

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.

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

OWNER: 706 MISSION STREET CO LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]

NAME: DIEGO RICO
TITLE: VICE PRESIDENT

BENEFICIARY: HSBC BANK USA, NATIONAL ASSOCIATION

BY: [Signature]

NAME: MICHAEL M. VASTO
TITLE: VICE PRESIDENT

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.

OWNER'S ACKNOWLEDGMENT:

STATE OF Florida

COUNTY OF Palm Beach)SS

ON October 16, 2019 BEFORE ME,

Susan M. Maniscalco A NOTARY PUBLIC, PERSONALLY APPEARED
Diego Rico

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 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:

SIGNATURE Susan M. Maniscalco

COMMISSION # OF NOTARY: GG 124364

COMMISSION EXPIRES: August 1, 2021

PRINCIPAL COUNTY OF BUSINESS: Palm Beach

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.

BENEFICIARY'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO)SS

ON October 17, 2019 BEFORE ME,

JOETTA LU NG
MICHAEL M. VASTO A NOTARY PUBLIC, PERSONALLY APPEARED

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 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:

SIGNATURE [Signature]

COMMISSION # OF NOTARY: 2284134

COMMISSION EXPIRES: APR. 2, 2023

PRINCIPAL COUNTY OF BUSINESS: SAN FRANCISCO

CLERK'S 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 SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____ ADOPTED _____, 2019, APPROVED THIS MAP ENTITLED "FINAL MAP 7970".

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

SIGNED: _____
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 _____ DAY OF _____, 2019.

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

APPROVALS:

THIS MAP IS APPROVED THIS _____ DAY OF _____, 2019
BY ORDER NO. _____

BY: _____ DATE: _____

MOHAMMED NURU
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 _____, 2019, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. _____, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. _____

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 ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME 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: [Signature] DATE: NOVEMBER 6 2019

BRUCE R. STORRS L.S. 6914



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 706 MISSION STREET CO LLC ON DECEMBER 15, 2013. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JUNE 1, 2020 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP.

BY: Benjamin B. Ron DATE: 10.25.2019
BENJAMIN B. RON
PLS No. 5015



RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2019, AT _____
MINUTES PAST _____ m., IN BOOK _____ OF CONDOMINIUM MAPS, AT
PAGES _____, INCLUSIVE, AT THE REQUEST OF MARTIN M. RON ASSOCIATES.

BY: _____ DATE: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 7970

A MERGER AND FOUR LOT VERTICAL SUBDIVISION
A 146 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 1
BEING A MERGER AND SUBDIVISION OF THE LANDS
DESCRIBED IN THOSE CERTAIN GRANT DEEDS
RECORDED JANUARY 25, 2006 IN DOCUMENT NO. 2006-1119026 AND
MAY 24, 2016 IN DOCUMENT NO. 2016-K250104, TRACT TWO, AND OF
PARCEL A OF PARCEL MAP 7969 RECORDED FEBRUARY 8, 2016 IN
BOOK 49 OF PARCEL MAPS, PAGES 84-90, OFFICIAL RECORDS
BEING A PORTION OF 100 VARA BLOCK 362

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

OCTOBER 2019

SHEET 1 OF 15

APN 3706-093
APN 3706-275
APN 3706-300

86 THIRD STREET
700, 706 & 738 MISSION STREET

BASIS OF SURVEY:

THE CITY MONUMENT LINE ON MISSION STREET BETWEEN 2ND AND 5TH STREETS AS SHOWN HEREON IS THE BASIS OF SURVEY. SEE MAP REFERENCE [1].

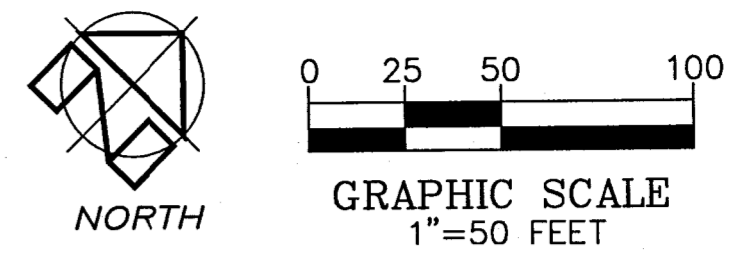
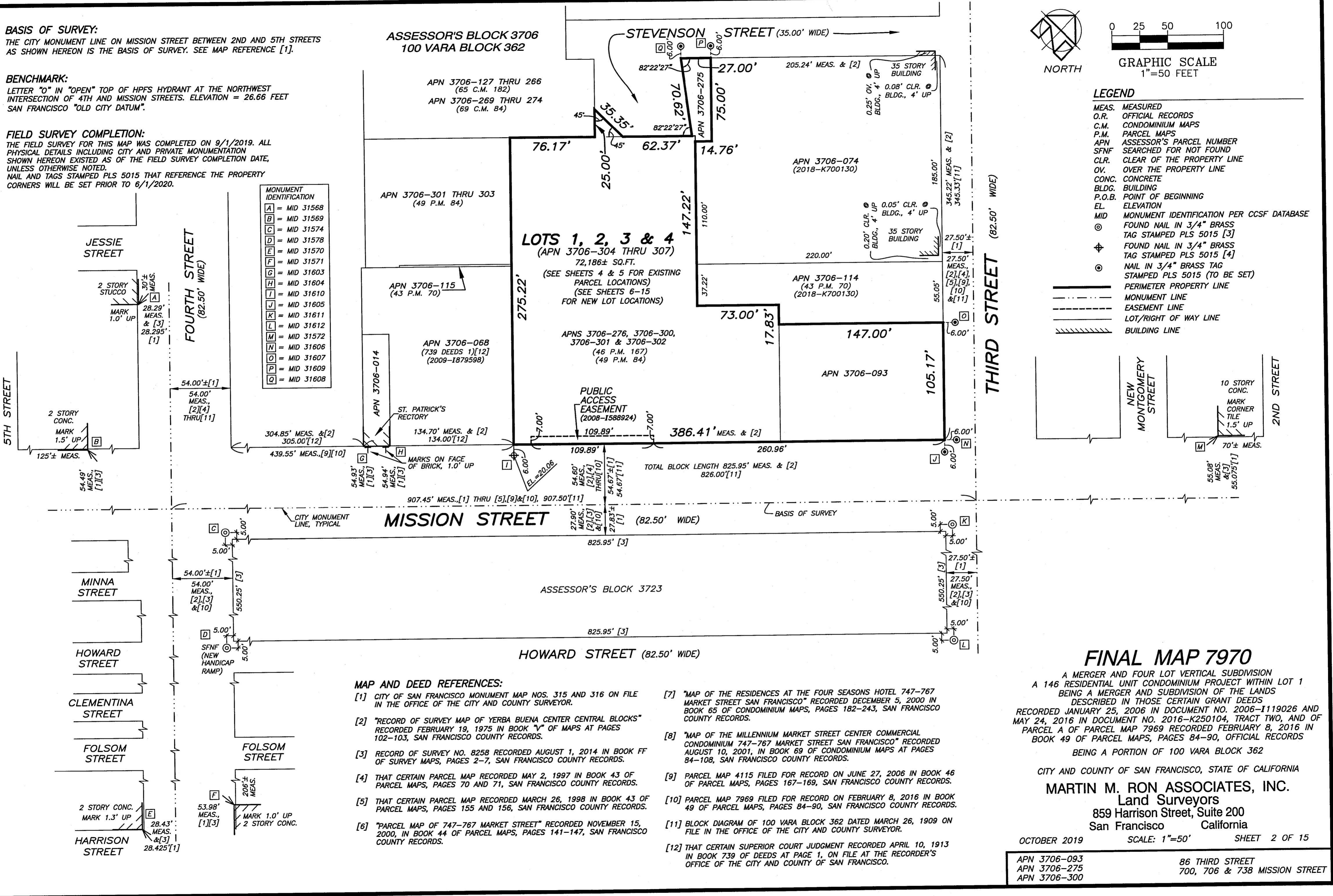
BENCHMARK:

LETTER "O" IN "OPEN" TOP OF HPFS HYDRANT AT THE NORTHWEST INTERSECTION OF 4TH AND MISSION STREETS. ELEVATION = 26.66 FEET SAN FRANCISCO "OLD CITY DATUM".

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. NAIL AND TAGS STAMPED PLS 5015 THAT REFERENCE THE PROPERTY CORNERS WILL BE SET PRIOR TO 6/1/2020.

| MONUMENT IDENTIFICATION | |
|-------------------------|-------------|
| A | = MID 31568 |
| B | = MID 31569 |
| C | = MID 31574 |
| D | = MID 31578 |
| E | = MID 31570 |
| F | = MID 31571 |
| G | = MID 31603 |
| H | = MID 31604 |
| I | = MID 31610 |
| J | = MID 31605 |
| K | = MID 31611 |
| L | = MID 31612 |
| M | = MID 31572 |
| N | = MID 31606 |
| O | = MID 31607 |
| P | = MID 31609 |
| Q | = MID 31608 |



- LEGEND**
- MEAS. MEASURED
 - O.R. OFFICIAL RECORDS
 - C.M. CONDOMINIUM MAPS
 - P.M. PARCEL MAPS
 - APN ASSESSOR'S PARCEL NUMBER
 - SFNF SEARCHED FOR NOT FOUND
 - CLR. CLEAR OF THE PROPERTY LINE
 - OV. OVER THE PROPERTY LINE
 - CONC. CONCRETE
 - BLDG. BUILDING
 - P.O.B. POINT OF BEGINNING
 - EL. ELEVATION
 - MID MONUMENT IDENTIFICATION PER CCSF DATABASE
 - ⊙ FOUND NAIL IN 3/4" BRASS TAG STAMPED PLS 5015 [3]
 - ⊕ FOUND NAIL IN 3/4" BRASS TAG STAMPED PLS 5015 [4]
 - ⊙ NAIL IN 3/4" BRASS TAG STAMPED PLS 5015 (TO BE SET)
 - PERIMETER PROPERTY LINE
 - - - MONUMENT LINE
 - - - EASEMENT LINE
 - ==== LOT/RIGHT OF WAY LINE
 - ////// BUILDING LINE

MAP AND DEED REFERENCES:

- [1] CITY OF SAN FRANCISCO MONUMENT MAP NOS. 315 AND 316 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [2] "RECORD OF SURVEY MAP OF YERBA BUENA CENTER CENTRAL BLOCKS" RECORDED FEBRUARY 19, 1975 IN BOOK "A" OF MAPS AT PAGES 102-103, SAN FRANCISCO COUNTY RECORDS.
- [3] RECORD OF SURVEY NO. 8258 RECORDED AUGUST 1, 2014 IN BOOK FF OF SURVEY MAPS, PAGES 2-7, SAN FRANCISCO COUNTY RECORDS.
- [4] THAT CERTAIN PARCEL MAP RECORDED MAY 2, 1997 IN BOOK 43 OF PARCEL MAPS, PAGES 70 AND 71, SAN FRANCISCO COUNTY RECORDS.
- [5] THAT CERTAIN PARCEL MAP RECORDED MARCH 26, 1998 IN BOOK 43 OF PARCEL MAPS, PAGES 155 AND 156, SAN FRANCISCO COUNTY RECORDS.
- [6] "PARCEL MAP OF 747-767 MARKET STREET" RECORDED NOVEMBER 15, 2000, IN BOOK 44 OF PARCEL MAPS, PAGES 141-147, SAN FRANCISCO COUNTY RECORDS.
- [7] "MAP OF THE RESIDENCES AT THE FOUR SEASONS HOTEL 747-767 MARKET STREET SAN FRANCISCO" RECORDED DECEMBER 5, 2000 IN BOOK 65 OF CONDOMINIUM MAPS, PAGES 182-243, SAN FRANCISCO COUNTY RECORDS.
- [8] "MAP OF THE MILLENNIUM MARKET STREET CENTER COMMERCIAL CONDOMINIUM 747-767 MARKET STREET SAN FRANCISCO" RECORDED AUGUST 10, 2001, IN BOOK 69 OF CONDOMINIUM MAPS AT PAGES 84-108, SAN FRANCISCO COUNTY RECORDS.
- [9] PARCEL MAP 4115 FILED FOR RECORD ON JUNE 27, 2006 IN BOOK 46 OF PARCEL MAPS, PAGES 167-169, SAN FRANCISCO COUNTY RECORDS.
- [10] PARCEL MAP 7969 FILED FOR RECORD ON FEBRUARY 8, 2016 IN BOOK 49 OF PARCEL MAPS, PAGES 84-90, SAN FRANCISCO COUNTY RECORDS.
- [11] BLOCK DIAGRAM OF 100 VARA BLOCK 362 DATED MARCH 26, 1909 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [12] THAT CERTAIN SUPERIOR COURT JUDGMENT RECORDED APRIL 10, 1913 IN BOOK 739 OF DEEDS AT PAGE 1, ON FILE AT THE RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.

FINAL MAP 7970

A MERGER AND FOUR LOT VERTICAL SUBDIVISION A 146 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 1 BEING A MERGER AND SUBDIVISION OF THE LANDS DESCRIBED IN THOSE CERTAIN GRANT DEEDS RECORDED JANUARY 25, 2006 IN DOCUMENT NO. 2006-1119026 AND MAY 24, 2016 IN DOCUMENT NO. 2016-K250104, TRACT TWO, AND OF PARCEL A OF PARCEL MAP 7969 RECORDED FEBRUARY 8, 2016 IN BOOK 49 OF PARCEL MAPS, PAGES 84-90, OFFICIAL RECORDS BEING A PORTION OF 100 VARA BLOCK 362

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco California

OCTOBER 2019 SCALE: 1"=50' SHEET 2 OF 15
 APN 3706-093 86 THIRD STREET
 APN 3706-275 700, 706 & 738 MISSION STREET
 APN 3706-300

NOTES:

- A. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
- B. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- C. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
- D. ALL SURVEY POINTS REFERENCING PROPERTY LINES PER MAP REFERENCE ITEMS [1] THRU [10] THAT ARE NOT SHOWN HEREON WERE SEARCHED FOR AND NOT FOUND.
- E. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:

1. PREMISES LIES WITHIN THE BOUNDS OF THE YERBA BUENA CENTER REDEVELOPMENT PROJECT AREA D-1 AND IS SUBJECT TO ALL COVENANTS AND CONDITIONS WITHIN THE REDEVELOPMENT PLAN AND ALL AMENDMENTS.

2. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF RESTRICTIONS RECORDED DECEMBER 13, 1966, IN BOOK B103, PAGE 210, OFFICIAL RECORDS.

3. "DECLARATION OF RESTRICTIONS YERBA BUENA CENTER APPROVED REDEVELOPMENT PROJECT AREA D-1", RECORDED DECEMBER 13, 1966, IN BOOK B103, PAGE 216, OFFICIAL RECORDS.

4. COVENANTS, CONDITIONS AND RESTRICTIONS IN THAT CERTAIN DEED RECORDED NOVEMBER 21, 1978, IN BOOK C681, PAGE 481, OFFICIAL RECORDS. CERTIFICATE OF COMPLETION OF IMPROVEMENTS RECORDED MAY 27, 2016 AS DOCUMENT NO. 2016-K251631, OFFICIAL RECORDS.

5. "JESSIE SQUARE GARAGE CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT" RECORDED APRIL 29, 2003, DOCUMENT NO. 2003-H425880, OFFICIAL RECORDS. FIRST AMENDMENT RECORDED JANUARY 27, 2015, DOCUMENT NO. 2015-K012772, OFFICIAL RECORDS.

6. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DEED RECORDED MAY 2, 1997, IN REEL G874, IMAGE 154, OFFICIAL RECORDS. AMENDED BY THAT GRANT OF EASEMENT AND AGREEMENT (MEXICAN MUSEUM EMERGENCY EXIT) RECORDED APRIL 29, 2003, DOCUMENT NO. 2003-H425882, OFFICIAL RECORDS. FIRST AMENDMENT RECORDED JANUARY 27, 2015, AS DOCUMENT NO. 2015-K012773, OFFICIAL RECORDS.

7. "DECLARATION OF RECIPROCAL EASEMENT AGREEMENT (JEWISH MUSEUM AND GARAGE PARCELS)" RECORDED APRIL 29, 2003, AS DOCUMENT NO. 2003-H425883, OFFICIAL RECORDS. EASEMENTS AS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "GRANT DEED (AGENCY DISPOSITION PARCEL CB-1-JSS)" RECORDED JUNE 29, 2006, DOCUMENT NO. 2006-I202463, OFFICIAL RECORDS.

8. "EASEMENT AGREEMENT (ELEVATOR, AIR INTAKE, GARAGE EXHAUST, EMERGENCY EGRESS) AND LICENSE AGREEMENT (STRUCTURAL TIEBACKS)" RECORDED APRIL 29, 2003, DOCUMENT NO. 2003-H425884, OFFICIAL RECORDS.

9. "EASEMENT AGREEMENT" RECORDED JANUARY 25, 1990 IN BOOK F48, PAGE 994, OFFICIAL RECORDS. AMENDED BY AN INSTRUMENT ENTITLED "GRANTS OF EASEMENTS, AMENDMENT TO 1989 EASEMENT AGREEMENT AND QUITCLAIM AGREEMENT" RECORDED APRIL 29, 2003, DOCUMENT NO. 2003-H425885, OFFICIAL RECORDS. A QUITCLAIM DEED PERTAINING TO THE TERMINATION OF TEMPORARY AND CONSTRUCTION EASEMENTS RECORDED APRIL 29, 2003, DOCUMENT NO. 2003-H425886, OFFICIAL RECORDS.

10. "RIGHT OF ENTRY AGREEMENT" RECORDED APRIL 29, 2003, DOCUMENT NO. 2003-H425885, OFFICIAL RECORDS.

11. "DECLARATION OF USE"-MINOR SIDEWALK ENCROACHMENT PERMIT FOR TIEBACKS ON MISSION AND MARKET STREETS AND SOLDIER PILES ON JESSIE ALLEY RECORDED AUGUST 21, 2003, DOCUMENT NO. 2003-H517852, OFFICIAL RECORDS.

12. "GRANT OF EASEMENTS AND DECLARATION OF RESTRICTIONS ON GRANT OF EASEMENTS (ELEVATOR OPENING PROTECTION AND GARAGE EXHAUST)" RECORDED APRIL 8, 2005, DOCUMENT NO. 2005-H933692, OFFICIAL RECORDS.

13. "GRANT OF EASEMENTS AND DECLARATION OF RESTRICTIONS ON GRANT OF EASEMENTS (CHURCH STAIRS EASEMENT AND ACCESSIBILITY EASEMENT)" RECORDED APRIL 8, 2005, DOCUMENT NO. 2005-H933693, OFFICIAL RECORDS.

14. "GRANT OF EASEMENTS AND DECLARATION OF RESTRICTIONS ON GRANT OF EASEMENTS (AIR INTAKE AND GARAGE EXHAUST EASEMENTS)" RECORDED APRIL 8, 2005, DOCUMENT NO. 2005-H933694, OFFICIAL RECORDS.

15. "GRANT OF EASEMENTS AND DECLARATION OF RESTRICTIONS ON GRANT OF EASEMENTS (JEWISH MUSEUM EXIT STAIRS)" RECORDED APRIL 8, 2005, DOCUMENT NO. 2005-H933695, OFFICIAL RECORDS.

16. "DECLARATION OF RESTRICTIONS ON GRANT OF EASEMENTS (STEVENSON STREET RAMP AIR INTAKE AND SUBTERRANEAN OPENINGS)" RECORDED APRIL 8, 2005, DOCUMENT NO. 2005-H933697, OFFICIAL RECORDS.

17. "DECLARATION OF USE LIMITATION (UNDERGROUND CONNECTING PASSAGE)" RECORDED MAY 5, 2005, DOCUMENT NO. 2005-H947805, OFFICIAL RECORDS.

18. MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "GRANT DEED (AGENCY DISPOSITION PARCEL CB-1-JSS)" RECORDED JUNE 29, 2006, DOCUMENT NO. 2006-I202463, OFFICIAL RECORDS.

19. "GRANT OF EASEMENT (MUSEUM UNIT CONNECTION)" RECORDED JUNE 29, 2006, DOCUMENT NO. 2006-I202465, OFFICIAL RECORDS.

20. "GRANT OF EASEMENT AND DECLARATION OF RESTRICTIONS (BURDENS JESSIE SQUARE PARCEL)" RECORDED MAY 28, 2008, DOCUMENT NO. 2008-I588924, OFFICIAL RECORDS.

21. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED FEBRUARY 25, 2013, DOCUMENT NO. 2013-J607112, OFFICIAL RECORDS.

22. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED FEBRUARY 25, 2013, DOCUMENT NO. 2013-J607113, OFFICIAL RECORDS.

23. "AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE" RECORDED APRIL 17, 2014, DOCUMENT NO. 2014-J864850, OFFICIAL RECORDS.

24. "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT FOR SUB-SIDEWALK BASEMENT AND ACCESS DOORS TO THE BASEMENT RECORDED JANUARY 5, 2016, DOCUMENT NO. 2016-K184181, OFFICIAL RECORDS.

25. "DECLARATION OF USE" - VAULT PERMIT FOR A SINGLE TRANSFORMER VAULT TO BE INSTALLED IN THE RIGHT-OF-WAY ALONG MISSION STREET SIDEWALK, LIFT-OUT PANEL SHALL BE CONSTRUCTED WITH A NON-SLIP/NON-SKID SURFACE, RECORDED JANUARY 29, 2016, DOCUMENT NO. 2016-K196171, OFFICIAL RECORDS.

26. "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT FOR TEMPORARY SHORING AND TIEBACK/UNDERPINNING ALONG MISSION STREET, RECORDED FEBRUARY 5, 2016, DOCUMENT NO. 2016-K198408, OFFICIAL RECORDS.

27. CONDITIONS AND RESTRICTIONS SET FORTH IN THE UNRECORDED MINOR SIDEWALK ENCROACHMENT PERMIT NO. 151E-0113.

28. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED MAY 24, 2016, DOCUMENT NO. 2016-K250098, OFFICIAL RECORDS.

29. "DECLARATION AND GRANT OF EASEMENTS AGREEMENT AND DECLARATION OF USE AND RESTRICTIONS (JESSIE SQUARE PARCEL AND 706 MISSION PROPERTY)" RECORDED MAY 24, 2016, DOCUMENT NO. 2016-K250103, OFFICIAL RECORDS.

30. MATTERS CONTAINED IN THAT CERTAIN GRANT DEED RECORDED MAY 24, 2016, DOCUMENT NO. 2016-K250104, OFFICIAL RECORDS.

31. "EASEMENT AGREEMENT (GARAGE EXHAUST)" RECORDED JUNE 28, 2017, DOCUMENT NO. 2017-K470702, OFFICIAL RECORDS.

32. "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT FOR A CRANE TOWER FOUNDATION WITHIN THE SIDEWALK RECORDED DECEMBER 21, 2017, DOCUMENT NO. 2017-K555159, OFFICIAL RECORDS.

33. "DECLARATION OF EASEMENTS, COVENANTS, AND EQUITABLE SERVITUDES (MISSION STREET RAMP AND EMERGENCY EXIT STAIRS)" RECORDED AUGUST 16, 2018, DOCUMENT NO. 2018-K656541, OFFICIAL RECORDS.

34. "DECLARATION OF RESTRICTIONS ON DECLARATION OF EASEMENTS, COVENANTS, AND EQUITABLE SERVITUDES (MISSION STREET RAMP AND EMERGENCY EXIT STAIRS)" RECORDED AUGUST 16, 2018, DOCUMENT NO. 2018-K656542, OFFICIAL RECORDS.

35. "DECLARATION OF USE LIMITATION" RECORDED AUGUST 16, 2018, DOCUMENT NO. 2018-K656543, OFFICIAL RECORDS.

36. "DECLARATION OF USE LIMITATION" RECORDED AUGUST 16, 2018, DOCUMENT NO. 2018-K656544, OFFICIAL RECORDS.

37. "DECLARATION OF USE LIMITATION" RECORDED AUGUST 16, 2018, DOCUMENT NO. 2018-K656545, OFFICIAL RECORDS.

38. "DECLARATION OF USE LIMITATION" RECORDED AUGUST 16, 2018, DOCUMENT NO. 2018-K656546, OFFICIAL RECORDS.

39. "GAS ROOM AGREEMENT" BETWEEN 706 MISSION STREET CO LLC AND PG&E RECORDED MAY 30, 2019, DOCUMENT NO. 2019-K775232, OFFICIAL RECORDS.

40. "TRANSFORMER ROOM AGREEMENT" BETWEEN 706 MISSION STREET CO LLC AND PG&E RECORDED MAY 30, 2019, DOCUMENT NO. 2019-K775233, OFFICIAL RECORDS.

41. "TRANSFORMER ROOM AGREEMENT" BETWEEN 706 MISSION STREET CO LLC AND PG&E RECORDED MAY 30, 2019, DOCUMENT NO. 2019-K775234, OFFICIAL RECORDS.

NOTE:

THIS SUBDIVISION OF LAND CONTAINS A VERTICAL SUBDIVISION OF AIRSPACE. VERTICAL SUBDIVISIONS OFTEN NECESSITATE RECIPROCAL EASEMENT AGREEMENTS SUCH AS BUT NOT LIMITED TO ACCESS, MAINTENANCE, UTILITIES, SUPPORT, ENCROACHMENTS, EMERGENCY INGRESS AND EGRESS, PERMITTED USES, NO BUILD ZONES, ENVIRONMENTAL HAZARDS, ETC. SOME OF THESE REQUIREMENTS MAY HAVE A PUBLIC NATURE TO WHICH THE CITY AND COUNTY OF SAN FRANCISCO IS OR SHOULD BE A BENEFICIARY. THESE ARE OFTEN NOT OF A NATURE TO BE DISCLOSED GRAPHICALLY ON A SURVEY MAP. USERS OF THIS MAP ARE THEREFORE ADVISED TO CONSULT THEIR TITLE COMPANY AND LEGAL COUNSEL TO DETERMINE WHETHER ADEQUATE PROVISIONS EXIST AND ARE SUFFICIENT AND ENFORCEABLE.

CONDOMINIUM NOTES:

a) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 146 DWELLING UNITS IN LOT 1.

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), 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 AS SPECIFIED IN THE GOVERNING DOCUMENTS FOR THE PROPERTY.

c) UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS AND RESTRICTIONS, THE HOMEOWNERS 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) 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 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.

f) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER MISSION STREET, THIRD STREET OR STEVENSON STREET, 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).

g) 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.

FINAL MAP 7970

A MERGER AND FOUR LOT VERTICAL SUBDIVISION
A 146 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 1
BEING A MERGER AND SUBDIVISION OF THE LANDS
DESCRIBED IN THOSE CERTAIN GRANT DEEDS
RECORDED JANUARY 25, 2006 IN DOCUMENT NO. 2006-I119026 AND
MAY 24, 2016 IN DOCUMENT NO. 2016-K250104, TRACT TWO, AND OF
PARCEL A OF PARCEL MAP 7969 RECORDED FEBRUARY 8, 2016 IN
BOOK 49 OF PARCEL MAPS, PAGES 84-90, OFFICIAL RECORDS
BEING A PORTION OF 100 VARA BLOCK 362

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

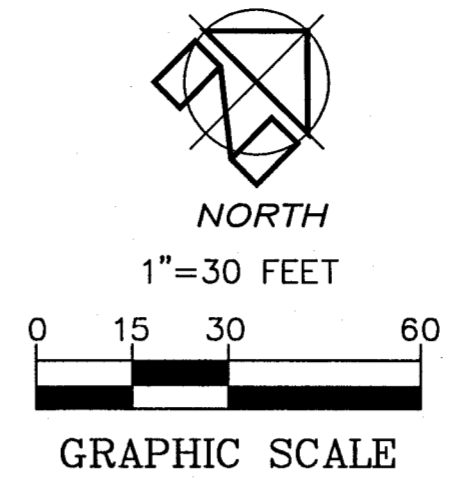
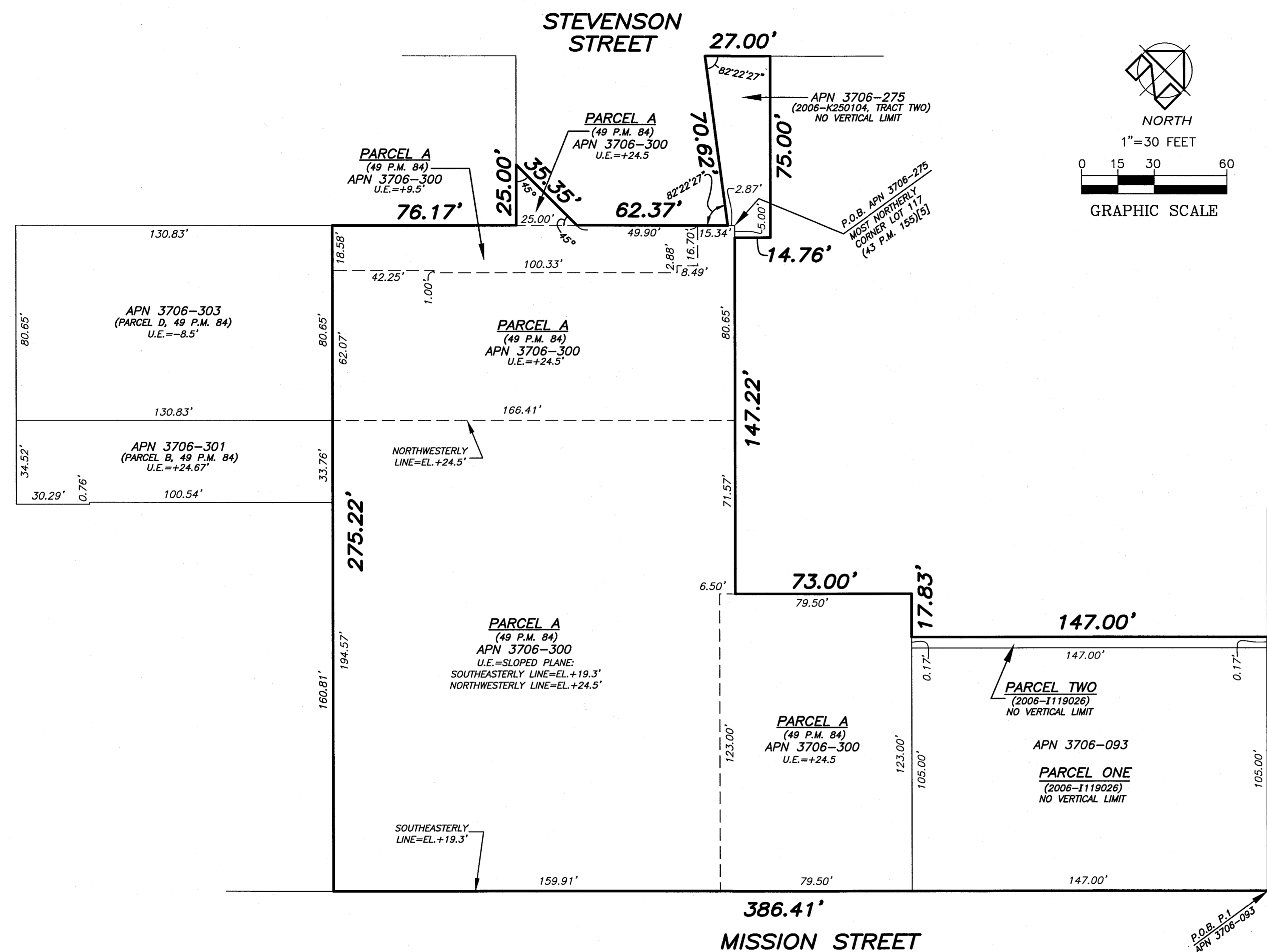
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

OCTOBER 2019

SHEET 3 OF 15

APN 3706-093
APN 3706-275
APN 3706-300

86 THIRD STREET
700, 706 & 738 MISSION STREET



FINAL MAP 7970

A MERGER AND FOUR LOT VERTICAL SUBDIVISION
 A 146 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 1
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CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
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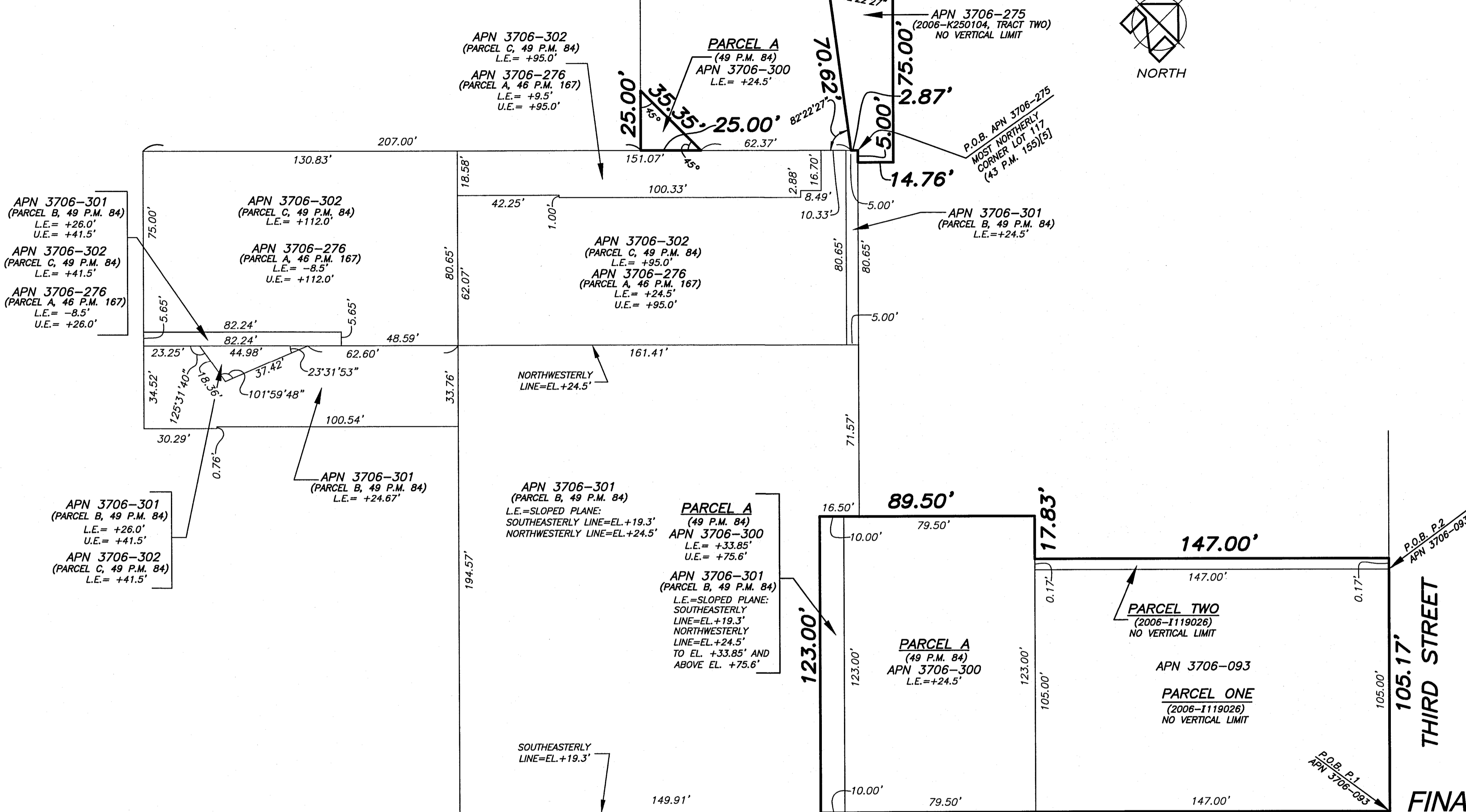
OCTOBER 2019 SCALE: 1"=30' SHEET 4 OF 15

LEVEL 1
 LOWER ELEVATION = CENTER OF THE EARTH
 UPPER ELEVATION = AS SHOWN

EXISTING PARCELS

| | |
|--------------|-------------------------------|
| APN 3706-093 | 86 THIRD STREET |
| APN 3706-275 | 700, 706 & 738 MISSION STREET |
| APN 3706-300 | |

STEVENSON STREET 27.00'



APN 3706-301
(PARCEL B, 49 P.M. 84)
L.E.= +26.0'
U.E.= +41.5'

APN 3706-302
(PARCEL C, 49 P.M. 84)
L.E.= +41.5'

APN 3706-276
(PARCEL A, 46 P.M. 167)
L.E.= -8.5'
U.E.= +26.0'

APN 3706-301
(PARCEL B, 49 P.M. 84)
L.E.= +26.0'
U.E.= +41.5'

APN 3706-302
(PARCEL C, 49 P.M. 84)
L.E.= +41.5'

APN 3706-302
(PARCEL C, 49 P.M. 84)
L.E.= +95.0'

APN 3706-276
(PARCEL A, 46 P.M. 167)
L.E.= +9.5'
U.E.= +95.0'

PARCEL A
(49 P.M. 84)
APN 3706-300
L.E.= +24.5'

APN 3706-275
(2006-K250104, TRACT TWO)
NO VERTICAL LIMIT

P.O.B. APN 3706-275
MOST NORTHERLY
CORNER LOT 117
(43 P.M. 155)[5]

APN 3706-302
(PARCEL C, 49 P.M. 84)
L.E.= +95.0'

APN 3706-276
(PARCEL A, 46 P.M. 167)
L.E.= +24.5'
U.E.= +95.0'

APN 3706-301
(PARCEL B, 49 P.M. 84)
L.E.= +24.5'

APN 3706-301
(PARCEL B, 49 P.M. 84)
L.E.=SLOPED PLANE:
SOUTHEASTERLY LINE=EL.+19.3'
NORTHWESTERLY LINE=EL.+24.5'

PARCEL A
(49 P.M. 84)
APN 3706-300
L.E.= +33.85'
U.E.= +75.6'

APN 3706-301
(PARCEL B, 49 P.M. 84)
L.E.=SLOPED PLANE:
SOUTHEASTERLY
LINE=EL.+19.3'
NORTHWESTERLY
LINE=EL.+24.5'
TO EL. +33.85' AND
ABOVE EL. +75.6'

PARCEL A
(49 P.M. 84)
APN 3706-300
L.E.=+24.5'

PARCEL TWO
(2006-I119026)
NO VERTICAL LIMIT

APN 3706-093

PARCEL ONE
(2006-I119026)
NO VERTICAL LIMIT

MISSION STREET 236.50'

LEVEL 2
LOWER ELEVATION = AS SHOWN
UPPER ELEVATION = INFINITY ABOVE (EXCEPT AS SHOWN)

EXISTING PARCELS

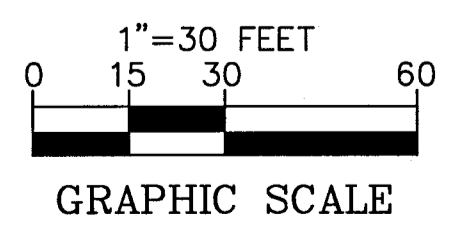
FINAL MAP 7970

A MERGER AND FOUR LOT VERTICAL SUBDIVISION
A 146 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 1
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BEING A PORTION OF 100 VARA BLOCK 362

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
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San Francisco California

OCTOBER 2019 SCALE: 1"=30' SHEET 5 OF 15



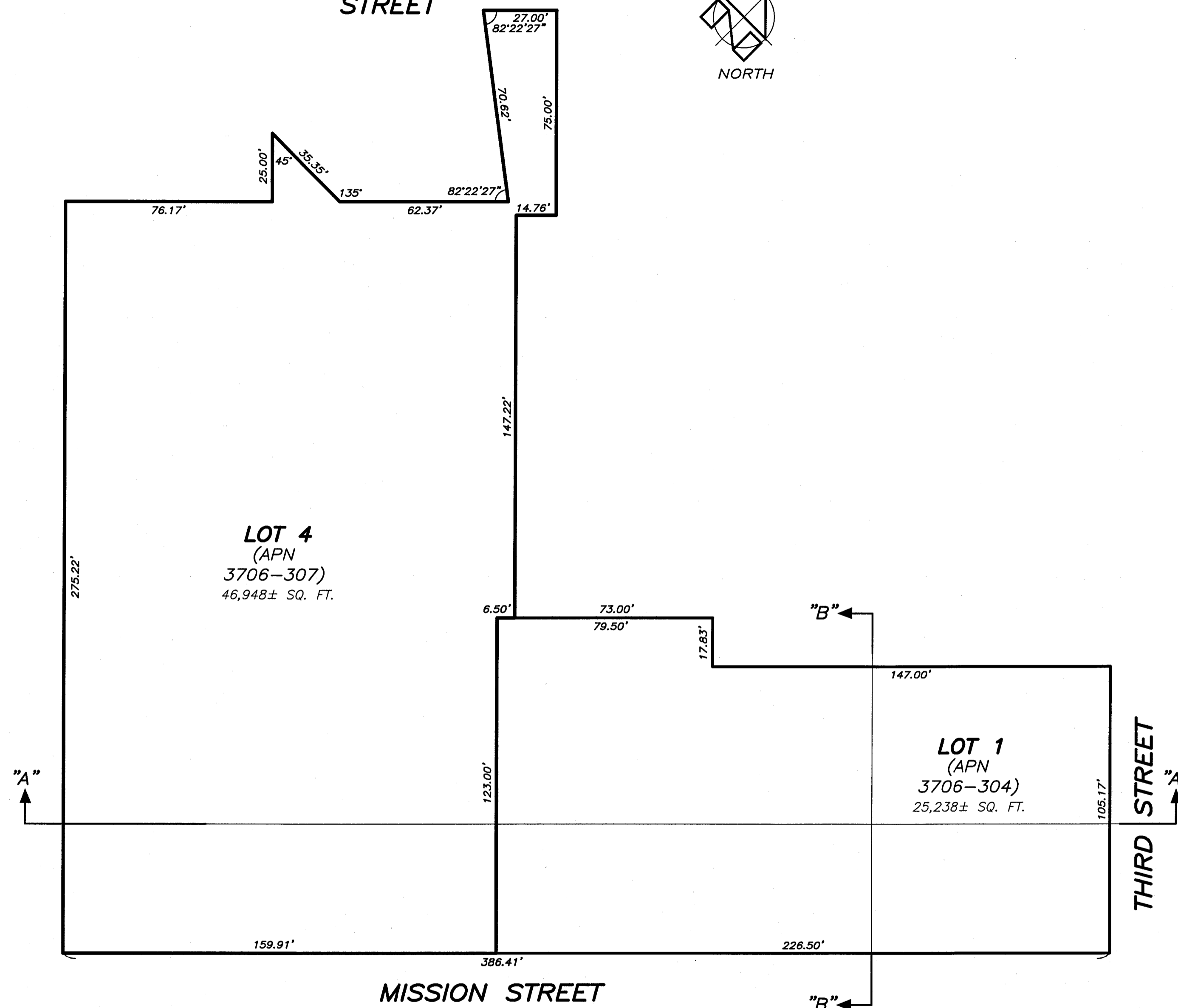
| | |
|--------------|-------------------------------|
| APN 3706-093 | 86 THIRD STREET |
| APN 3706-275 | 700, 706 & 738 MISSION STREET |
| APN 3706-300 | |

LEGEND:

LOT LINE

APN ASSESSOR'S
PARCEL NUMBER

STEVENSON
STREET



LOT 4
(APN
3706-307)
46,948± SQ. FT.

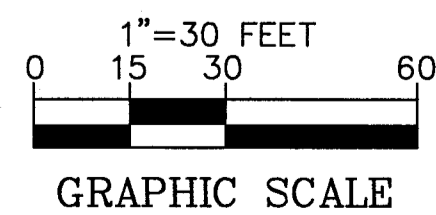
LOT 1
(APN
3706-304)
25,238± SQ. FT.

MISSION STREET

THIRD STREET

LEVEL A (FLOOR B4 AND BELOW)
UPPER ELEVATION = -17.9'
LOWER ELEVATION = CENTER OF THE EARTH

NEW LOTS



FINAL MAP 7970
A MERGER AND FOUR LOT VERTICAL SUBDIVISION
A 146 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 1
BEING A MERGER AND SUBDIVISION OF THE LANDS
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CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
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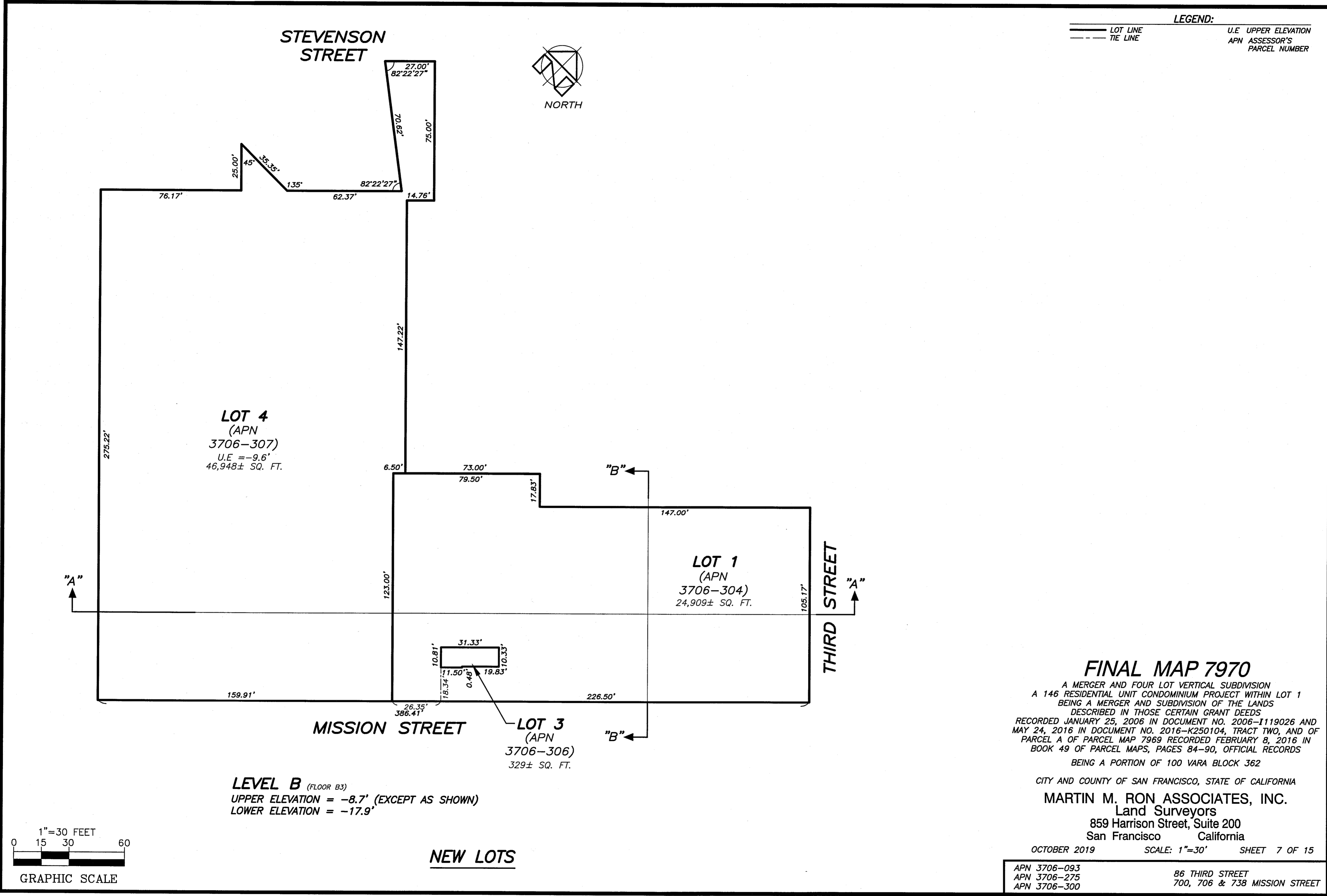
OCTOBER 2019 SCALE: 1"=30' SHEET 6 OF 15

APN 3706-093
APN 3706-275
APN 3706-300

86 THIRD STREET
700, 706 & 738 MISSION STREET

LEGEND:

——— LOT LINE
 - - - TIE LINE
 U.E UPPER ELEVATION
 APN ASSESSOR'S
 PARCEL NUMBER



LOT 4
 (APN
 3706-307)
 U.E = -9.6'
 46,948± SQ. FT.

LOT 1
 (APN
 3706-304)
 24,909± SQ. FT.

LOT 3
 (APN
 3706-306)
 329± SQ. FT.

LEVEL B (FLOOR B3)
 UPPER ELEVATION = -8.7' (EXCEPT AS SHOWN)
 LOWER ELEVATION = -17.9'

NEW LOTS

FINAL MAP 7970

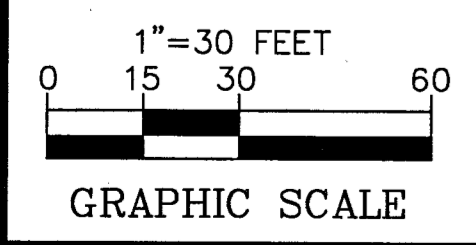
A MERGER AND FOUR LOT VERTICAL SUBDIVISION
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CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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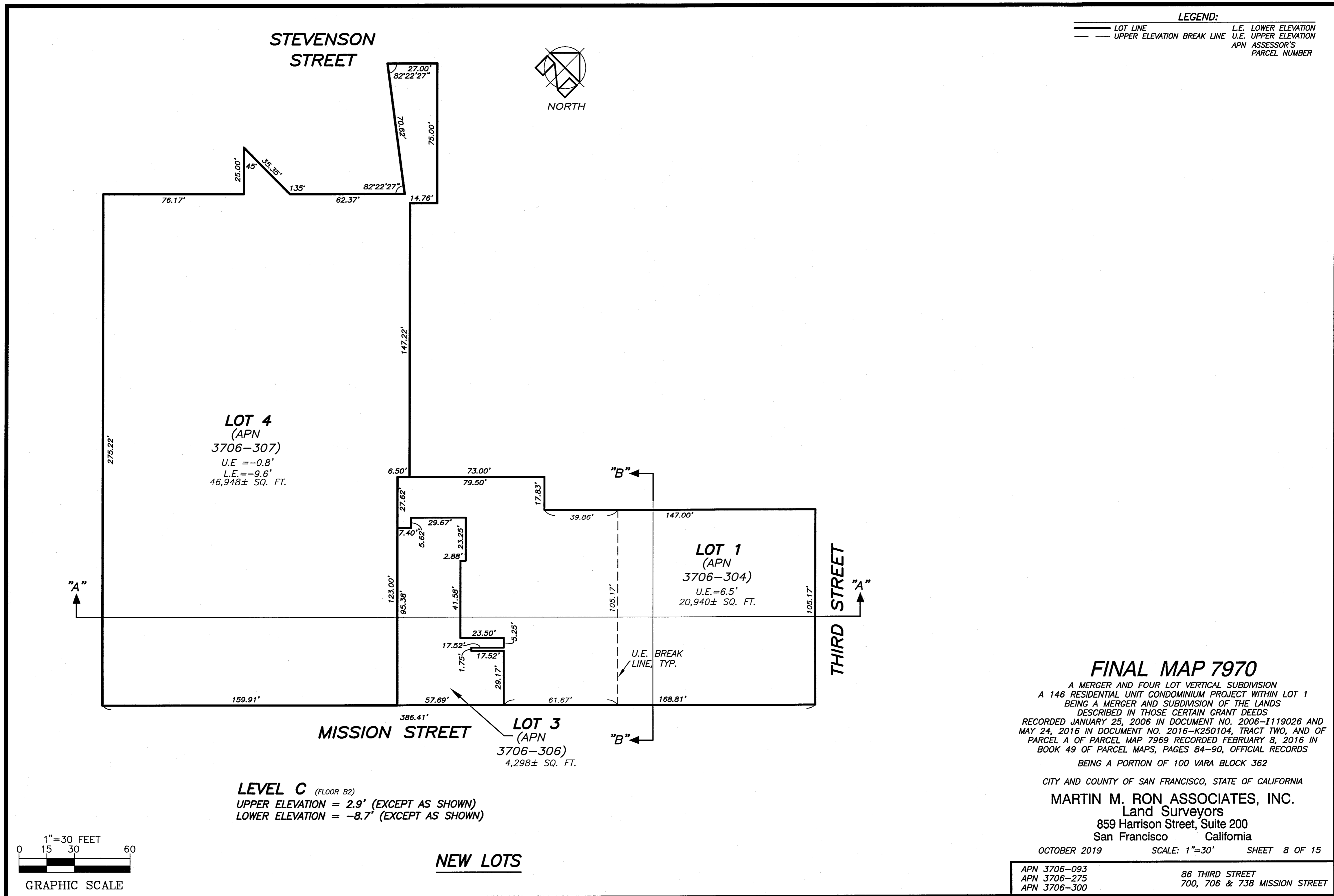
OCTOBER 2019 SCALE: 1"=30' SHEET 7 OF 15

APN 3706-093 86 THIRD STREET
 APN 3706-275 700, 706 & 738 MISSION STREET
 APN 3706-300



LEGEND:

——— LOT LINE
 - - - UPPER ELEVATION BREAK LINE
 L.E. LOWER ELEVATION
 U.E. UPPER ELEVATION
 APN ASSESSOR'S
 PARCEL NUMBER



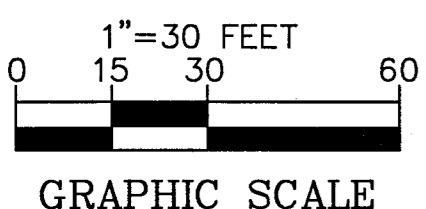
LOT 4
(APN 3706-307)
U.E. = -0.8'
L.E. = -9.6'
46,948± SQ. FT.

LOT 1
(APN 3706-304)
U.E. = 6.5'
20,940± SQ. FT.

LOT 3
(APN 3706-306)
4,298± SQ. FT.

LEVEL C (FLOOR B2)
UPPER ELEVATION = 2.9' (EXCEPT AS SHOWN)
LOWER ELEVATION = -8.7' (EXCEPT AS SHOWN)

NEW LOTS

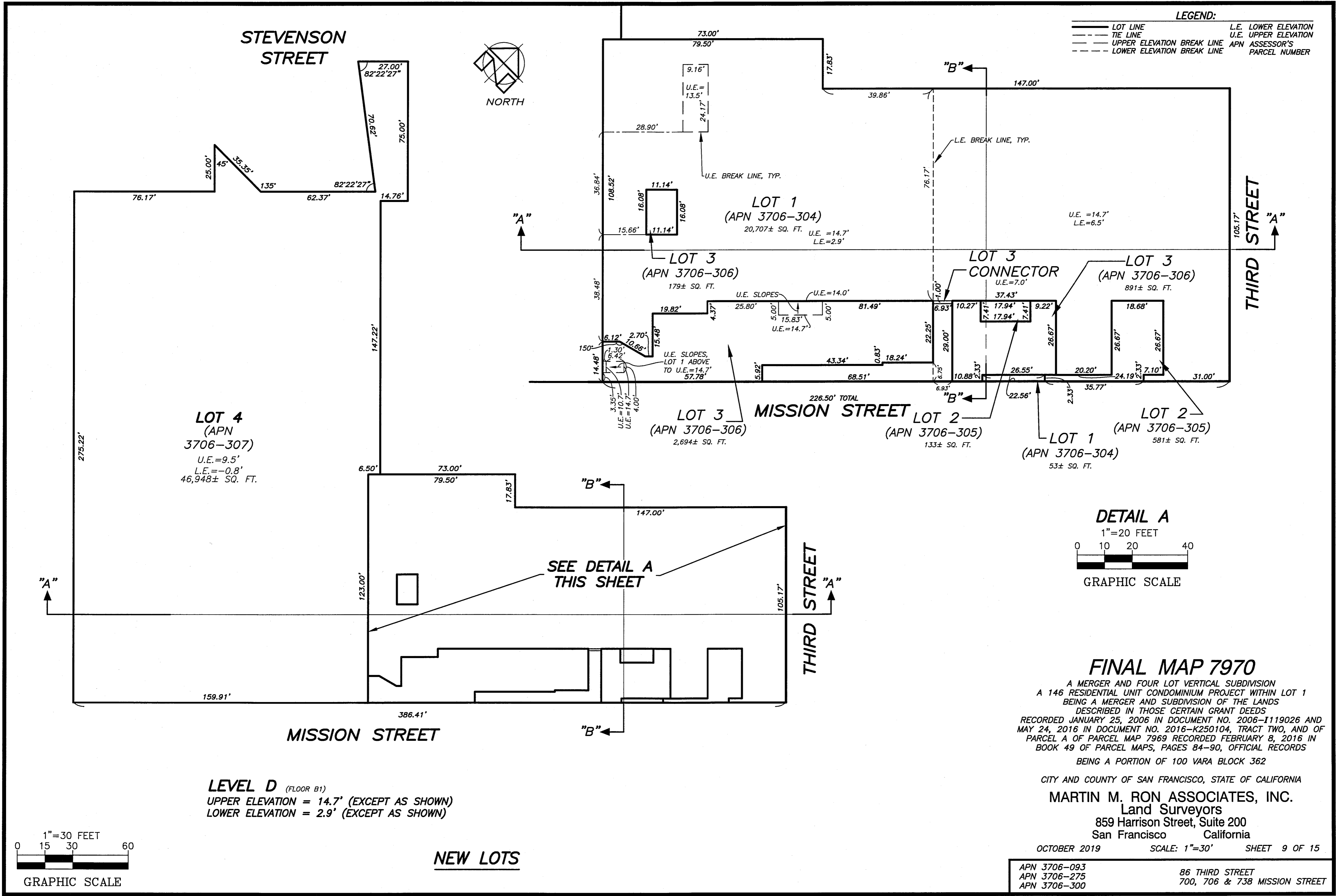


FINAL MAP 7970
 A MERGER AND FOUR LOT VERTICAL SUBDIVISION
 A 146 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 1
 BEING A MERGER AND SUBDIVISION OF THE LANDS
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 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco California
 OCTOBER 2019 SCALE: 1"=30' SHEET 8 OF 15

APN 3706-093
 APN 3706-275
 APN 3706-300
 86 THIRD STREET
 700, 706 & 738 MISSION STREET

LEGEND:

- LOT LINE
- TIE LINE
- UPPER ELEVATION BREAK LINE
- LOWER ELEVATION BREAK LINE
- L.E. LOWER ELEVATION
- U.E. UPPER ELEVATION
- APN ASSESSOR'S PARCEL NUMBER



LOT 4
(APN 3706-307)
U.E.=9.5'
L.E.=-0.8'
46,948± SQ. FT.

LOT 1
(APN 3706-304)
20,707± SQ. FT. U.E.=14.7'
L.E.=2.9'

LOT 3
(APN 3706-306)
179± SQ. FT.

LOT 3 CONNECTOR
U.E.=7.0'

LOT 3
(APN 3706-306)
891± SQ. FT.

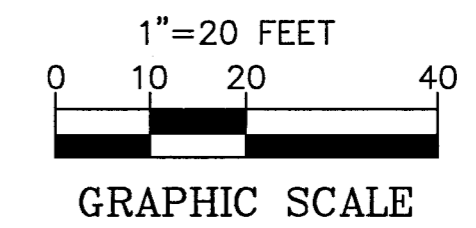
LOT 3
(APN 3706-306)
2,694± SQ. FT.

LOT 2
(APN 3706-305)
133± SQ. FT.

LOT 1
(APN 3706-304)
53± SQ. FT.

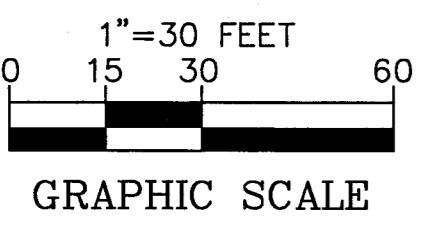
LOT 2
(APN 3706-305)
581± SQ. FT.

DETAIL A



SEE DETAIL A
THIS SHEET

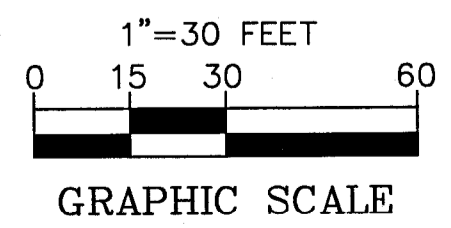
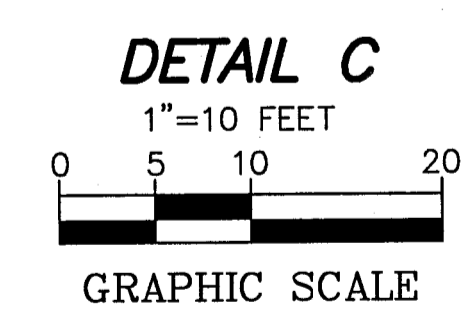
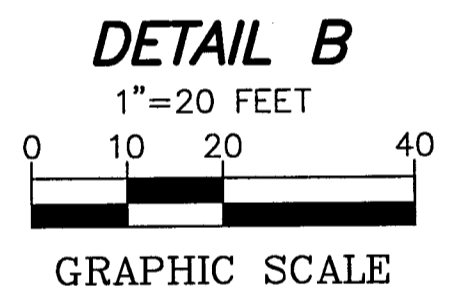
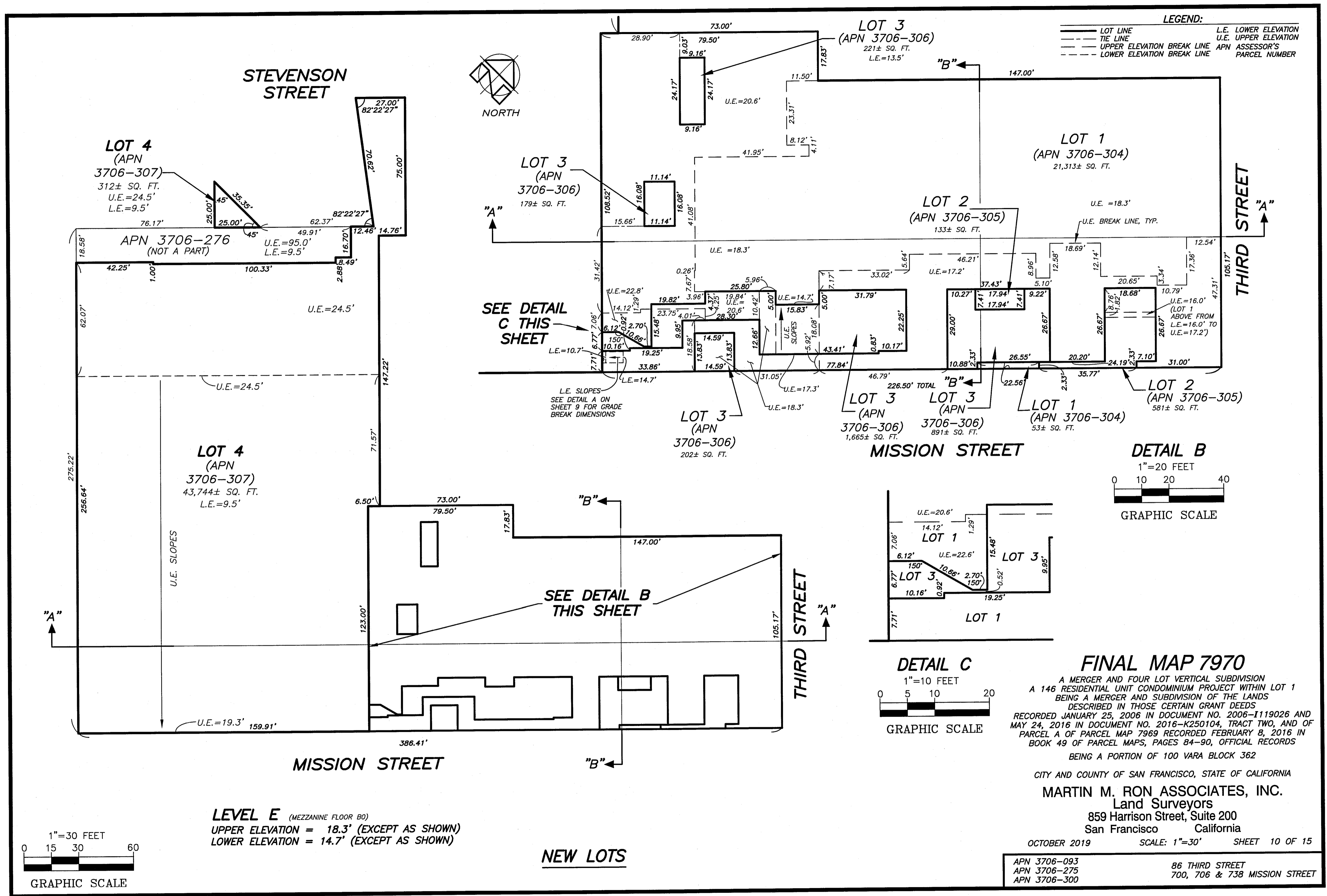
LEVEL D (FLOOR B1)
UPPER ELEVATION = 14.7' (EXCEPT AS SHOWN)
LOWER ELEVATION = 2.9' (EXCEPT AS SHOWN)



NEW LOTS

FINAL MAP 7970
A MERGER AND FOUR LOT VERTICAL SUBDIVISION
A 146 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 1
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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
OCTOBER 2019 SCALE: 1"=30' SHEET 9 OF 15
APN 3706-093
APN 3706-275
APN 3706-300
86 THIRD STREET
700, 706 & 738 MISSION STREET

LEGEND:
 — LOT LINE
 - - - TIE LINE
 - - - UPPER ELEVATION BREAK LINE
 - - - LOWER ELEVATION BREAK LINE
 L.E. LOWER ELEVATION
 U.E. UPPER ELEVATION
 APN ASSESSOR'S
 PARCEL NUMBER



FINAL MAP 7970
 A MERGER AND FOUR LOT VERTICAL SUBDIVISION
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MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco California
 OCTOBER 2019 SCALE: 1"=30' SHEET 10 OF 15

APN 3706-093
 APN 3706-275
 APN 3706-300

86 THIRD STREET
 700, 706 & 738 MISSION STREET

LEVEL E (MEZZANINE FLOOR B0)
 UPPER ELEVATION = 18.3' (EXCEPT AS SHOWN)
 LOWER ELEVATION = 14.7' (EXCEPT AS SHOWN)

NEW LOTS



STEVENSON STREET

LOT 4
(APN 3706-307)
312± SQ. FT.
U.E.=INFINITY
L.E.=24.5'

LOT 4
(GARAGE RAMP)
(APN 3706-307)
1,636± SQ. FT.
U.E.=INFINITY
L.E.=24.5'

LOT 3
(APN 3706-306)
6,210± SQ. FT.
L.E.=20.6'

LOT 1
(APN 3706-304)
13,398± SQ. FT.
L.E.=18.3'

(APN 3706-276)
(JEWISH MUSEUM)
(NOT A PART)
U.E.=95.0'
L.E.=24.5'

(APN 3706-302)
(NOT A PART)
U.E.=INFINITY
L.E.=95.0'

(JESSIE SQUARE)
(APN 3706-301)
(NOT A PART)
U.E.=INFINITY
L.E.=24.5'

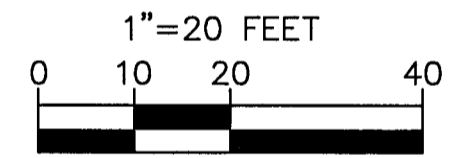
LOT 2
(APN 3706-305)
5,029± SQ. FT.
L.E.=17.2'

LOT 3
(APN 3706-306)
230± SQ. FT.
L.E.=17.2'

LOT 1
(APN 3706-304)
371± SQ. FT.
L.E.=17.2'

MISSION STREET

DETAIL C



GRAPHIC SCALE

SEE DETAIL C
THIS SHEET

MISSION STREET

LEVEL F (GROUND FLOOR)
UPPER ELEVATION = 35.6' (EXCEPT AS SHOWN)
LOWER ELEVATION = 18.3' (EXCEPT AS SHOWN)

NEW LOTS

FINAL MAP 7970

A MERGER AND FOUR LOT VERTICAL SUBDIVISION
A 146 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 1
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CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

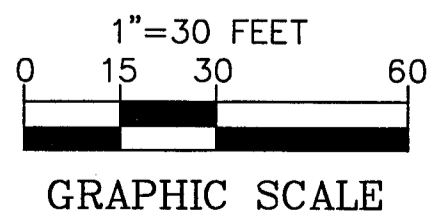
MARTIN M. RON ASSOCIATES, INC.

Land Surveyors
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San Francisco California

OCTOBER 2019 SCALE: 1"=30' SHEET 11 OF 15

APN 3706-093
APN 3706-275
APN 3706-300

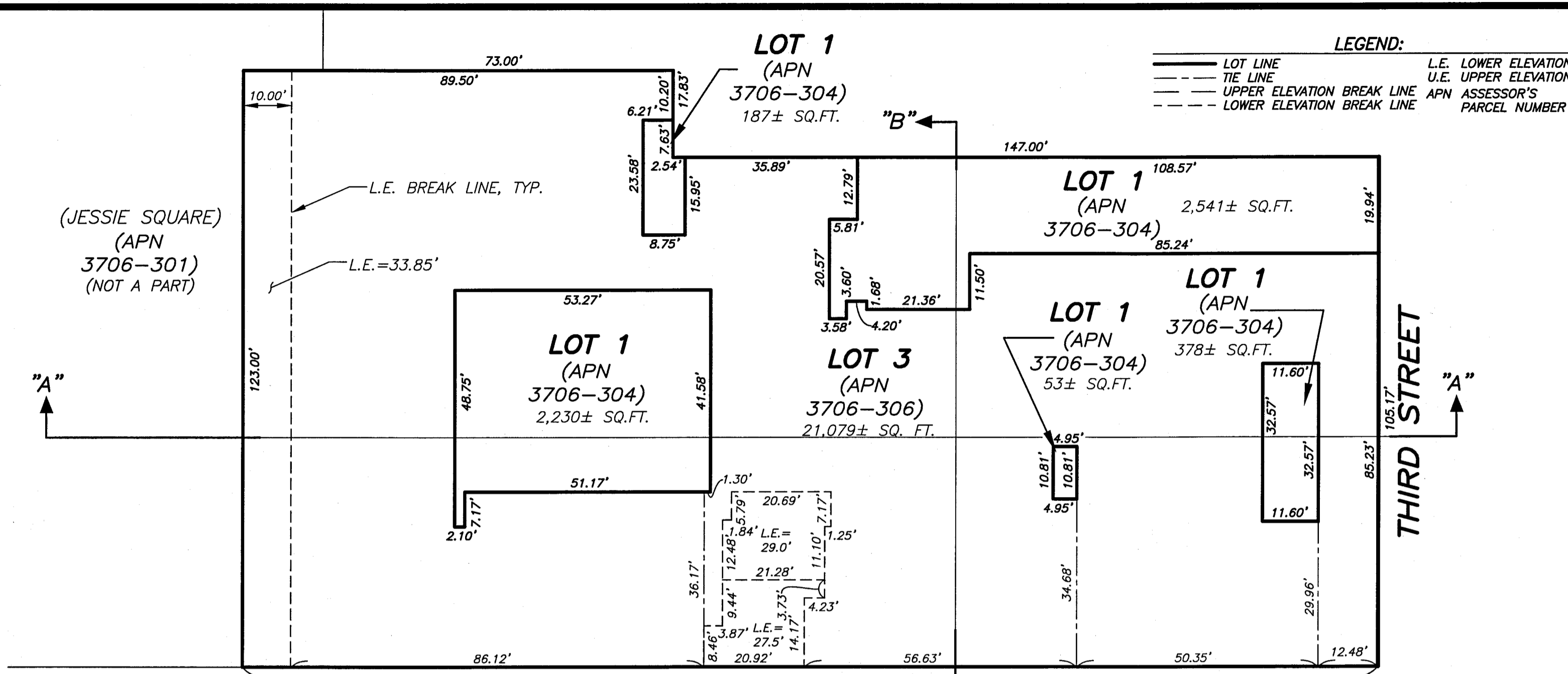
86 THIRD STREET
700, 706 & 738 MISSION STREET



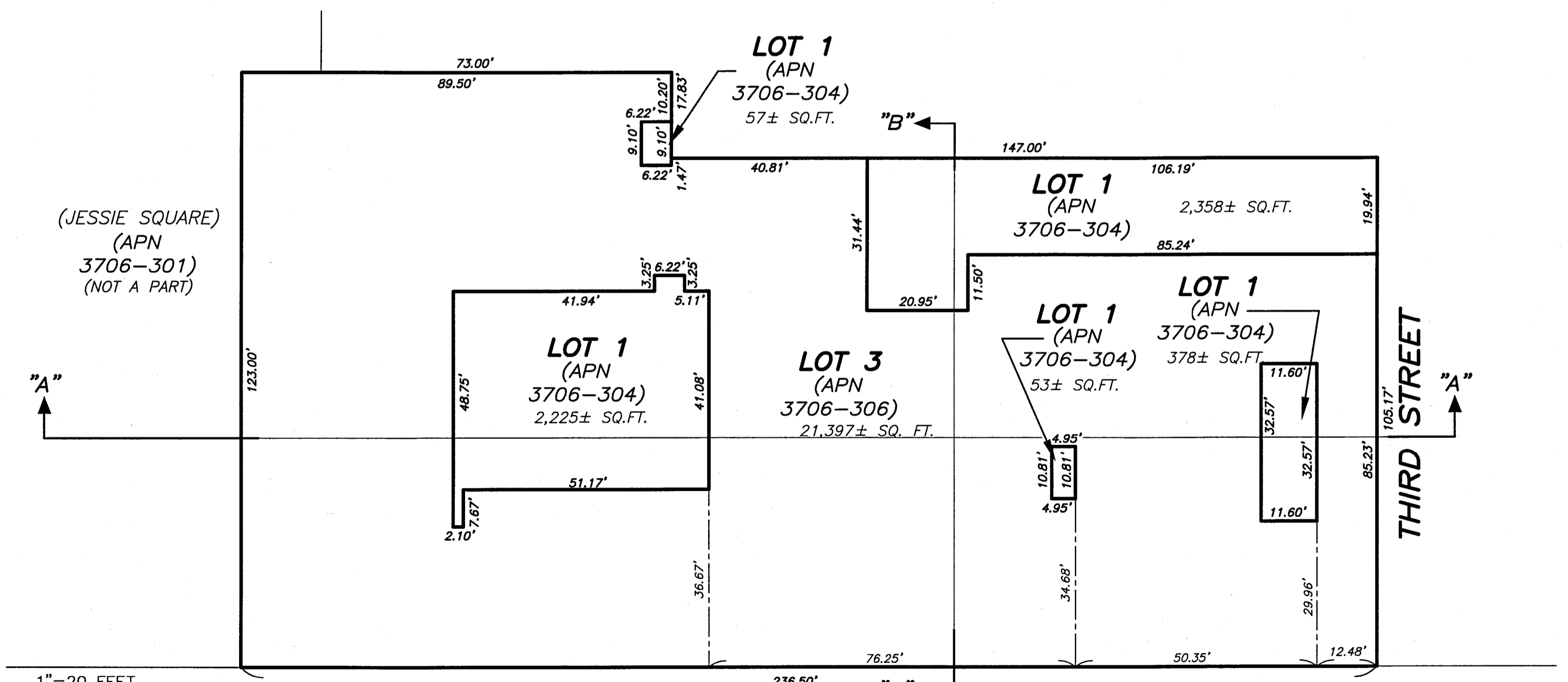
GRAPHIC SCALE

LEGEND:

| | | | |
|-----------|----------------------------|--------|----------------------|
| — | LOT LINE | — | L.E. LOWER ELEVATION |
| - - - | TIE LINE | - - - | U.E. UPPER ELEVATION |
| - · - · - | UPPER ELEVATION BREAK LINE | APN | ASSESSOR'S |
| - · - · - | LOWER ELEVATION BREAK LINE | PARCEL | NUMBER |

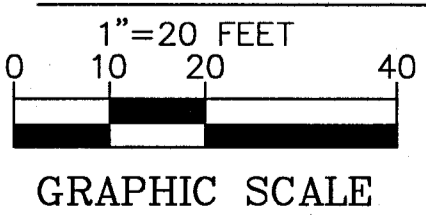


LEVEL G (2ND FLOOR)
MISSION STREET
 UPPER ELEVATION = 49.6'
 LOWER ELEVATION = 35.6' (EXCEPT AS SHOWN)



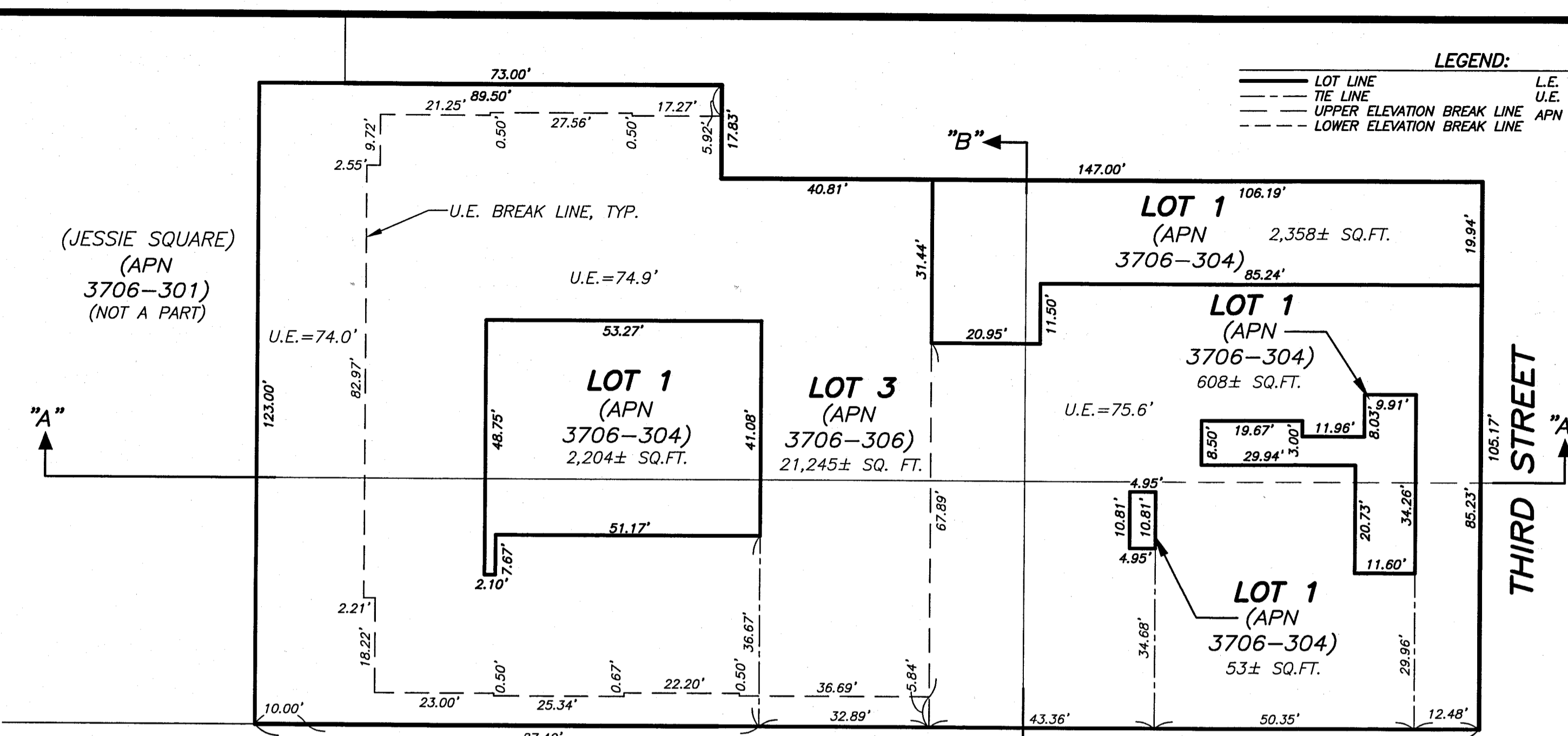
LEVEL H (3RD FLOOR)
MISSION STREET
 UPPER ELEVATION = 62.6'
 LOWER ELEVATION = 49.6'

NEW LOTS



FINAL MAP 7970
 A MERGER AND FOUR LOT VERTICAL SUBDIVISION
 A 146 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 1
 BEING A MERGER AND SUBDIVISION OF THE LANDS
 DESCRIBED IN THOSE CERTAIN GRANT DEEDS
 RECORDED JANUARY 25, 2006 IN DOCUMENT NO. 2006-1119026 AND
 MAY 24, 2016 IN DOCUMENT NO. 2016-K250104, TRACT TWO, AND OF
 PARCEL A OF PARCEL MAP 7969 RECORDED FEBRUARY 8, 2016 IN
 BOOK 49 OF PARCEL MAPS, PAGES 84-90, OFFICIAL RECORDS
 BEING A PORTION OF 100 VARA BLOCK 362
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco California
 OCTOBER 2019 SCALE: 1"=20' SHEET 12 OF 15

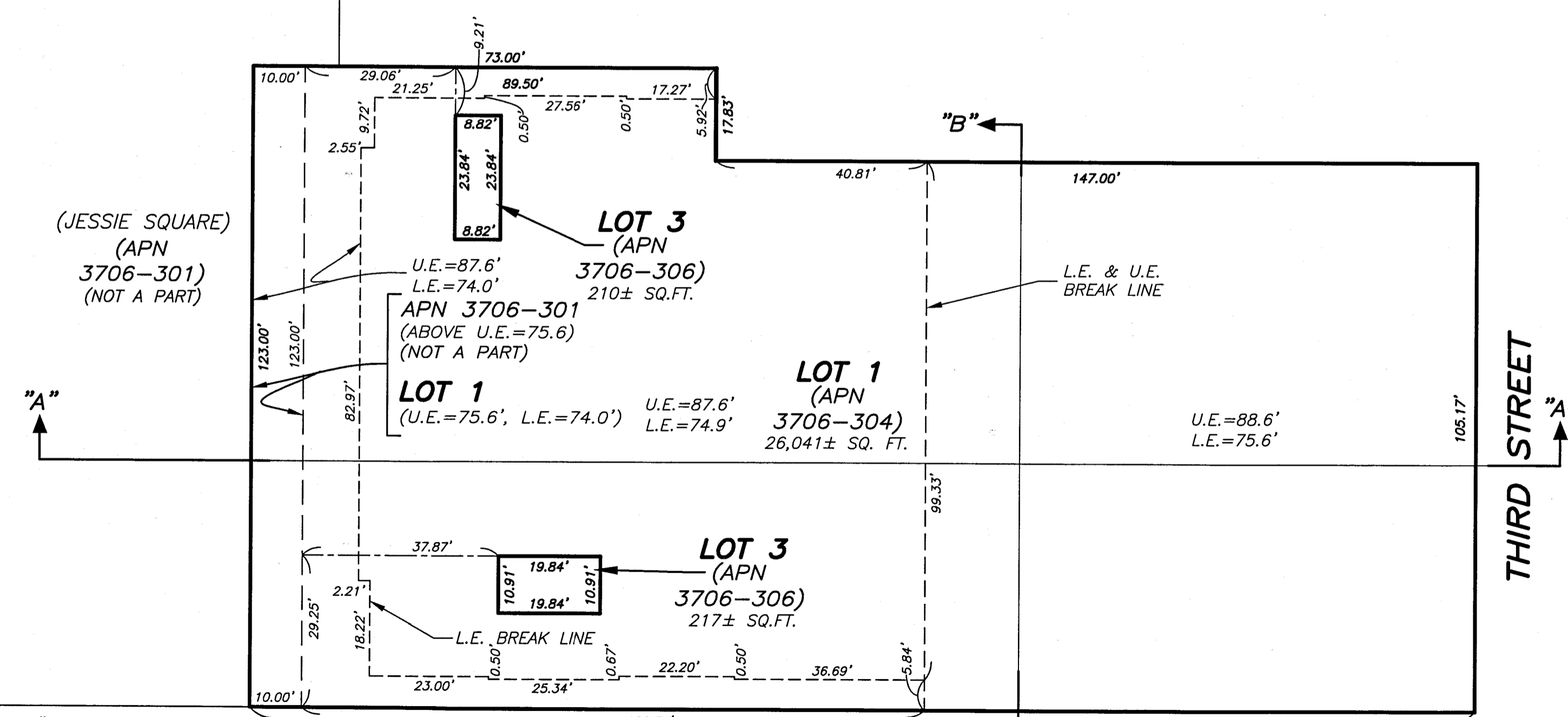
APN 3706-093
 APN 3706-275
 APN 3706-300
 86 THIRD STREET
 700, 706 & 738 MISSION STREET



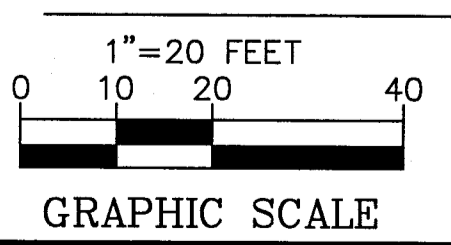
LEGEND:
 — LOT LINE
 - - - TIE LINE
 - - - UPPER ELEVATION BREAK LINE
 - - - LOWER ELEVATION BREAK LINE
 L.E. LOWER ELEVATION
 U.E. UPPER ELEVATION
 APN ASSESSOR'S
 PARCEL NUMBER



LEVEL I (4TH FLOOR)
 UPPER ELEVATION = AS SHOWN
 LOWER ELEVATION = 62.6'



NEW LOTS
LEVEL J (5TH FLOOR)
 UPPER ELEVATION = AS SHOWN
 LOWER ELEVATION = AS SHOWN

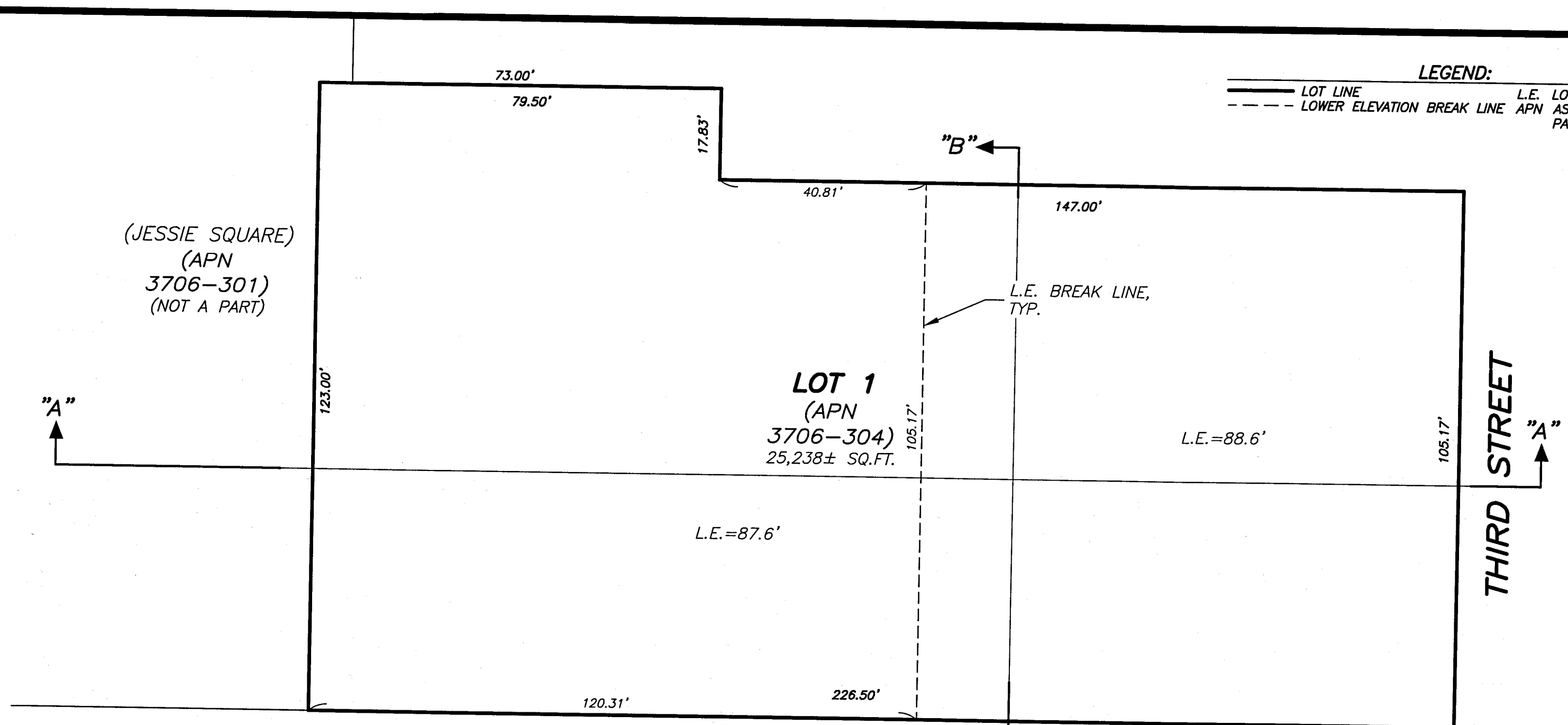


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APN 3706-093 86 THIRD STREET
 APN 3706-275 700, 706 & 738 MISSION STREET
 APN 3706-300



LEGEND:
 ——— LOT LINE
 - - - - LOWER ELEVATION BREAK LINE
 L.E. LOWER ELEVATION
 APN ASSESSOR'S
 PARCEL NUMBER

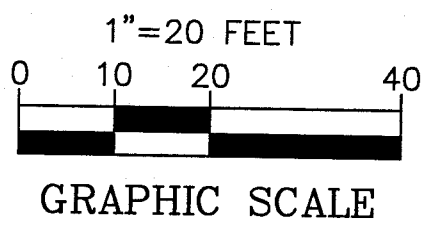


LEVEL K (6TH FLOOR & ABOVE)
 UPPER ELEVATION = INFINITY ABOVE
 LOWER ELEVATION = AS SHOWN

| | LOT 1 APN 3706-304 | LOT 2 APN 3706-305 | LOT 3 APN 3706-306 | LOT 4 APN 3706-307 |
|--------|-----------------------|-----------------------|-----------------------|-----------------------|
| A | 25,238 | | | 46,948 |
| B | 24,909 | | 329 | 46,948 |
| C | 20,940 | | 4,298 | 46,948 |
| D | 20,760 | 714 | 3,764 | 46,948 |
| E | 21,366 | 714 | 3,158 | 44,056 |
| F | 13,769 | 5,029 | 6,440 | 1,948 |
| G | 5,389 | | 21,079 | 1,948 |
| H | 5,071 | | 21,397 | 1,948 |
| I | 5,223 | | 21,245 | 1,948 |
| J | 26,041 | | 427 | 1,948 |
| K | 25,238 | | | 1,948 |
| TOTAL: | 193,944 | 6,457 | 82,137 | 243,536 |

| LOT SUMMARY | | | |
|-------------|----------|------------|--|
| LOT | APN | # OF UNITS | DESCRIPTION |
| 1 | 3706-304 | 146 | RESIDENTIAL CONDOMINIUMS, APNs: 3706-308 THRU 3706-453 |
| 2 | 3706-305 | - | RETAIL |
| 3 | 3706-306 | - | MUSEUM |
| 4 | 3706-307 | - | GARAGE |

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



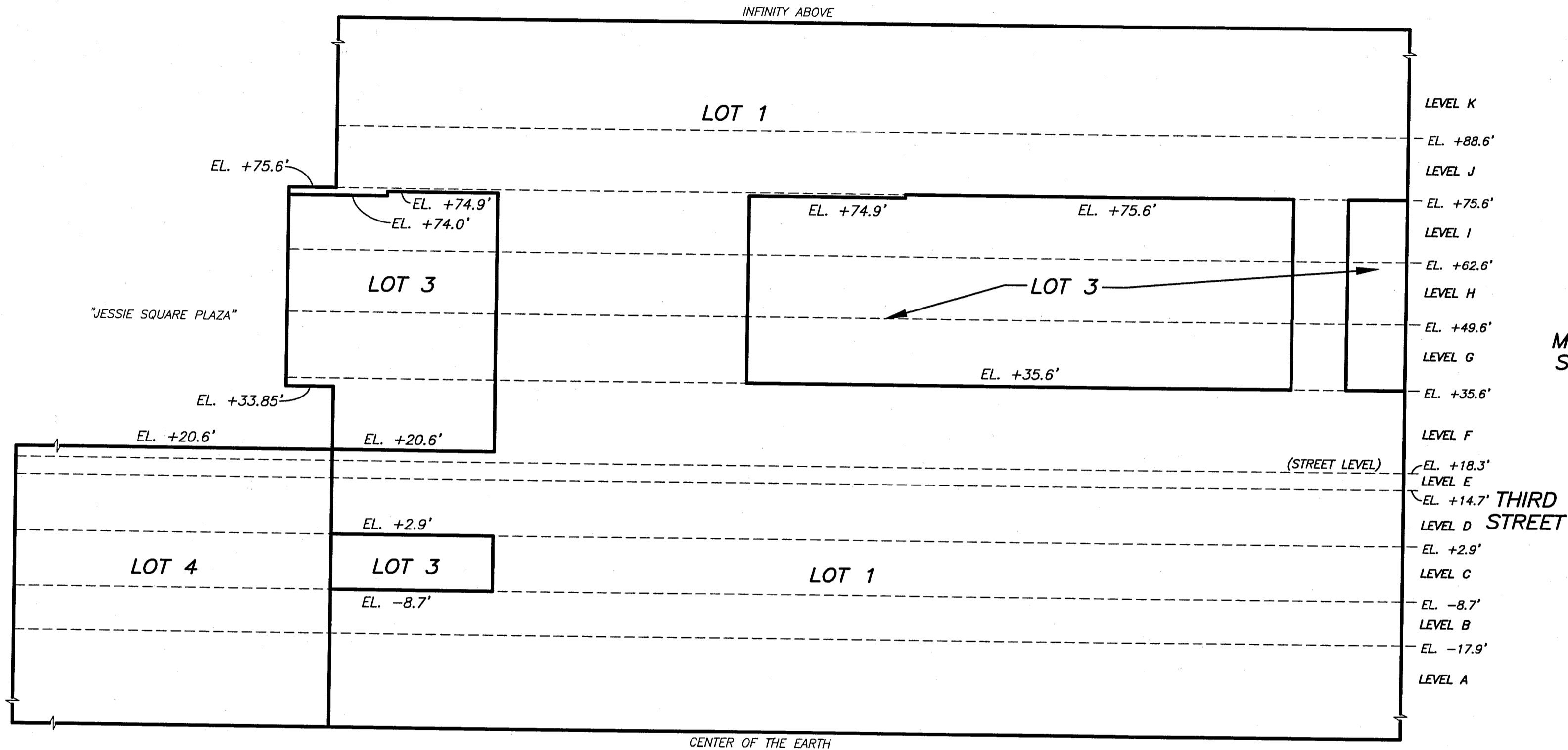
NEW LOTS

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 A 146 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 1
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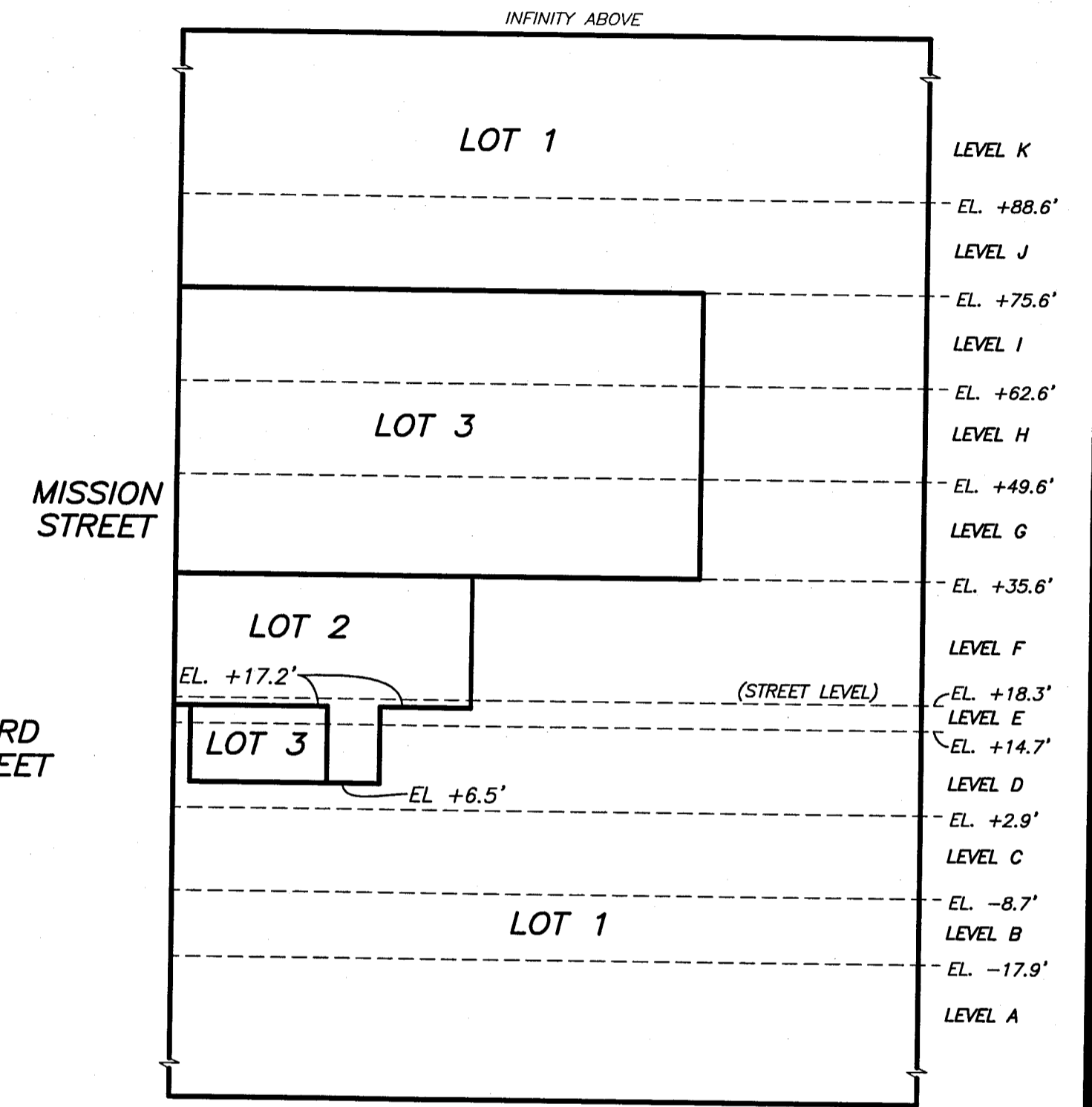
APN 3706-093
 APN 3706-275
 APN 3706-300
 86 THIRD STREET
 700, 706 & 738 MISSION STREET

LEGEND:

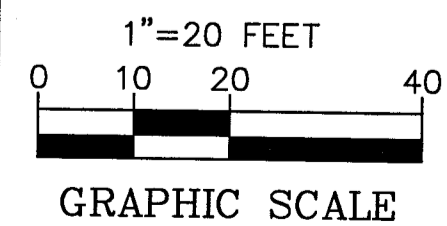
— LOT LINE
 — EL. ELEVATION



SECTION "A"



SECTION "B"



NEW LOTS

FINAL MAP 7970

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CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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APN 3706-093
 APN 3706-275
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86 THIRD STREET
 700, 706 & 738 MISSION STREET