

LOT 14
 LERCARI
 D966 O.R. 665, 11/20/1985

LOT 8
 ("VESTING DEED NOT AVAILABLE")
 "CALIFORNIA CLUB"
 NO. S 1748-1750 CLAY STREET
 2-STORY WOOD FRAME BUILDING

LOT 9
PARCEL ONE
 (410,343 GROSS SQUARE FEET)

LOT 10
PARCEL TWO
 (415,478 GROSS SQUARE FEET)

LOT 12
 VERMONT STREET TOWN HOMES, LLC
 1771 O.R. 747, 11/24/2004

LOT 11
 ZEIDEN
 G919 O.R. 354, 07/08/1997

"LIBERTY PARK MANAGEMENT, INC."
 COMMERCIAL PARKING LOT

NO. 1840-1846 VAN NESS AVENUE
 4-STORY WOOD FRAME RESIDENTIAL & COMMERCIAL BUILDING

VACANT
 NO. 1800 VAN NESS AVENUE
 2-STORY CONC COMMERCIAL BUILDING
 (TO BE DEMOLISHED)

DESCRIPTION

ALL OF THE REAL PROPERTY SITUATED IN THE STATE OF CALIFORNIA, AND THE CITY AND COUNTY OF SAN FRANCISCO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF WASHINGTON STREET, DISTANT THEREON 120 FEET EASTERLY FROM THE EASTERLY LINE OF VAN NESS AVENUE; RUNNING THENCE EASTERLY ALONG SAID LINE OF WASHINGTON STREET 31 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 127 FEET AND 8-1/4 INCHES; THENCE AT A RIGHT ANGLE SOUTHERLY 8 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 127 FEET AND 8-1/4 INCHES TO THE NORTHERLY LINE OF CLAY STREET; RUNNING THENCE WESTERLY ALONG SAID LINE OF CLAY STREET 50 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 127 FEET AND 8-1/4 INCHES; THENCE AT A RIGHT ANGLE EASTERLY 11 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 127 FEET AND 8-1/4 INCHES TO THE POINT OF BEGINNING.

BEING A PORTION OF THE WESTERN ADDITION BLOCK NO. 52.

APN: LOT 009, BLOCK 0619

PARCEL TWO:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF CLAY STREET AND THE EASTERLY LINE OF VAN NESS AVENUE; RUNNING THENCE NORTHERLY AND ALONG SAID LINE OF VAN NESS AVENUE 160 FEET AND 8-1/4 INCHES; THENCE AT A RIGHT ANGLE EASTERLY 120 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 13 FEET; THENCE AT A RIGHT ANGLE WESTERLY 11 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 127 FEET AND 8-1/4 INCHES TO THE NORTHERLY LINE OF CLAY STREET; THENCE AT A RIGHT ANGLE WESTERLY ALONG SAID LINE OF CLAY STREET 109 FEET TO THE EASTERLY LINE OF VAN NESS AVENUE AND THE POINT OF BEGINNING.

BEING A PORTION OF THE WESTERN ADDITION BLOCK NO. 52.

APN: LOT 010, BLOCK 0619

NOTES

1. THE LAND TITLE SURVEY SHOWN AND DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY REPORT NO. NCS-43732-SM, DATED APRIL 07, 2010 AND DEPICTS THE REAL PROPERTY AND PLOTTABLE ENCUMBRANCES DESCRIBED THEREIN. MATTERS PERTAINING TO TAXES, FINANCING, LEASING, LIENS AND OTHER ENCUMBRANCES REFERENCED IN SAID REPORT BUT NOT ORDINARILY PRESENTED IN PLAT FORMAT ARE BEYOND THE SCOPE OF THIS SURVEY AND ARE NOT ADDRESSED HEREON. PERSONS INTERESTED IN SUCH MATTERS ARE REFERRED TO SAID REPORT AND RELATED DOCUMENTS FOR DETAILS.
2. ALL PROPERTY LINE ANGLES ARE 90°.
3. FOR THE PURPOSE OF CLARITY, DETAILS NEAR PROPERTY LINES ARE NOT NECESSARILY SHOWN TO SCALE.
4. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT 1973 STUDY OF FLOOD PRONE AREAS IN THE SAN FRANCISCO BAY REGION, CALIFORNIA. THE FEDERAL EMERGENCY MANAGEMENT AGENCY HAS NO DESIGNATED FLOOD ZONES IN SAN FRANCISCO.
5. VERTICAL DATUM: CITY AND COUNTY OF SAN FRANCISCO.
6. PURSUANT TO INFORMATION CURRENTLY PUBLISHED ON THE MUNICIPAL CODE CORPORATION WEBSITE, THE ZONING DESIGNATION OF THE SUBJECT PROPERTY IS "RC-4" (RESIDENTIAL-COMMERCIAL-COMBINED, HIGH-DENSITY DISTRICT). NO FRONT SETBACK IS REQUIRED. THE REAR YARD REQUIREMENT IS 25 PERCENT OF THE LOT DEPTH, BUT NO LESS THAN 15 FEET. THE BASIC FLOOR AREA RATIO IS 4.8 TIMES THE LOT AREA AND THE MAXIMUM ALLOWABLE BUILDING HEIGHT IS 40 FEET AS A RIGHT ANGLE AND UP TO 80 FEET BY CONDITIONAL USE. THE REQUIRED USABLE OPEN SPACE IS 48 SQUARE FEET PER DWELLING UNIT FOR GROUP HOUSING. THE SUBJECT PROPERTY ALSO LIES WITHIN THE "VAN NESS SPECIAL USE DISTRICT". A DETAILED REVIEW OF ALL OF THE PERTINENT PLANNING AND BUILDING REQUIREMENTS SHOULD BE MADE BY A QUALIFIED CITY PLANNER. ALSO, REFER TO "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE," RECORDED NOVEMBER 15, 2007 IN BOOK J518 O.R. AT PAGE 604. THESE RESTRICTIONS CONSIST OF CONDITIONS ATTACHED TO THE CONDITIONAL USE APPLICATION AND THE PLANNING COMMISSION MOTION NO. 17364 TO CONSTRUCT A PLANNED UNIT DEVELOPMENT ON THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATION*

TO: OYSTER DEVELOPMENT CORP., TRICON IX, LP AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY THE ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7(a), 7(b)(2), 7(c), 8, 9, 10, 11(a), 13 AND 14 OF TABLE 'A' THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY THE ALTA AND NSPS IN 2005, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A PROFESSIONAL LAND SURVEYOR DULY LICENSED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATED: MAY 12, 2010

BRUCE T. TRONOFF, LAND SURVEYOR NO. 6415

(*THE WORDS "CERTIFICATION" AND "CERTIFY" AS USED HEREON ARE DEFINED AND LIMITED PURSUANT TO THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE, PROFESSIONAL LAND SURVEYORS ACT, SECTION 8770.6, AS AMENDED JANUARY 01, 1989).

NOTE: ONLY COPIES OF THIS DOCUMENT BEARING A "WET" SIGNATURE AND SEAL IN BLUE INK ARE TO BE CONSIDERED AS THE ORIGINAL AND UNMODIFIED WORK PRODUCT OF TRONOFF ASSOCIATES.

ALTA/ACSM LAND TITLE SURVEY

OF
1800 VAN NESS AVENUE
 ASSESSOR'S LOTS 9 AND 10, BLOCK 619
 BEING A PORTION OF WESTERN ADDITION BLOCK NO. 52
 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

PREPARED FOR

OYSTER DEVELOPMENT CORP.

BY
TRONOFF ASSOCIATES - LAND SURVEYORS
 1255 STARBOARD DRIVE, SUITE 'A' WEST SACRAMENTO, CA
 (415) 392-3215

SCALE 1" = 10' MAY 12, 2010
 SURVEY NO. 7464

- UTILITY SYMBOLS**
- AREA LIGHT
 - CATCH BASING
 - CLEANOUT IN CONCRETE
 - CLEANOUT
 - ELECTRIC BOX
 - ELECTRIC MANHOLE
 - GAS VALVE BOX
 - HOSE BIB
 - HIGH PRESSURE FIRE SERVICE MANHOLE
 - LIGHT POLE
 - LOW PRESSURE FIRE SERVICE
 - SOLAR AREA LIGHT
 - STREET LIGHT BOX
 - STREET LIGHT POLE
 - SANITARY SEWER MANHOLE
 - BUS SHELTER BOX
 - TROLLEY GUY POLE
 - TEMPORARY AREA LIGHT
 - TRAFFIC SIGNAL BOX
 - UTILITY BOX
 - WATER METER BOX
 - WATER VALVE BOX
 - YARD LIGHT POLE

- SYMBOLS**
- PROPERTY LINE
 - BUILDING LINE
 - FENCE
 - DIMENSION POINT
 - CITY OF SAN FRANCISCO OFFICIAL TOP OF CURB GRADE
 - CALCULATED CITY OF SAN FRANCISCO OFFICIAL TOP OF CURB GRADE

- LEGEND**
- APN --- ASSESSOR'S PARCEL NUMBER
 - BLDG --- BUILDING
 - BW --- BACK OF WALK
 - CL --- CHAIN LINK
 - CLR --- CLEAR OF PROPERTY LINE (MEASUREMENT TAKEN PERPENDICULAR OR RADIAL TO PROPERTY LINE - IMPROVEMENT OWNERSHIP NOT DETERMINED BY THE SURVEYOR)
 - CONC --- CONCRETE
 - FL --- FLOW LINE
 - DMPM --- DOUBLE MOTORCYCLE PARKING METER
 - GP --- GUARD POST
 - GRAN --- GRANITE
 - GRD --- GROUND
 - HC --- HANDICAPPED
 - NO --- NUMBER
 - OR --- OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO
 - OVR --- OVER PROPERTY LINE (MEASUREMENT TAKEN PERPENDICULAR OR RADIAL TO PROPERTY LINE - IMPROVEMENT OWNERSHIP NOT DETERMINED BY THE SURVEYOR)
 - PM --- PARKING METER
 - R/W --- RIGHT OF WAY
 - SYC --- SYCAMORE
 - STY --- STORY
 - TC --- TOP OF CURB
 - TG --- TOP OF GRATE
 - TW --- TOP OF WALL
 - WTH --- WITH

