	WV91	WATER VALVE		
WV85	WATER VALVE	WV92	WATER VALVE		
WV86	WATER VALVE	WV93	WATER VALVE		
WV87	WATER VALVE	WV94	WATER VALVE		
WV88	WATER VALVE	WV95	WATER VALVE		
WV89	WATER VALVE	WV96	WATER VALVE		
WV90	WATER VALVE	WV97	WATER VALVE		
WV91	WATER VALVE	WV98	WATER VALVE		
WV92	WATER VALVE	WV99	WATER VALVE		
WV93	WATER VALVE	WV100	WATER VALVE		

SURVEY REFERENCE (LOTS 1 & 2)
 FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY REPORT NO. NCS-630910-SM DATED AUGUST 20, 2013.

LEGAL DESCRIPTION (LOTS 1 & 2)
 ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:
 COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF 18TH STREET WITH THE EASTERLY LINE OF FLORIDA STREET, AND RUNNING THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF 18TH STREET 200 FEET TO THE WESTERLY LINE OF BRYANT STREET; THENCE AT A RIGHT ANGLE SOUTHERLY ALONG SAID WESTERLY LINE OF BRYANT STREET 100 FEET; THENCE AT A RIGHT ANGLE WESTERLY 200 FEET TO SAID EASTERLY LINE OF FLORIDA STREET, AND THENCE NORTHERLY ALONG SAID EASTERLY LINE OF FLORIDA STREET 100 FEET TO THE SOUTHERLY LINE OF 18TH STREET AND THE POINT OF COMMENCEMENT.

PARCEL TWO:
 BEGINNING AT A POINT ON THE WESTERLY LINE OF BRYANT STREET, DISTANT THEREON 100 FEET SOUTHERLY FROM THE POINT OF INTERSECTION OF SAID LINE OF BRYANT STREET WITH THE SOUTHERLY LINE OF 18TH STREET; RUNNING THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF BRYANT STREET 25 FEET; THENCE AT A RIGHT ANGLE WESTERLY 100 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 25 FEET; THENCE AT A RIGHT ANGLE EASTERLY 100 FEET TO THE POINT OF BEGINNING.

ASSASSOR'S LOT: 001; BLOCK: 4022 (AFFECTS: PARCEL ONE) AND LOT: 002; BLOCK: 4022 (AFFECTS: PARCEL TWO)

SURVEY REFERENCE (LOT 21)
 FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY REPORT NO. NCS-597151-SM DATED FEBRUARY 14, 2013.

THE FOLLOWING ARE EXCEPTIONS TO TITLE WITHIN THE ABOVE REFERENCED PRELIMINARY REPORT:

- "PARAPET AGREEMENT" RECORDED DECEMBER 3, 1992, IN REEL F766, IMAGE 647, OFFICIAL RECORDS. NOT PLOTTABLE.
- "DECLARATION OF USE LIMITATION" RECORDED JANUARY 10, 2002, IN REEL I051, IMAGE 339, OFFICIAL RECORDS. SAID DOCUMENT STATES THAT IN THE EVENT THAT THE BUILDING LOCATED ON THE SUBJECT PROPERTY IS IMPROVED SO THE WINDOWS ON THE NORTH FACE OF THE BUILDING ADJACENT TO LOT 2 DO NOT COMPLY WITH THE SF BUILDING CODE, THE WINDOWS SHALL BE CLOSED OFF. PLOTTED HEREON.

LEGAL DESCRIPTION (LOT 21)
 ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 21, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "BEING A SUBDIVISION OF THE LAND DESCRIBED IN THAT CERTAIN GRANT DEED, RECORDED MARCH 5, 2000 IN REEL H847 OFFICIAL RECORDS, MAKE 0241, BEING ALSO A SUBDIVISION OF LOT 3 IN ASSASSOR'S BLOCK 4022, BEING ALSO A PORTION OF POTRERO NUEVO BLOCK 29, SAN FRANCISCO, CALIFORNIA," WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA ON APRIL 18, 2002, IN BOOK 45 OF PARCEL MAPS, AT PAGE 76.

ASSASSOR'S LOT: 21, BLOCK: 4022

BASIS OF SURVEY
 CITY OF SAN FRANCISCO MONUMENT MAP NO. 281 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

GENERAL NOTES

- DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
- ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
- DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- ELEVATIONS ARE BASED ON SAN FRANCISCO CITY DATUM.

ZONING (PER SAN FRANCISCO PROPERTY INFORMATION MAP)
 UMU - URBAN MIXED USE DISTRICT
 MISSION ALCOHOLIC BEVERAGE SPECIAL USE DISTRICT
 FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT

HEIGHT AND BULK - 68-X 68 FOOT HEIGHT LIMIT.

ALL STRUCTURES LOCATED WITHIN THE SUBJECT PROPERTY ARE BELOW THE PRESCRIBED HEIGHT LIMIT.

UTILITY NOTE
 THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS. INDICATED LOCATION OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY. DUE TO THE PROLIFERATION OF TELECOMMUNICATION COMPANIES, NOT ALL UNDERGROUND RECORDS ARE AVAILABLE. THEREFORE, THERE MAY BE TELECOMMUNICATION LINES NOT SHOWN HEREON.

SITE SURVEY
 OF A PORTION OF ASSESSOR'S BLOCK NO. 4022
 FOR
NICK PODELL COMPANY
 SAN FRANCISCO CALIFORNIA

SCALE: 1" = 16'	MARTIN M. RON ASSOCIATES LAND SURVEYORS 859 HARRISON STREET, SUITE 200 SAN FRANCISCO, CA 94107 (415) 543-4800	SURV: DD
DATE: 6-28-13		DES: DRW: JG
SHEET: 1		CHK: BR
DF: 2		REV: ND
JOB NO. S-8316		

**SITE AREA = 65,000 SQ.FT.
 OR 1.492± ACRES**