

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5227

MEMORANDUM

Date: June 5, 2020
To: Assessor-Recorder
From: Angela Calvillo, Clerk of the Board
Subject: Final Map 9443 - Seawall Lot 337 and Pier 48 Mixed-Use Project

On June 2, 2020, the Board of Supervisors approved Map 9443. The certification is below; additionally, I have attached the Tax Statement, stating 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.

FINAL MAP 9443

MISSION ROCK PROJECT; PID 9443 - PHASE 1
A 16 LOT SUBDIVISION,
46 COMMERCIAL UNIT NEW CONDOMINIUM PROJECT,
BEING A MERGER AND SUBDIVISION OF A PORTION OF PARCEL "A",
AS SAID PARCEL IS SHOWN ON THAT CERTAIN MAP RECORDED IN
BOOK "W" OF MAPS, PAGES 66 THROUGH 72, OFFICIAL RECORDS AND
AS PARCEL "A" IS FURTHER DESCRIBED IN THAT DOCUMENT RECORDED
MAY 14, 1976, IN BOOK C169, PAGE 573, OFFICIAL RECORDS.
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

CLERK'S STATEMENT:

I, ANGELA CALVILLO, 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. M20-060, ADOPTED June 2, 2020, APPROVED THIS MAP ENTITLED "FINAL MAP 9443", AND ACCEPTS ON BEHALF OF THE PUBLIC, SUBJECT TO THE COMPLETION AND ACCEPTANCE, THE OFFERS OF DEDICATION AND IMPROVEMENTS IDENTIFIED IN THE OWNER'S AND SUBDIVIDER'S STATEMENTS.

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

BY: Angela Calvillo DATE: 06/05/2020
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

TAX STATEMENT:

I, ANGELA CALVILLO, 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 5 DAY OF June, 2020.

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

BOARD OF SUPERVISOR'S APPROVAL:

ON June 2, 2020, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M20-060, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. 190655.

1 [Final Map 9443 - Seawall Lot 337 and Pier 48 Mixed-Use Project]

2  
3 **Motion approving Phased Final Map 9443 (relating to a project known as Mission**  
4 **Rock), Seawall Lot 337 and Pier 48, the merger and re-subdivision of an existing**  
5 **portion of Parcel “A,” as said parcel is shown on that certain map recorded in Book**  
6 **“W” of Maps, Pages 66 through 72 of Official Records and as Parcel “A” is further**  
7 **described in that document recorded May 14, 1976, in Book C19, Page 573, Official**  
8 **Records, resulting in up to 16 lots, including up to 46 commercial condominium units,**  
9 **subject to specified conditions; approving a Public Improvement Agreement related to**  
10 **Final Map 9443; and acknowledging findings pursuant to the General Plan, and the**  
11 **eight priority policies of Planning Code, Section 101.1.**

12  
13 WHEREAS, The Board of Supervisors acknowledges the findings made by the  
14 Planning Department, by its letter dated October 10, 2019, that the proposed subdivision, on  
15 balance, is consistent with the objectives and policies of the General Plan and the eight  
16 priority policies of Section 101.1 of the Planning Code; and

17 WHEREAS, A copy of the Planning Department letter is on file with the Clerk of the  
18 Board of Supervisors and incorporated herein by reference; and

19 WHEREAS, Because the Subdivider has not completed the required public  
20 improvements associated with this Final Map and certain conditions have not been fulfilled at  
21 the time of the filing of this Final Map, the Subdivision Code requires that the Subdivider and  
22 City enter into a Public Improvement Agreement to address these requirements; and

23 WHEREAS, Public Works, in accordance Public Works Order No. 203194, approved  
24 May 22 2020, recommends that the Board of Supervisors approve the Public Improvement  
25 Agreement for Final Map 9443 and authorize the Director of Public Works and the City

1 Attorney to execute and file the agreement in the Official Records of the City and County of  
2 San Francisco; and

3 WHEREAS, A copy of Public Works Order No. 203194 and the Public Improvement  
4 Agreement are on file with the Clerk of the Board of Supervisors and incorporated herein by  
5 reference; and

6 WHEREAS, Public Works recommends that the San Francisco Board of Supervisors  
7 conditionally accept on behalf of the public the offer of improvements described in the Mission  
8 Rock Horizontal Sub (Phase 1), LLC owner’s statement of Final Map 9443, subject to the City  
9 Engineer’s issuance of a Notice of Completion and further Board of Supervisors action; and

10 WHEREAS, Public Works recommends that the approval of this Final Map also be  
11 conditioned upon compliance by subdivider with all applicable provisions of the California  
12 Subdivision Map Act, California Government Code, Sections 66410 et seq., and the San  
13 Francisco Subdivision Code and amendments thereto; and

14 WHEREAS, Public Works, in accordance Public Works Order No. 203194,  
15 recommends that the Board of Supervisors approve that certain phased final map relating to a  
16 project known as Mission Rock and entitled “FINAL MAP 9443”, as described herein and  
17 subject to the conditions specified in this motion, and adopt said map as Official Final Map  
18 9443; now, therefore, be it

19 MOVED, That the Board of Supervisors hereby approves that certain phased final map  
20 relating to a project known as Mission Rock and entitled “FINAL MAP 9443”, a merger and re-  
21 subdivision of portions of Seawall Lot 337 and Pier 48, into a sixteen lot subdivision, with lots  
22 intended for residential, commercial, open space and public right-of-way uses, as described  
23 on Sheet 9 of said map, including up to 46 commercial condominium units, comprising 11  
24  
25

1 sheets, subject to the conditions specified in this motion, and adopts said map as Official Final  
2 Map 9443; and be it

3 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes  
4 the Director of Public Works to enter all necessary recording information on the Final Map and  
5 authorizes the Clerk of the Board of Supervisors to execute the Clerk's statement as set forth  
6 herein.

7  
8 DESCRIPTION APPROVED:

9  
10  FOR

11 Bruce R. Storrs, PLS

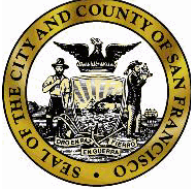
12 City and County Surveyor

RECOMMENDED:

13  
14 

15 Alaric Degrafinried

16 Acting Director of Public Works  
17  
18  
19  
20  
21  
22  
23  
24  
25



# City and County of San Francisco

## Tails

### Motion: M20-060

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 190655

**Date Passed:** June 02, 2020

Motion approving Phased Final Map 9443 (relating to a project known as Mission Rock), Seawall Lot 337 and Pier 48, the merger and re-subdivision of an existing portion of Parcel "A," as said parcel is shown on that certain map recorded in Book "W" of Maps, Pages 66 through 72 of Official Records and as Parcel "A" is further described in that document recorded May 14, 1976, in Book C19, Page 573, Official Records, resulting in up to 16 lots, including up to 46 commercial condominium units, subject to specified conditions; approving a Public Improvement Agreement related to Final Map 9443; and acknowledging findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

June 02, 2020 Board of Supervisors - APPROVED

Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

File No. 190655

**I hereby certify that the foregoing Motion was APPROVED on 6/2/2020 by the Board of Supervisors of the City and County of San Francisco.**

A handwritten signature in blue ink, appearing to read "Angela Calvillo".

Angela Calvillo  
Clerk of the Board

**TAX STATEMENT:**

I, ANGELA CALVILLO, 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 5 DAY OF June, 2020.

**Signed in Counterpart**

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

**CLERK'S STATEMENT:**

I, ANGELA CALVILLO, 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. M20-060, ADOPTED June 2, 2020, APPROVED THIS MAP ENTITLED "FINAL MAP 9443", AND ACCEPTS ON BEHALF OF THE PUBLIC, SUBJECT TO THE COMPLETION AND ACCEPTANCE, THE OFFERS OF DEDICATION AND IMPROVEMENTS IDENTIFIED IN THE OWNER'S AND SUBDIVIDER'S STATEMENTS.

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

**Signed in Counterpart** June 5, 2020

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

**APPROVALS:**

THIS MAP IS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

BY ORDER NO. \_\_\_\_\_

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ALARIC DEGRAFINRIED  
ACTING 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 June 2, 2020, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED

MOTION NO. M20-060, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. 190655

**CERTIFICATE OF PUBLIC IMPROVEMENT AGREEMENT:**

THIS CERTIFICATE EVIDENCES THAT A PUBLIC IMPROVEMENT AGREEMENT HAS BEEN EXECUTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BETWEEN MISSION ROCK HORIZONTAL SUB (PHASE 1), L.L.C. AND THE CITY AND COUNTY OF SAN FRANCISCO.

BY: \_\_\_\_\_  
ALARIC DEGRAFINRIED  
ACTING DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**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  
BRUCE R. STORRS L.S. 6914

DATE: MAY 16 2020



**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 MISSION ROCK VERTICAL SUB (PHASE 1), L.L.C. ON APRIL 25, 2019. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN THOSE POSITIONS INDICATED WITHIN THREE YEARS FROM THE RECORDATION OF THIS FINAL MAP, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: Benjamin B. Ron  
BENJAMIN B. RON  
PLS No. 5015

DATE: MAY 11 2020



**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_

OF FINAL 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 9443**

MISSION ROCK PROJECT; PID 9443 - PHASE 1  
A 16 LOT SUBDIVISION,  
46 COMMERCIAL UNIT NEW CONDOMINIUM PROJECT,  
BEING A MERGER AND SUBDIVISION OF A PORTION OF PARCEL "A",  
AS SAID PARCEL IS SHOWN ON THAT CERTAIN MAP RECORDED IN  
BOOK "W" OF MAPS, PAGES 66 THROUGH 72, OFFICIAL RECORDS AND  
AS PARCEL "A" IS FURTHER DESCRIBED IN THAT DOCUMENT RECORDED  
MAY 14, 1976, IN BOOK C169, PAGE 573, OFFICIAL RECORDS.  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.  
Land Surveyors  
859 HARRISON STREET, SUITE 200  
San Francisco, California 94107

MAY 2020 SHEET 1 OF 11

APN 8719A-002, 1051 THIRD STREET  
APN 8719A-003 AND APN 8719A-004

**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.

OWNER ACKNOWLEDGES THE CONDITIONAL PUBLIC DEDICATION OF THE RIGHT-OF-WAYS DEPICTED ON THE MAP, PENDING SUBDIVIDER'S COMPLETION OF THE IMPROVEMENTS, AND CONSENTS TO THE RECORDATION OF ONE OR MORE CORRESPONDING NOTICE(S) OF MEMORANDUM OF UNDERSTANDING DEPICTING THE RIGHT-OF-WAYS, INCLUDING THE RIGHT-OF-WAY IMPROVEMENTS AND UTILITY IMPROVEMENTS IN SUCH RIGHT-OF-WAYS. OWNER ALSO ACKNOWLEDGES THE CONDITIONAL PUBLIC DEDICATION OF THE OPEN SPACE IMPROVEMENTS AND UTILITY IMPROVEMENTS UNDER SUCH OPEN SPACE IMPROVEMENTS, AS DEPICTED ON THE MAP, PENDING SUBDIVIDER'S COMPLETION OF SUCH UTILITY IMPROVEMENTS UNDER OPEN SPACE IMPROVEMENTS, AND CONSENTS TO THE RECORDATION OF ONE OR MORE NOTICE(S) OF MEMORANDUM OF UNDERSTANDING DEPICTING THE AREAS SUBJECT TO THE CORRESPONDING UTILITY RIGHTS UNDER OPEN SPACE IMPROVEMENTS. OWNER ALSO ACKNOWLEDGES, WITH RESPECT TO THE AREA SHOWN AS LOT 1 HEREON, THE OFFER OF DEDICATION RECORDED AS INSTRUMENT NO. 2001-H037879 OF THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

IN WITNESS THEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNER: CITY AND COUNTY OF SAN FRANCISCO, ACTING BY AND THROUGH THE SAN FRANCISCO PORT COMMISSION, AS TRUSTEE, PURSUANT TO THE BURTON ACT, AS AMENDED, INCLUDING BY STATUTES OF 2007 (SB 815) AND CHAPTER 529, STATUTES OF 2016 (AB 2797)

BY: Katharine E. Petrucione  
KATHARINE E. PETRUCIONE  
ACTING EXECUTIVE DIRECTOR

OWNER: CITY AND COUNTY OF SAN FRANCISCO, OPERATING BY AND THROUGH THE SAN FRANCISCO PORT COMMISSION, PURSUANT TO THE BURTON ACT, AS AMENDED, INCLUDING BY STATUTES OF 2007 (SB 815) AND CHAPTER 529, STATUTES OF 2016 (AB 2797)

BY: Katharine E. Petrucione  
KATHARINE E. PETRUCIONE  
ACTING EXECUTIVE DIRECTOR

**SUBDIVIDER'S STATEMENT:**

WE HEREBY STATE THAT WE ARE THE SUBDIVIDER AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

SUBDIVIDER HEREBY IRREVOCABLY OFFERS TO THE CITY FOR PUBLIC DEDICATION, WITHIN EACH OF THE AREAS DESCRIBED IN THE "IMPROVEMENT TABLE" ON SHEET 9, THE IMPROVEMENTS REQUIRED TO BE DEDICATED TO THE CITY PURSUANT TO THE MISSION ROCK PHASE 1 PUBLIC IMPROVEMENT AGREEMENT, PRESENTED TO THE BOARD OF SUPERVISORS WITH THIS MAP, WHICH IMPROVEMENTS SUBDIVIDER SHALL ADDITIONALLY OFFER BY SEPARATE INSTRUMENTS.

IN WITNESS THEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

SUBDIVIDER: MISSION ROCK HORIZONTAL SUB (PHASE 1), L.L.C.,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: SEAWALL LOT 337 ASSOCIATES, L.L.C., ITS SOLE MEMBER  
BY: MISSION ROCK PARTNERS LLC, ITS SOLE MEMBER  
BY: TSCE 2007 MISSION ROCK, L.L.C., ITS ADMINISTRATIVE MEMBER  
BY: Carl W. Shannon  
CARL W. SHANNON  
AUTHORIZED SIGNATORY

**OWNER'S ACKNOWLEDGMENT:**

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  
ON May 19 2020 BEFORE ME, Tiffany N. Tatum  
PERSONALLY APPEARED Katharine E. Petrucione  
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 THAT 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 AND OFFICIAL SEAL.  
SIGNATURE: [Signature]  
NOTARY PUBLIC, STATE OF California COMMISSION NO.: 12550e4  
MY COMMISSION EXPIRES: August 19, 2022  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

**SUBDIVIDER'S ACKNOWLEDGMENT:**

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  
ON May 12 2020 BEFORE ME, Betty H. Dankas  
PERSONALLY APPEARED Carl D. Shannon  
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 THAT 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 AND OFFICIAL SEAL.  
SIGNATURE: [Signature]  
NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2313064  
MY COMMISSION EXPIRES: 12/18/2023  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

**FINAL MAP 9443**

MISSION ROCK PROJECT, PID 9443 - PHASE 1  
A 16 LOT SUBDIVISION,  
46 COMMERCIAL UNIT NEW CONDOMINIUM PROJECT,  
BEING A MERGER AND SUBDIVISION OF A PORTION OF PARCEL "A",  
AS SAID PARCEL IS SHOWN ON THAT CERTAIN MAP RECORDED IN  
BOOK "W" OF MAPS, PAGES 66 THROUGH 72, OFFICIAL RECORDS AND  
AS PARCEL "A" IS FURTHER DESCRIBED IN THAT DOCUMENT RECORDED  
MAY 14, 1976, IN BOOK C169, PAGE 573, OFFICIAL RECORDS.  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.  
Land Surveyors  
859 HARRISON STREET, SUITE 200  
San Francisco, California 94107

MAY 2020 SHEET 2 OF 11

APN 8719A-002, APN 8719A-003 AND APN 8719A-004 1051 THIRD STREET

**MAP AND DOCUMENT REFERENCES:**

- [1] CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NUMBERS 319 & 322 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [2] "AMENDED RECORD OF SURVEY MAP (Y MAPS 62-82) OF MISSION BAY" RECORDED JUNE 3, 1959 IN BOOK Z OF MAPS AT PAGES 74-94, SAN FRANCISCO COUNTY RECORDS.
- [3] "PARCEL MAP OF PACIFIC BELL PARK" RECORDED NOVEMBER 18, 1997 IN BOOK 43 OF PARCEL MAPS AT PAGES 128-129, SAN FRANCISCO COUNTY RECORDS.
- [4] "MAP OF MISSION BAY" RECORDED JULY 19, 1999 IN BOOK Z OF MAPS AT PAGES 97-119, SAN FRANCISCO COUNTY RECORDS.
- [5] THAT CERTAIN FINAL MAP RECORDED MAY 31, 2005 IN BOOK BB OF MAPS AT PAGES 6-10, SAN FRANCISCO COUNTY RECORDS.
- [6] RECORD OF SURVEY NO. 6967 RECORDED SEPTEMBER 27, 2012 IN BOOK EE OF SURVEY MAPS, AT PAGES 47-48, SAN FRANCISCO COUNTY RECORDS.
- [7] SAN FRANCISCO PORT COMMISSION SURVEY "C" DATED AUGUST 5, 1971, DRAWING NO. 8127-416-1.
- [8] FINAL MAP TRACT NO. 3936 RECORDED FEBRUARY 22, 2008 IN BOOK BB OF MAPS, AT PAGES 54-58, SAN FRANCISCO COUNTY RECORDS.
- [9] "FINAL MAP NO. 4343" RECORDED APRIL 8, 2011 IN BOOK DD OF MAPS, AT PAGES 116-121, SAN FRANCISCO COUNTY RECORDS.
- [10] "QUITCLAIM DEED WITH RESERVATION OF USES" RECORDED JULY 19, 1999, DOCUMENT NO. 98-082164, OFFICIAL RECORDS. NOTE: MINERAL RIGHTS IN TRUST PARCEL 5 ARE EXCEPTED.
- [11] THAT CERTAIN DOCUMENT RECORDED MAY 14, 1976 IN BOOK C169, PAGE 573, SAN FRANCISCO COUNTY RECORDS.
- [12] "MAP OF LANDS TRANSFERRED IN TRUST TO THE CITY OF SAN FRANCISCO" RECORDED MAY 14, 1976 IN BOOK W OF MAPS PAGES 66-72, SAN FRANCISCO COUNTY RECORDS.
- [13] MAP OF THE SALT MARSH AND TIDE LANDS AND LANDS LYING UNDER WATER SOUTH OF SECOND STREET DATED MARCH 19, 1969, AND RECORDED FOR REFERENCE JANUARY 31, 1975 IN BOOK W OF MAPS PAGES 46-47, SAN FRANCISCO COUNTY RECORDS.
- [14] RECORD OF SURVEY NO. 8080 RECORDED APRIL 4, 2014 IN BOOK EE OF SURVEY MAPS PAGES 147-157, SAN FRANCISCO COUNTY RECORDS. CITY AND COUNTY OF SAN FRANCISCO 2014-2015 HIGH PRECISION NETWORK DENSIFICATION (HPND) COORDINATE LIST PUBLISH DATE: JULY 12, 2016 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [15] PORT OF SAN FRANCISCO UTILITY PLAN 6522-416-22 (NOT DATED)

**THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:**

- 1. RESERVATION OF MINERAL RIGHTS BY THE STATE OF CALIFORNIA IN THAT CERTAIN ACT OF LEGISLATURE ("THE BURTON ACT") SET FORTH IN CHAPTER 1333 OF THE STATUTES OF 1988 AND AMENDMENTS THERETO, AND AS RESERVED IN THAT CERTAIN PATENT RECORDED JULY 19, 1999 IN REEL H429, IMAGE 518, INSTRUMENT NO. 0622166, OFFICIAL RECORDS AND AS SET FORTH IN CHAPTER 1143, STATUTES OF 1991, AND AMENDMENTS THERETO.
- 2. "AGREEMENT RELATING TO TRANSFER OF THE PORT OF SAN FRANCISCO FROM THE STATE OF CALIFORNIA TO THE CITY AND COUNTY OF SAN FRANCISCO" RECORDED JANUARY 30, 1969 IN BOOK B308, PAGE 886, OFFICIAL RECORDS AND AS MAY BE FURTHER MODIFIED.
- 3. "COVENANT AND ENVIRONMENTAL RESTRICTION ON PROPERTY" RECORDED MARCH 21, 2000, DOCUMENT NO. 2000-6748551, OFFICIAL RECORDS. AFFECTS FORMER MISSION BAY PARCEL P20
- 4. "DISPOSITION AND DEVELOPMENT AGREEMENT" RECORDED AUGUST 17, 2018, DOCUMENT NO. 2018-K656938, OFFICIAL RECORDS.
- 5. "DEVELOPMENT AGREEMENT" RECORDED AUGUST 17, 2018, DOCUMENT NO. 2018-K656939, OFFICIAL RECORDS.
- 6. "MEMORANDUM OF MASTER LEASE" BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO, OPERATING BY AND THROUGH THE SAN FRANCISCO PORT COMMISSION AND SEAWALL LOT 337 ASSOCIATES LLC, RECORDED AUGUST 17, 2018, DOCUMENT NO. 2018-K656941, OFFICIAL RECORDS. "FIRST AMENDMENT TO MEMORANDUM OF MASTER LEASE" RECORDED JANUARY 31, 2020, DOCUMENT NO. 2020-K898106, OFFICIAL RECORDS.
- 7. "AMENDED COVENANT TO RESTRICT USE OF PROPERTY ENVIRONMENTAL RESTRICTIONS" RECORDED SEPTEMBER 24, 2019, DOCUMENT NO. 2019-K835128, OFFICIAL RECORDS.
- 8. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "ORDINANCE NO. 209-19 [STREET AND PUBLIC SERVICE EASEMENT VACATION ORDER - MISSION ROCK PROJECT]" DATED SEPTEMBER 20, 2019, RECORDED , 2020, DOCUMENT NO. , OFFICIAL RECORDS.
- 9. TRUST STATUS PURSUANT TO CHAPTER 660 OF THE STATUTES OF 2007, AS AMENDED BY CHAPTER 208 OF THE STATUTES OF 2009 (COLLECTIVELY SB 815), AND AS FURTHER AMENDED BY CHAPTER 529 OF THE STATUTES OF 2016 (AB 2797), PERTAINING TO NON-TRUST USES AND LEASING OF PROPERTY SUBJECT TO THE PUBLIC TRUST.

**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 10 COMMERCIAL UNITS IN LOT 1, A MAXIMUM NUMBER OF 17 COMMERCIAL UNITS IN LOT 2, A MAXIMUM NUMBER OF 9 COMMERCIAL UNITS IN LOT 3 AND A MAXIMUM NUMBER OF 10 COMMERCIAL UNITS IN LOT 4.
- b) ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAYS(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 COMMERCIAL CONDOMINIUM ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS AND RESTRICTIONS, THE CONDOMINIUM 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 FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES
- d) 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.
- e) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER THIRD STREET OR OVER LOTS A THROUGH H, 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).
- f) 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.

**NOTE:**  
DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

**FIELD SURVEY COMPLETION:**  
THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 9/1/2019. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

**LEGEND**

MEAS.	MEASURED	MISSION ROCK PROJECT
CONC.	CONCRETE	BOUNDARY LINE
BLDG.	BUILDING	WATERFRONT LINE
P.M.	PARCEL MAPS	MONUMENT LINE
MON.	MONUMENT	LOT LINE/RIGHT OF WAY LINE
(R)	RADIAL	BUILDING LINE
APN	ASSESSOR'S PARCEL NUMBER	PORT JURISDICTION LINE
AB	ASSESSOR'S BLOCK	INNER WATER FRONT LINE
R/W	RIGHT OF WAY	NORTHERLY LINE OF SEAWALL LOT 337
MID	MONUMENT IDENTIFICATION PER CITY & COUNTY OF SAN FRANCISCO DATABASE	FORMER LINE OF BLOCK P20
		[54°41'53"E] BEARING SHOWN IN "I" 1" BASED ON THE 3RD STREET MONUMENT LINE AT BEARING S3°10'56"E PER "AMENDED RECORD OF SURVEY MAP (Y MAPS 62-82) OF MISSION BAY". [2]

**PROJECT DATUM, REFERENCE SYSTEM & PROJECTION:**

GEOMETRIC DATUM: NORTH AMERICAN DATUM OF 1983: NAD83(2011) 2010.00 EPOCH

REFERENCE NETWORK: "CCSF-2013 HPN" (HIGH PRECISION NETWORK PER RECORD OF SURVEY #8080)

PROJECTION: THE PLANE COORDINATES ARE BASED ON A LOCAL GRID COORDINATE SYSTEM KNOWN AS THE CITY & COUNTY OF SAN FRANCISCO 2013 COORDINATE SYSTEM (SFCS13). SEE RECORD OF SURVEY #8080 RECORDED IN BOOK EE OF SURVEY MAPS, PAGE 147-157, S.F.C.R. AND THE CCSC DPW WEB SITE FOR PROJECTION PARAMETERS.

HORIZONTAL CONTROL: THE HORIZONTAL DATUM IS BASED ON HPN POINT 109 AND HPND POINT 431. (SEE SHEET 6)

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS IS S56°47'46"W BETWEEN POINT NO. 109 OF THE HIGH PRECISION NETWORK (HPN) AND POINT NO. 431 OF THE HIGH PRECISION NETWORK DENSIFICATION (HPND), CITY & COUNTY OF SAN FRANCISCO 2013 COORDINATE SYSTEM (SFCS13). (SEE SHEET 6)

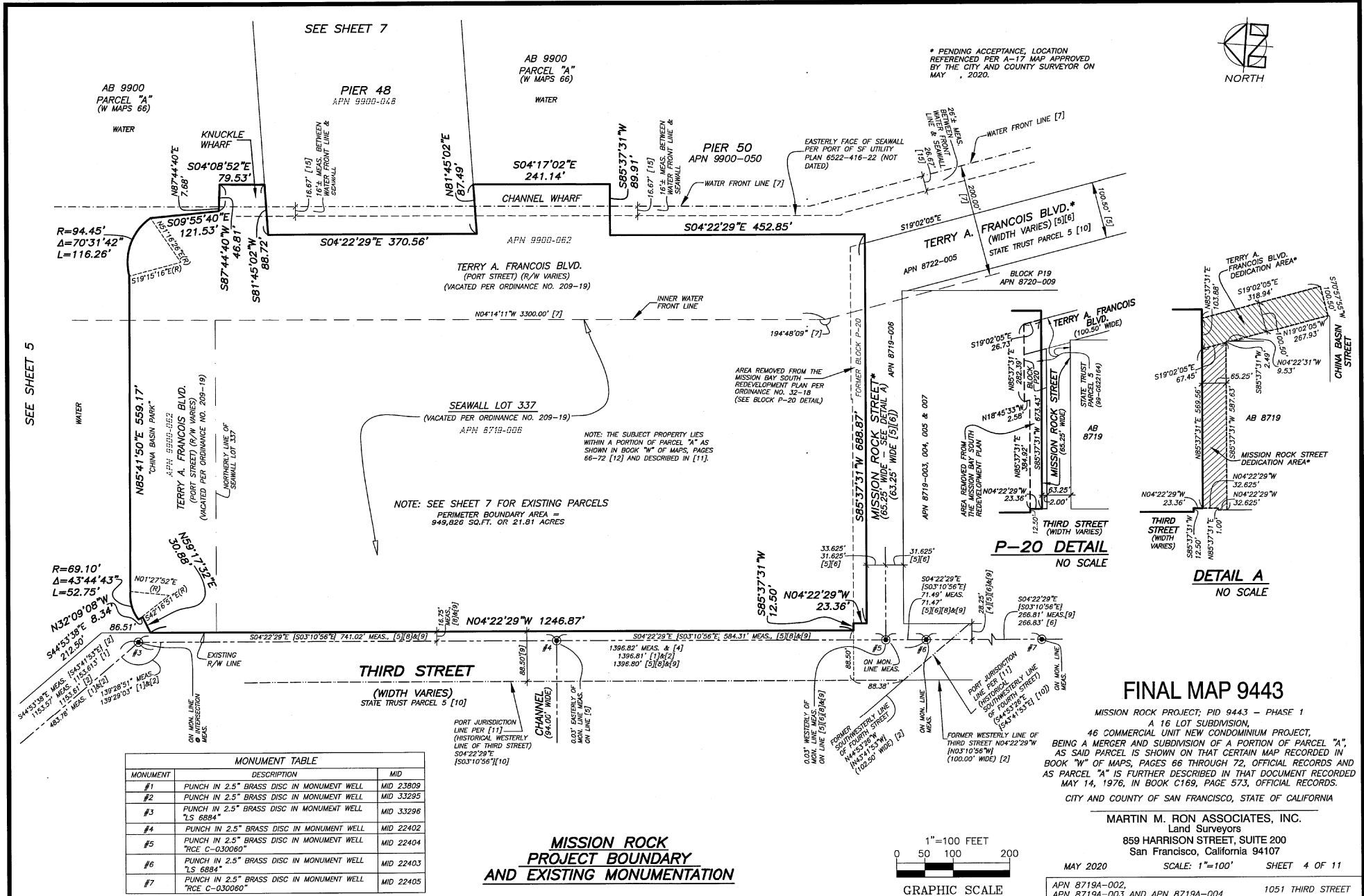
**FINAL MAP 9443**

MISSION ROCK PROJECT; PID 9443 - PHASE 1  
A 16 LOT SUBDIVISION,  
46 COMMERCIAL UNIT NEW CONDOMINIUM PROJECT,  
BEING A MERGER AND SUBDIVISION OF A PORTION OF PARCEL "A",  
AS SAID PARCEL IS SHOWN ON THAT CERTAIN MAP RECORDED IN  
BOOK "W" OF MAPS, PAGES 66 THROUGH 72, OFFICIAL RECORDS AND  
AS PARCEL "A" IS FURTHER DESCRIBED IN THAT DOCUMENT RECORDED  
MAY 14, 1976, IN BOOK C169, PAGE 573, OFFICIAL RECORDS.  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

**MARTIN M. RON ASSOCIATES, INC.**  
Land Surveyors  
859 HARRISON STREET, SUITE 200  
San Francisco, California 94107

MAY 2020 SHEET 3 OF 11  
APN 8719A-002  
APN 8719A-003 AND APN 8719A-004 1051 THIRD STREET





\* PENDING ACCEPTANCE, LOCATION REFERENCED PER A-17 MAP APPROVED BY THE CITY AND COUNTY SURVEYOR ON MAY 1, 2020.

SEE SHEET 7

SEE SHEET 5

NOTE: THE SUBJECT PROPERTY LIES WITHIN A PORTION OF PARCEL "A" AS SHOWN IN BOOK "W" OF MAPS, PAGES 66-72 [12] AND DESCRIBED IN [11].

NOTE: SEE SHEET 7 FOR EXISTING PARCELS PERIMETER BOUNDARY AREA = 949,826 SQ.FT. OR 21.81 ACRES

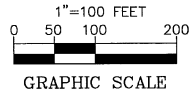
TERRY A. FRANCOIS BLVD.\* (WIDTH VARIES) [5][6] STATE TRUST PARCEL 5 [10]

P-20 DETAIL NO SCALE

DETAIL A NO SCALE

MONUMENT TABLE		
MONUMENT	DESCRIPTION	MID
#1	PUNCH IN 2.5" BRASS DISC IN MONUMENT WELL	MID 23809
#2	PUNCH IN 2.5" BRASS DISC IN MONUMENT WELL	MID 33295
#3	PUNCH IN 2.5" BRASS DISC IN MONUMENT WELL "LS 6884"	MID 33298
#4	PUNCH IN 2.5" BRASS DISC IN MONUMENT WELL	MID 22402
#5	PUNCH IN 2.5" BRASS DISC IN MONUMENT WELL "RCE C-030060"	MID 22404
#6	PUNCH IN 2.5" BRASS DISC IN MONUMENT WELL "LS 6884"	MID 22403
#7	PUNCH IN 2.5" BRASS DISC IN MONUMENT WELL "RCE C-030060"	MID 22405

**MISSION ROCK PROJECT BOUNDARY AND EXISTING MONUMENTATION**



**FINAL MAP 9443**

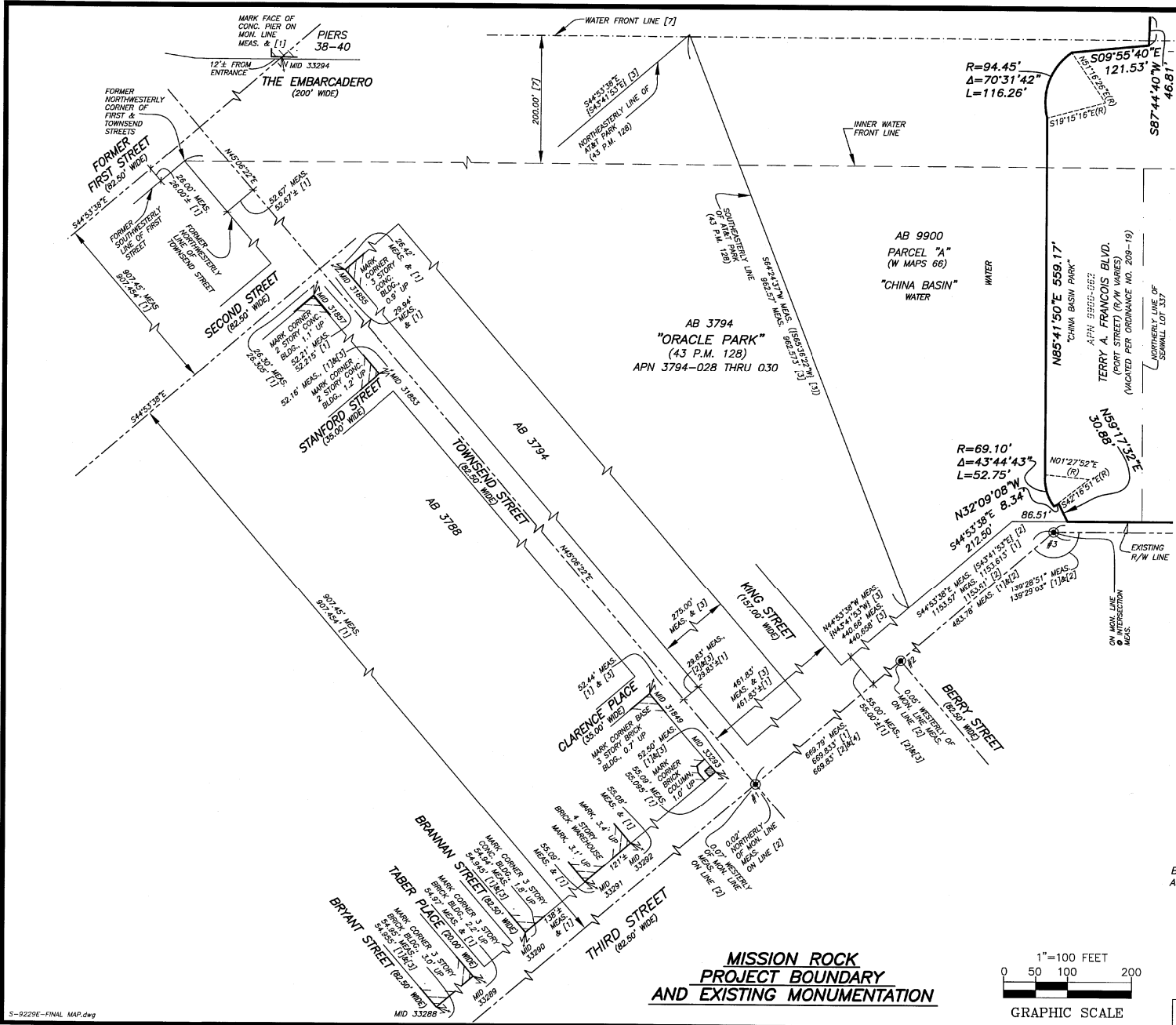
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MAY 2020 SCALE: 1"=100' SHEET 4 OF 11

APN 8719A-002  
 APN 8719A-003 AND APN 8719A-004

1051 THIRD STREET



SEE SHEET 4

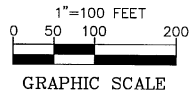
### FINAL MAP 9443

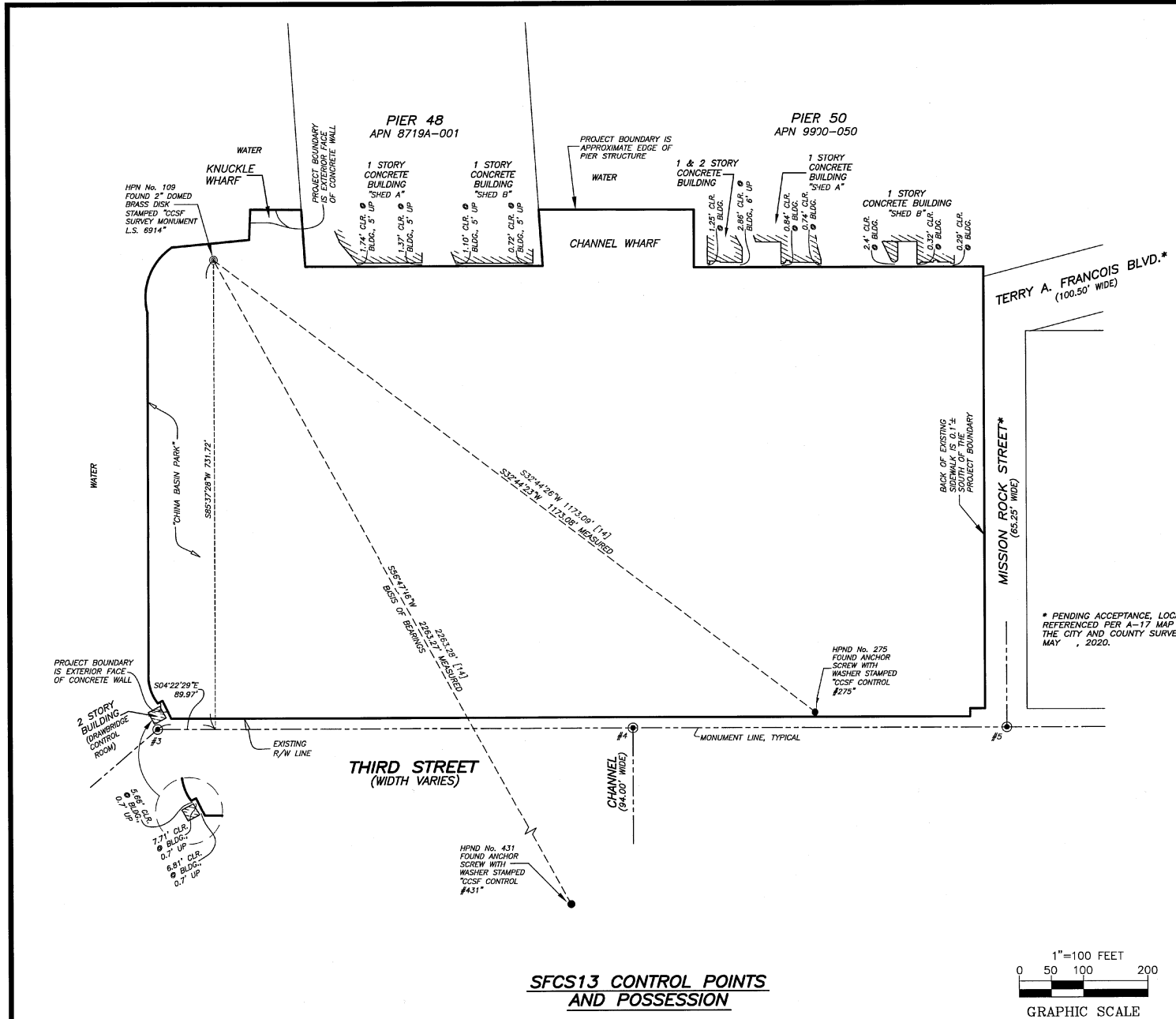
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MAY 2020 SCALE: 1"=100' SHEET 5 OF 11

### MISSION ROCK PROJECT BOUNDARY AND EXISTING MONUMENTATION





COORDINATES FOR TRANSFORMATION BETWEEN SFCS13 COORDINATE SYSTEM AND THE LOCAL PROJECT COORDINATE SYSTEM

SFCS13 POINTS	SFCS13 COORDINATES		LOCAL PROJECT COORDINATES	
	NORTH	EAST	NORTH	EAST
HPN 109	88385.40	175572.22	211069.107	6016215.20
HPND 275	87398.88	174937.77	2109717.76	6015560.37
HPND 431	87145.98	173678.47	2109491.34	6014296.08

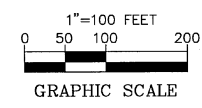
- TRANSFORMATION FROM SFCS13 COORDINATE SYSTEM TO THE LOCAL PROJECT COORDINATE SYSTEM:
1. ROTATE 01°11'33" CLOCKWISE ABOUT SFCS13 HPN MONUMENT NO. 109.
  2. TRANSLATE NORTH 70' 54" 08.25" EAST 6,160,843.84 FEET.

\* PENDING ACCEPTANCE, LOCATION REFERENCED PER A-17 MAP APPROVED BY THE CITY AND COUNTY SURVEYOR ON MAY , 2020.

## FINAL MAP 9443

MISSION ROCK PROJECT; PID 9443 - PHASE 1  
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MAY 2020 SCALE: 1"=100' SHEET 6 OF 11

APN 8719A-002,  
APN 8719A-003 AND APN 8719A-004

1051 THIRD STREET

### SFCS13 CONTROL POINTS AND POSSESSION



R=18.66'  
 $\Delta=64^{\circ}51'25''$   
 L=21.12'

PIER 48  
 APN 8719A-001  
 263,023 SQ.FT.  
 OR 6.04 ACRES

LOT K  
 APN 8719A-003  
 32,845 SQ.FT.  
 OR 2.15 ACRES

PIER 50  
 APN 9900-050

MASTER LEASE  
 PROPERTY  
 APN 8719A-002  
 842,650 SQ.FT.  
 OR 19.34 ACRES  
 (2020-K898106)

TERRY A. FRANCOIS BLVD.\*  
 (100.50' WIDE)  
 APN 8722-005

\* PENDING ACCEPTANCE, LOCATION  
 REFERENCED PER A-17 MAP APPROVED  
 BY THE CITY AND COUNTY SURVEYOR ON  
 MAY , 2020.

APN  
 8719-003,  
 004, 005 &  
 007

### FINAL MAP 9443

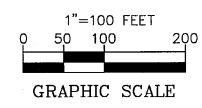
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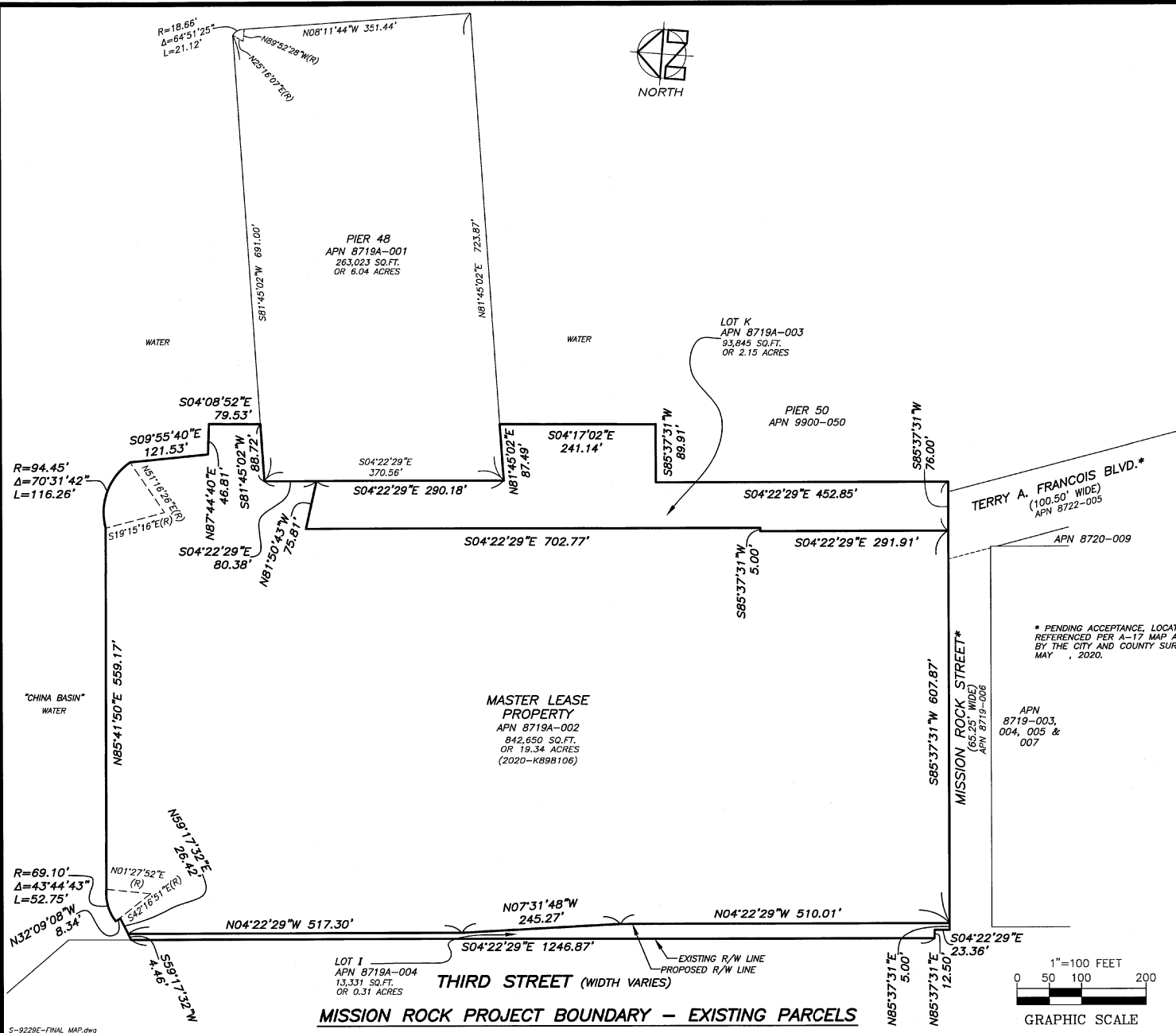
MAY 2020 SCALE: 1"=100' SHEET 7 OF 11

APN 8719A-002,  
 APN 8719A-003 AND APN 8719A-004

1051 THIRD STREET



### MISSION ROCK PROJECT BOUNDARY - EXISTING PARCELS



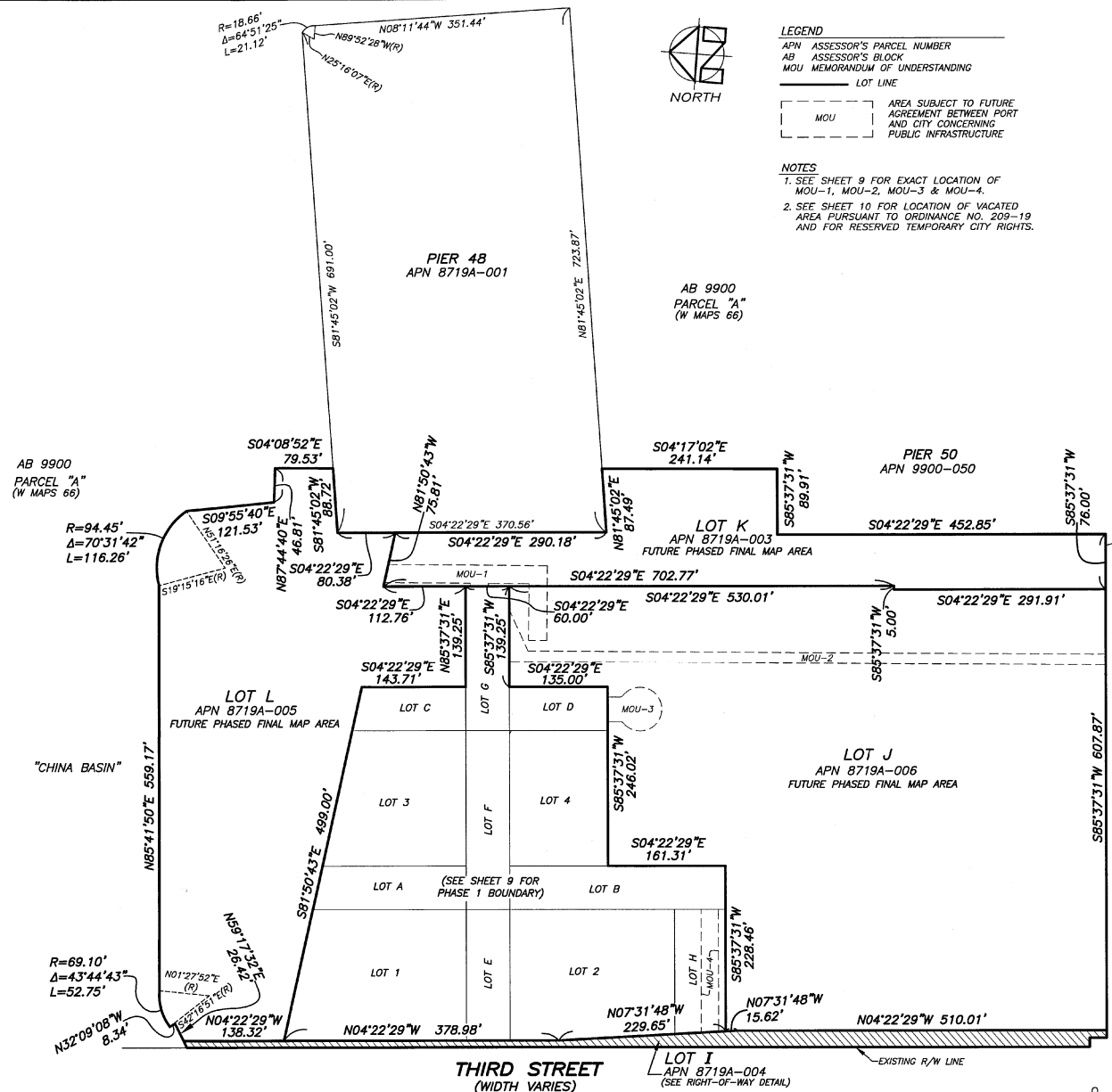
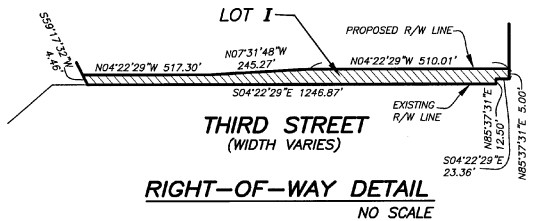


**LEGEND**

- APN ASSESSOR'S PARCEL NUMBER
  - AB ASSESSOR'S BLOCK
  - MOU MEMORANDUM OF UNDERSTANDING
  - LOT LINE
- AREA SUBJECT TO FUTURE AGREEMENT BETWEEN PORT AND CITY CONCERNING PUBLIC INFRASTRUCTURE
- MOU

**NOTES**

1. SEE SHEET 9 FOR EXACT LOCATION OF MOU-1, MOU-2, MOU-3 & MOU-4.
2. SEE SHEET 10 FOR LOCATION OF VACATED AREA PURSUANT TO ORDINANCE NO. 209-19 AND FOR RESERVED TEMPORARY CITY RIGHTS.

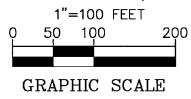


\* PENDING ACCEPTANCE, LOCATION REFERENCED PER A-17 MAP APPROVED BY THE CITY AND COUNTY SURVEYOR ON MAY , 2020.

**FINAL MAP 9443**

MISSION ROCK PROJECT; PID 9443 - PHASE 1  
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MAY 2020 SCALE: 1"=100' SHEET 8 OF 11

APN 8719A-002, APN 8719A-003 AND APN 8719A-004 1051 THIRD STREET

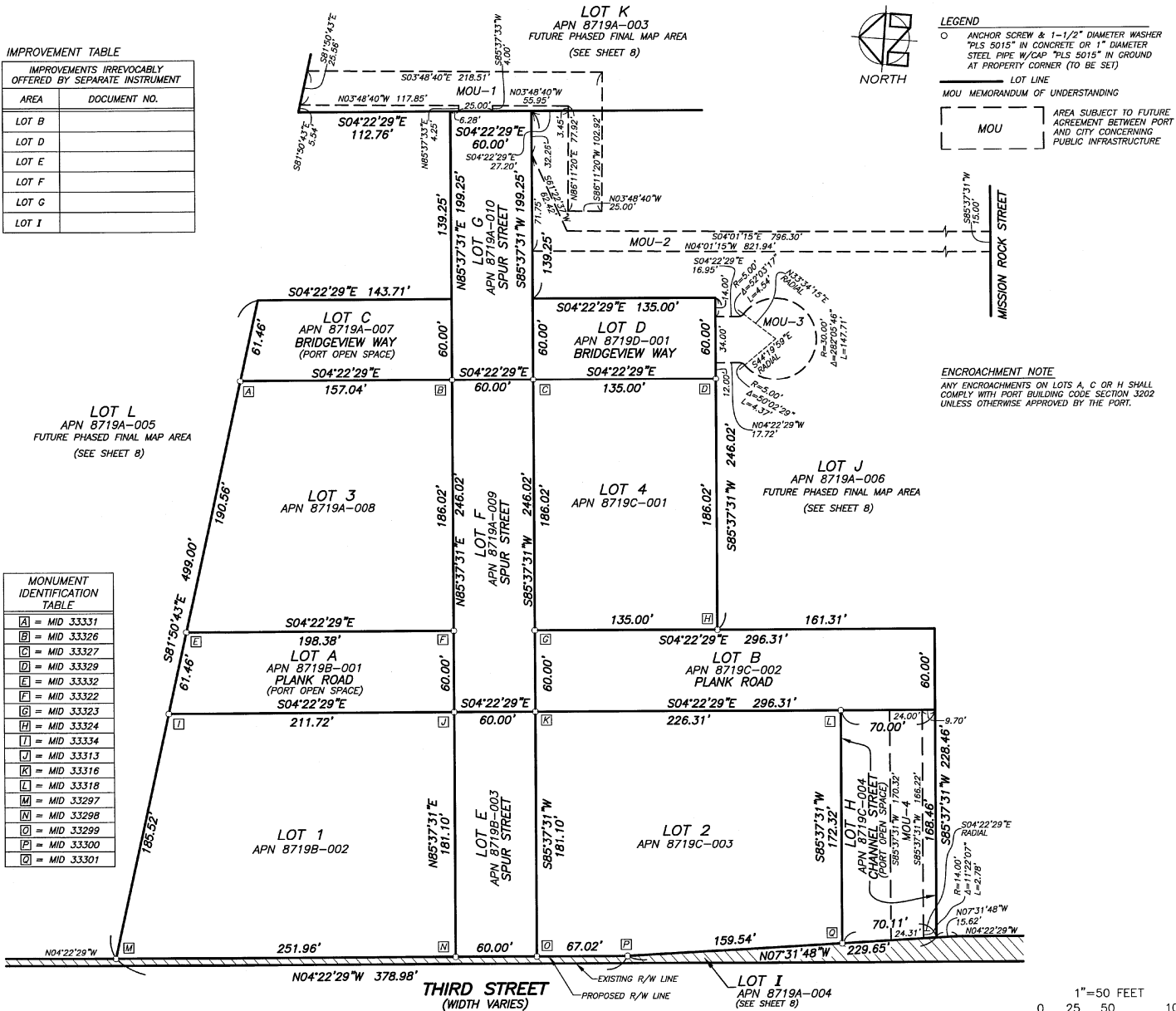
**IMPROVEMENT TABLE**

IMPROVEMENTS IRREVOCABLY OFFERED BY SEPARATE INSTRUMENT	
AREA	DOCUMENT NO.
LOT B	
LOT D	
LOT E	
LOT F	
LOT G	
LOT I	

**LOT L**  
APN 8719A-005  
FUTURE PHASED FINAL MAP AREA  
(SEE SHEET 8)

**MONUMENT IDENTIFICATION TABLE**

A	= MID 33331
B	= MID 33326
C	= MID 33327
D	= MID 33329
E	= MID 33332
F	= MID 33322
G	= MID 33323
H	= MID 33324
I	= MID 33334
J	= MID 33313
K	= MID 33316
L	= MID 33318
M	= MID 33297
N	= MID 33298
O	= MID 33299
P	= MID 33300
Q	= MID 33301



**LEGEND**

- ANCHOR SCREW & 1-1/2" DIAMETER WASHER PLS 5015" IN CONCRETE OR 1" DIAMETER STEEL PIPE W/CAP PLS 5015" IN GROUND AT PROPERTY CORNER (TO BE SET)
- LOT LINE
- MOU MEMORANDUM OF UNDERSTANDING
- MOU
- AREA SUBJECT TO FUTURE AGREEMENT BETWEEN PORT AND CITY CONCERNING PUBLIC INFRASTRUCTURE

**LOT INFORMATION TABLE**

LOT	APN	AREA	PERMITTED USE	TRUST STATUS**
LOT 1	APN 8719B-002	0.96 ACRES (41,986 SQ.FT.)	MIXED-USE*	TRUST
LOT 2	APN 8719C-003	0.92 ACRES (40,288 SQ.FT.)	MIXED-USE*	TRUST
LOT 3	APN 8719A-008	0.76 ACRES (33,057 SQ.FT.)	MIXED-USE*	TRUST
LOT 4	APN 8719C-001	0.58 ACRES (25,113 SQ.FT.)	MIXED-USE*	TRUST
LOT A	APN 8719B-001	0.28 ACRES (12,303 SQ.FT.)	OPEN SPACE	TRUST
LOT B	APN 8719C-002	0.41 ACRES (17,779 SQ.FT.)	PUBLIC STREET	TRUST
LOT C	APN 8719A-007	0.21 ACRES (9,023 SQ.FT.)	OPEN SPACE	TRUST
LOT D	APN 8719D-001	0.19 ACRES (8,100 SQ.FT.)	PUBLIC STREET	TRUST
LOT E	APN 8719B-003	0.25 ACRES (10,866 SQ.FT.)	PUBLIC STREET	TRUST
LOT F	APN 8719A-009	0.34 ACRES (14,761 SQ.FT.)	PUBLIC STREET	TRUST
LOT G	APN 8719A-010	0.27 ACRES (11,955 SQ.FT.)	PUBLIC STREET	TRUST
LOT H	APN 8719C-004	0.27 ACRES (11,927 SQ.FT.)	OPEN SPACE; PARKING	TRUST
LOT I	APN 8719A-004	0.31 ACRES (13,331 SQ.FT.)	PUBLIC STREET	TRUST
LOT J	APN 8719A-006	9.22 ACRES (401,626 SQ.FT.)	FUTURE PHASED FINAL MAP AREA	TRUST
LOT K	APN 8719A-003	2.15 ACRES (93,845 SQ.FT.)	FUTURE PHASED FINAL MAP AREA	TRUST
LOT L	APN 8719A-005	4.68 ACRES (203,869 SQ.FT.)	FUTURE PHASED FINAL MAP AREA	TRUST

\* MIXED-USE MAY INCLUDE RESIDENTIAL, COMMERCIAL, HOTEL, RETAIL, ACTIVE USES, PRODUCTION, PARKING OR DISTRICT-SERVING UTILITIES AS DEFINED IN THE MISSION ROCK SPECIAL USE DISTRICT.

A CONDOMINIUM UNIT CONTAINING TWO OR MORE APARTMENTS IS A COMMERCIAL CONDOMINIUM.

\*\* TRUST STATUS PURSUANT TO CHAPTER 660 OF THE STATUTES OF 2007, AS AMENDED BY CHAPTER 208 OF THE STATUTES OF 2009 (COLLECTIVELY SB 815), AND AS FURTHER AMENDED BY CHAPTER 529 OF THE STATUTES OF 2016 (AB 2793), PERTAINING TO NON-TRUST USES AND LEASING OF PROPERTY SUBJECT TO THE PUBLIC TRUST.

**ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS**

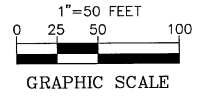
LOT NO.	COMMERCIAL CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
LOT 1	1 THRU 10	APN 8719B-004 THRU 8719B-013
LOT 2	1 THRU 17	APN 8719C-015 THRU 8719C-031
LOT 3	1 THRU 9	APN 8719A-011 THRU 8719A-019
LOT 4	1 THRU 10	APN 8719C-005 THRU 8719C-014

NOTE: THE PROPOSED ASSESSOR'S PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE. SEE SHEET 3 FOR CONDOMINIUM NOTES.

**FINAL MAP 9443**

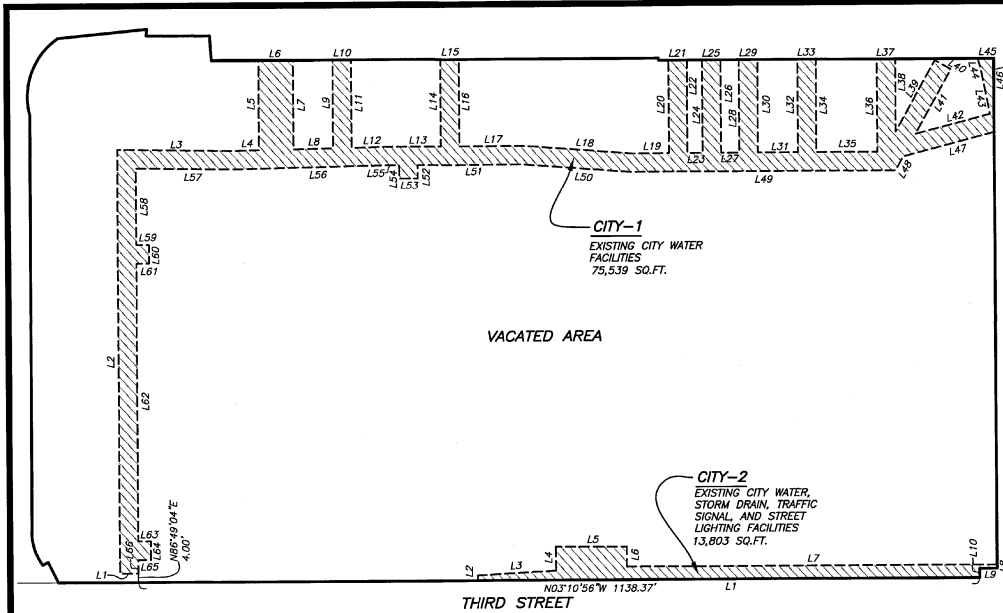
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MAY 2020 SCALE: 1"=50' SHEET 9 OF 11

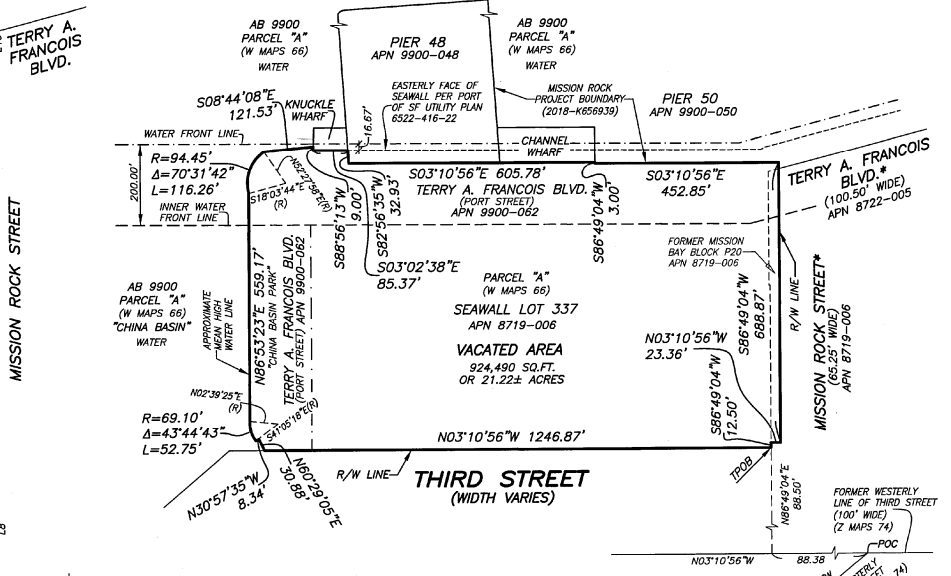
APN 8719A-002, APN 8719A-003 AND APN 8719A-004 1051 THIRD STREET



**TEMPORARY CITY RIGHTS**  
NO SCALE

**LINE TABLES FOR TEMPORARY CITY RIGHTS**

CITY-1			CITY-2		
Course	Bearing	Distance	Course	Bearing	Distance
L1	N 03-10-56 W	25.00	L34	S 86-49-04 W	124.72
L2	N 86-49-04 E	581.18	L35	S 03-10-56 E	82.29
L3	S 02-26-28 E	156.72	L36	N 86-49-04 E	124.72
L4	S 04-25-37 E	35.17	L37	S 03-10-56 E	25.00
L5	N 86-49-04 E	120.45	L38	S 86-49-04 W	97.60
L6	S 03-10-56 E	46.61	L39	S 64-00-18 E	109.48
L7	S 86-49-04 W	119.44	L40	S 25-59-42 W	25.00
L8	S 04-25-37 E	53.72	L41	N 64-00-18 W	99.17
L9	N 86-49-04 E	118.27	L42	S 17-50-35 E	107.87
L10	S 03-10-56 E	25.00	L43	N 75-35-16 E	57.26
L11	S 86-49-04 W	117.73	L44	N 71-28-20 E	17.96
L12	S 04-25-37 E	45.94	L45	S 03-10-56 E	17.69
L13	S 03-10-56 E	75.11	L46	S 86-49-04 W	98.86
L14	N 86-49-04 E	116.73	L47	N 17-50-35 W	127.18
L15	S 03-10-56 E	25.00	L48	N 64-00-18 W	21.39
L16	S 86-49-04 W	116.73	L49	N 03-10-56 W	357.57
L17	S 03-10-56 E	87.81	L50	N 01-07-55 E	146.04
L18	S 01-07-55 W	146.04	L51	N 03-10-56 W	143.68
L19	S 03-10-56 E	50.60	L52	S 86-49-04 W	18.00
L20	N 86-49-04 E	124.72	L53	N 03-10-56 W	25.00
L21	S 03-10-56 E	25.00	L54	N 86-49-04 E	18.00
L22	S 86-49-04 W	124.72	L55	N 03-10-56 W	18.02
L23	S 03-10-56 E	20.47	L56	N 04-25-37 W	206.61
L24	N 86-49-04 E	124.72	L57	N 02-26-28 W	131.83
L25	S 03-10-56 E	25.00	L58	S 86-49-04 W	103.97
L26	S 86-49-04 W	124.72	L59	S 03-10-56 E	17.00
L27	S 03-10-56 E	24.69	L60	S 86-49-04 W	25.00
L28	N 86-49-04 E	124.72	L61	N 03-10-56 W	17.00
L29	S 03-10-56 E	25.00	L62	S 86-49-04 W	383.62
L30	S 86-49-04 W	124.72	L63	S 03-10-56 E	17.00
L31	S 03-10-56 E	54.05	L64	S 86-49-04 W	25.00
L32	N 86-49-04 E	124.72	L65	N 03-10-56 W	17.00
L33	S 03-10-56 E	25.00	L66	S 86-49-04 W	18.26



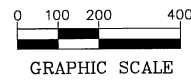
**LEGEND**

- R/W RIGHT OF WAY
- POC POINT OF COMMENCEMENT
- TPOB TRUE POINT OF BEGINNING
- APN ASSESSOR'S PARCEL NUMBER
- (R) RADIAL LINE
- VACATED AREA PER ORDINANCE NO. 209-19
- TEMPORARY RIGHT AREA

**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS IS THE THIRD STREET MONUMENT LINE TAKEN TO BE N03°10'56"W AS SHOWN ON THAT CERTAIN "FINAL MAP" FILED FOR RECORD ON MAY 31, 2005, IN BOOK 68 OF MAPS, AT PAGES 6-10 INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.

**NOTE**  
1. BEARINGS SHOWN HEREON FOR THE TEMPORARY CITY RIGHTS ARE ON THE MISSION BAY BEARING SYSTEM. ROTATE COUNTERCLOCKWISE 0°11'13.3" TO BE ON THE SFCS13 BEARING SYSTEM.  
2. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

**TEMPORARY RIGHT NOTE**  
ALL TEMPORARY RIGHT AREAS ARE BASED ON EXISTING UTILITIES. TEMPORARY RIGHT AREAS PLOTTED ON THIS SHEET WERE ESTABLISHED AS 25 FEET WIDE WITH THE CENTERLINE BEING THE EXISTING UTILITY STRUCTURES. ALL TEMPORARY RIGHTS SHOWN HEREON SUBJECT TO AUTOMATIC TERMINATION PURSUANT TO BOARD OF SUPERVISORS ORDINANCE NO. 209-19.



**VACATED AREA (PER ORDINANCE NO. 209-19)**  
SCALE: 1"=200'

\* PENDING ACCEPTANCE, LOCATION REFERENCED PER A-17 MAP APPROVED BY THE CITY AND COUNTY SURVEYOR ON MAY 1, 2020.

**NOTE:**  
TEMPORARY RIGHTS RESERVED IN FAVOR OF PACIFIC GAS & ELECTRIC COMPANY IN BOARD OF SUPERVISORS ORDINANCE NO. 209-19 RECORDED AS INSTRUMENT NO. OF OFFICIAL RECORDS, AS SUCH TEMPORARY RIGHTS ARE DEPICTED ON SUR MAP NO. 2019-002 ON FILE WITH THE CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS.

**FINAL MAP 9443**

MISSION ROCK PROJECT; PID 9443 - PHASE 1  
A 16 LOT SUBDIVISION,  
46 COMMERCIAL UNIT NEW CONDOMINIUM PROJECT,  
BEING A MERGER AND SUBDIVISION OF A PORTION OF PARCEL "A",  
AS SAID PARCEL IS SHOWN ON THAT CERTAIN MAP RECORDED IN  
BOOK "W" OF MAPS, PAGES 66 THROUGH 72, OFFICIAL RECORDS AND  
AS PARCEL "A" IS FURTHER DESCRIBED IN THAT DOCUMENT RECORDED  
MAY 14, 1976, IN BOOK C169, PAGE 573, OFFICIAL RECORDS.  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

**MARTIN M. RON ASSOCIATES, INC.**  
Land Surveyors  
859 HARRISON STREET, SUITE 200  
San Francisco, California 94107

MAY 2020 SCALE: 1"=200' SHEET 10 OF 11  
APN 8719A-002, APN 8719A-003 AND APN 8719A-004 1051 THIRD STREET

AB 9900  
PARCEL "A"  
(W MAPS 66)

PIER 48  
APN 8719A-001

AB 9900  
PARCEL "A"  
(W MAPS 66)

PIER 50  
APN 9900-050

LOT K  
FUTURE PHASED FINAL MAP AREA

TERRY A. FRANCOIS  
BLVD.  
(100.50' WIDE)

"CHINA BASIN"

LOT L  
FUTURE PHASED FINAL MAP AREA

LOT C

LOT G

LOT D

LOT 3

LOT F

LOT 4

LOT A

PHASE 1 BOUNDARY

LOT B

LOT 1

LOT E

LOT 2

LOT J  
FUTURE PHASED FINAL MAP AREA

THIRD STREET  
(WIDTH VARIES)

EXISTING R/W LINE  
PROPOSED R/W LINE

MISSION ROCK STREET  
(66.25' WIDE)

EXISTING  
R/W LINE

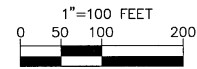


**LEGEND**

- APN ASSESSOR'S PARCEL NUMBER
- AB ASSESSOR'S BLOCK
- MOU MEMORANDUM OF UNDERSTANDING
- R/W RIGHT OF WAY
- LOT LINE
- MOU AREA SUBJECT TO FUTURE AGREEMENT BETWEEN PORT AND CITY CONCERNING PUBLIC INFRASTRUCTURE
- TEMPORARY CITY RIGHTS FOR EXISTING UTILITIES PER ORDINANCE NO. 209-19

**LOCATION OF PUBLIC INFRASTRUCTURE MOU AND TEMPORARY CITY RIGHTS**

SEE SHEET 9 FOR DIMENSIONS OF MOU-1 THROUGH MOU-4  
AND SEE SHEET 10 FOR DIMENSIONS OF CITY-1 AND CITY-2.



GRAPHIC SCALE

**FINAL MAP 9443**

MISSION ROCK PROJECT; PID 9443 - PHASE 1  
A 16 LOT SUBDIVISION,  
46 COMMERCIAL UNIT NEW CONDOMINIUM PROJECT,  
BEING A MERGER AND SUBDIVISION OF A PORTION OF PARCEL "A",  
AS SAID PARCEL IS SHOWN ON THAT CERTAIN MAP RECORDED IN  
BOOK "W" OF MAPS, PAGES 66 THROUGH 72, OFFICIAL RECORDS AND  
AS PARCEL "A" IS FURTHER DESCRIBED IN THAT DOCUMENT RECORDED  
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CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.  
Land Surveyors  
859 HARRISON STREET, SUITE 200  
San Francisco, California 94107

MAY 2020 SCALE: 1"=100' SHEET 11 OF 11  
APN 8719A-002, APN 8719A-003 AND APN 8719A-004 1051 THIRD STREET