

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: October 14, 2020
To: Assessor-Recorder
Copy to the File
From: Angela Calvillo, Clerk of the Board
Subject: Final Map No. 9585 - Pier 70, Phase 1

On October 6, 2020, the Board of Supervisors approved Map 9585; 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 9585

PIER 70; PID 9585 - PHASE 1

AN 18 LOT SUBDIVISION
A 306 RESIDENTIAL UNIT AND 70 COMMERCIAL UNIT
NEW MIXED-USE CONDOMINIUM PROJECT

BEING A SUBDIVISION OF A PORTION OF THE LANDS AS SHOWN
ON "FINAL TRANSFER MAP 9597", RECORDED FEBRUARY 7, 2019,
IN BOOK HH OF SURVEY MAPS, PAGES 89-98, OFFICIAL RECORDS
CITY AND COUNTY OF SAN FRANCISCO, 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. M20-147, ADOPTED October 6, 2020, APPROVED THIS MAP ENTITLED "FINAL MAP 9585", AND ACCEPTS ON BEHALF OF THE PUBLIC, SUBJECT TO COMPLETION AND ACCEPTANCE, THE OFFERS OF DEDICATION AND IMPROVEMENTS IDENTIFIED IN THE OWNER'S AND SUBDIVIDER'S STATEMENT.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.
BY: Angela Calvillo DATE: 10/15/2020
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 15th DAY OF October, 2020.
Angela Calvillo
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA
BOARD OF SUPERVISOR'S APPROVAL:
ON October 6, 2020, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M20-147, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. 201120.

1 [Final Map 9585 - Pier 70, Phase 1]

2

3 **Motion approving Final Subdivision Map 9585, Phase 1 of the Pier 70 project, being a**
4 **subdivision of a portion of the lands as shown on Final Transfer Map 9597, recorded**
5 **February 7, 2019, in Book HH of Survey Maps, pages 89 through 98, in the Official**
6 **Records of the City and County of San Francisco, State of California, and resulting in**
7 **18 lots, and the creation of 306 residential and 70 commercial condominium units;**
8 **approving a Public Improvement Agreement related to Final Map 9585; and**
9 **acknowledging findings pursuant to the General Plan, and the eight priority policies of**
10 **Planning Code, Section 101.1.**

11

12 WHEREAS, The Pier 70 project site is approximately 28-acres between Illinois Street,
13 20th Street, and 22nd Street; and

14 WHEREAS, The Pier 70 project is a mixed-use development that will include
15 commercial, retail, office, and residential uses, including on-site residential affordable units;
16 and

17 WHEREAS, Final Map 9585 (the "Final Map") is the first of several phased final maps
18 intended to be filed in order to subdivide the entirety of the Pier 70 project site;

19 WHEREAS, The Board of Supervisors acknowledges the findings made by the
20 Planning Department, by its letter dated March 18, 2019, that the proposed subdivision
21 complies with the applicable provisions of the Planning Code and, on balance, is consistent
22 with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and

23 WHEREAS, The Planning Department letter is on file with the Clerk of the Board of
24 Supervisors in File No. 201120, and is incorporated herein by reference; and

25

1 WHEREAS, Because the Subdivider has not completed the required public
2 improvements associated with this Final Map at the time of the proposed approval of the Final
3 Map, completion of certain improvements will be deferred, and certain conditions have not
4 been fulfilled at the time of the filing of the Final Map, the Subdivision Code requires that the
5 Subdivider and the City enter into a Public Improvement Agreement to address these
6 requirements;

7 WHEREAS, The Public Works Director, in Public Works Order No. 203654, dated
8 September 25, 2020, recommends that the Board of Supervisors approve Final Map 9585 and
9 the Public Improvement Agreement associated with this Final Map; and

10 WHEREAS, The Public Works Order and Public Improvement Agreement are on file
11 with the Clerk of the Board of Supervisors in File No. 201120 and are incorporated herein by
12 reference; and

13 WHEREAS, In said Public Works Order, the Public Works Director recommends that
14 the Board of Supervisors, on behalf of the public, conditionally accept the Offer of
15 Improvement, subject to completion and further Board of Supervisors action; now therefore be
16 it

17 MOVED, That the Board of Supervisors approves that Final Map 9585, a 18 lot
18 subdivision, a 306 residential unit and 70 commercial unit new condominium project, being a
19 subdivision of a portion of the lands as shown on Final Transfer Map 9597, recorded February
20 7, 2019, in Book HH of Survey Maps, pages 89-98, in the Official Records of the City and
21 County of San Francisco, State of California, comprising 10 sheets, subject to the conditions
22 specified in this motion, and said map is adopted as an official Final Map 9585; and, be it

23 FURTHER MOVED, That the Board of Supervisors hereby approves the Public
24 Improvement Agreement associated with this Final Map and authorizes the Director of Public
25

1 Works and the City Attorney to execute and file the Public Improvement Agreement in the
2 Official Records of the City and County of San Francisco; and, be it

3 FURTHER MOVED, That the Board of Supervisors, on behalf of the public,
4 conditionally accepts the Offers of Improvements, subject to completion and further Board of
5 Supervisors action; and, be it

6 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
7 the Subdivider with all applicable provisions of the California Subdivision Map Act, California
8 Government Code Sections 66410 et seq., and the San Francisco Subdivision Code, and all
9 amendments thereto; and, be it

10 FURTHER MOVED, That the Board of Supervisors hereby authorizes the Director of
11 Public Works to enter all necessary recording information on Final Map 9585 and authorizes
12 the Clerk of the Board of Supervisors to execute the Clerk’s statement as set forth herein.

13

14 DESCRIPTION APPROVED:

RECOMMENDED:

15

16 _____ /s/

_____ /s/

17 Bruce R. Storrs, PLS
18 City and County Surveyor

Alaric Degrafinried
Acting Director of Public Works

19

20

21

22

23

24

25



City and County of San Francisco

Tails

Motion: M20-147

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

File Number: 201120

Date Passed: October 06, 2020

Motion approving Final Subdivision Map 9585, Phase 1 of the Pier 70 project, being a subdivision of a portion of the lands as shown on Final Transfer Map 9597, recorded February 7, 2019, in Book HH of Survey Maps, pages 89 through 98, in the Official Records of the City and County of San Francisco, State of California, and resulting in 18 lots, and the creation of 306 residential and 70 commercial condominium units; approving a Public Improvement Agreement related to Final Map 9585; and acknowledging findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

October 06, 2020 Board of Supervisors - APPROVED

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

File No. 201120

I hereby certify that the foregoing Motion was APPROVED on 10/6/2020 by the Board of Supervisors of the City and County of San Francisco.

A handwritten signature in blue ink, appearing to read "Angela Calvillo", written over a horizontal line.

Angela Calvillo
Clerk of the Board

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. LOT B, ALSO KNOWN AS LOUISIANA STREET, BETWEEN 20TH AND 21ST/ STREETS, WILL BE OFFERED FOR PUBLIC DEDICATION TO THE SAN FRANCISCO PORT COMMISSION AND MAINTAINED BY THE SAN FRANCISCO PORT COMMISSION. 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.

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 AND CHAPTER 477, STATUTES OF 2011 (AB418).

BY: [Signature]
ELAINE FORBES
EXECUTIVE DIRECTOR

OWNER: CITY AND COUNTY OF SAN FRANCISCO, OPERATING BY AND THROUGH THE SAN FRANCISCO PORT COMMISSION, PURSUANT TO CHAPTER 477, STATUTES OF 2011 (AB418)

BY: [Signature]
ELAINE FORBES
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.

WE HEREBY IRREVOCABLY OFFER TO THE CITY AND COUNTY OF SAN FRANCISCO, ALL OF THE IMPROVEMENTS FOR STREET AND ROADWAY PURPOSES AND UNDERGROUND PUBLIC UTILITY FACILITIES CONSTRUCTED OR INSTALLED BY OR ON BEHALF OF THE SUBDIVIDER, AFFECTING LOTS A, C, D, E AND F, AS DESCRIBED IN THAT PUBLIC IMPROVEMENT AGREEMENT, EXECUTED ON _____, 2020.

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

SUBDIVIDER: FC PIER 70, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
JACK SYLVAN
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 SEPTEMBER 15 2020 BEFORE ME, Julie Garduno

PERSONALLY APPEARED ELAYNE FORBES
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.: 2255706

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

MY COMMISSION EXPIRES: AUG. 25, 2022

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 SEPTEMBER 15 2020 BEFORE ME, Julie Garduno

PERSONALLY APPEARED JACK SYLVAN
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.: 2255706

MY COMMISSION EXPIRES: AUG. 25, 2022

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

FINAL MAP 9585

PIER 70; PID 9585 - PHASE 1

AN 18 LOT SUBDIVISION
A 306 RESIDENTIAL UNIT AND 70 COMMERCIAL UNIT
NEW MIXED-USE CONDOMINIUM PROJECT

BEING A SUBDIVISION OF A PORTION OF THE LANDS AS SHOWN
ON "FINAL TRANSFER MAP 9597", RECORDED FEBRUARY 7, 2019,
IN BOOK HH OF SURVEY MAPS, PAGES 89-98, OFFICIAL RECORDS

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors
859 HARRISON STREET, SUITE 200
San Francisco, California 94107

SEPTEMBER 2020 SHEET 1 OF 10

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 15th DAY OF October, 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. M20-147, ADOPTED October 6, 2020, APPROVED THIS MAP ENTITLED "FINAL MAP 9585", AND ACCEPTS ON BEHALF OF THE PUBLIC, SUBJECT TO COMPLETION AND ACCEPTANCE, THE OFFERS OF DEDICATION AND IMPROVEMENTS IDENTIFIED IN THE OWNER'S AND SUBDIVIDER'S STATEMENT.

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

BY: Signed in counterpart DATE: October 15, 2020

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
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY

BY: *Austin Yano*
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL:

ON October 6, 2020, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M20-147, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. 201120.

CERTIFICATE OF PUBLIC IMPROVEMENT AGREEMENT:

THIS CERTIFICATE EVIDENCES THAT A PUBLIC IMPROVEMENT AGREEMENT HAS BEEN EXECUTED ON THE 25 DAY OF September, 2020, BETWEEN FC PIER 70, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THE CITY AND COUNTY OF SAN FRANCISCO.

BY: *Alaric Degrafinried*

ALARIC DEGRAFINRIED
ACTING DIRECTOR OF PUBLIC WORKS
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: *B. Storrs*
BRUCE R. STORRS L.S. 6914

DATE: September 23 2020

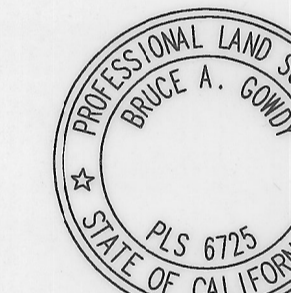


SURVEYOR'S STATEMENT:

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 FC PIER 70, LLC, ON JUNE 1, 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: *Bruce A. Gowdy*
BRUCE A. GOWDY
PLS No. 6725

DATE: September 8, 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 9585

PIER 70; PID 9585 - PHASE 1

AN 18 LOT SUBDIVISION
A 306 RESIDENTIAL UNIT AND 70 COMMERCIAL UNIT
NEW MIXED-USE CONDOMINIUM PROJECT

BEING A SUBDIVISION OF A PORTION OF THE LANDS AS SHOWN ON "FINAL TRANSFER MAP 9597", RECORDED FEBRUARY 7, 2019, IN BOOK HH OF SURVEY MAPS, PAGES 89-98, OFFICIAL RECORDS

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors
859 HARRISON STREET, SUITE 200
San Francisco, California 94107

SEPTEMBER 2020 SHEET 2 OF 10

ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS

LOT NO.	CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
LOT 1	1 THRU 10	APN 4111-011 THRU 020
LOT 2	1 THRU 185	APN 4114-011 THRU 195
LOT 3	1 THRU 12	APN 4114-196 THRU 207
LOT 4	1 THRU 10	APN 4114-208 THRU 217
LOT 5	1 THRU 12	APN 4113-004 THRU 015
LOT 6	1 THRU 135	APN 4113-016 THRU 150
LOT 7	1 THRU 12	APN 4116-010 THRU 021

LOT INFORMATION TABLE

LOTS	APN	AREA (Sq.Ft.)	PRIMARY LAND USE	TOTAL RESIDENTIAL CONDOMINIUM UNITS	PROPOSED APN'S FOR RESIDENTIAL CONDOMINIUM UNITS	TOTAL COMMERCIAL CONDOMINIUM UNITS	PROPOSED APN'S FOR COMMERCIAL CONDOMINIUM UNITS	PUBLIC TRUST STATUS
LOT 1	4111-009	53,981	OFFICE	0		10	4111-011 THRU 020	NO
LOT 2	4114-007	24,552	RESIDENTIAL	175	4114-021 THRU 195	10	4114-011 THRU 020	NO
LOT 3	4114-009	19,941	MIXED-USE	2	4114-206 THRU 207	10	4114-196 THRU 205	NO
LOT 4	4114-010	64,311	RALI	0		10	4114-208 THRU 217	NO
LOT 5	4113-002	16,590	RESIDENTIAL	2	4113-014 THRU 015	10	4113-004 THRU 013	NO
LOT 6	4113-003	11,520	RESIDENTIAL	125	4113-026 THRU 150	10	4113-016 THRU 025	NO
LOT 7	4116-008	50,875	RESIDENTIAL	2	4116-020 THRU 021	10	4116-010 THRU 019	NO
LOT A	3941-042	15,943	PUBLIC STREET	N/A	N/A	N/A	N/A	YES
LOT B	4111-005	8,379	PUBLIC STREET	N/A	N/A	N/A	N/A	NO
LOT C	4114-001	49,608	PUBLIC STREET	N/A	N/A	N/A	N/A	YES
LOT D	4111-007	16,703	PUBLIC STREET	N/A	N/A	N/A	N/A	NO
LOT E	4114-002	28,589	PUBLIC STREET	N/A	N/A	N/A	N/A	NO
LOT F	4116-004	53,620	PUBLIC STREET	N/A	N/A	N/A	N/A	YES
LOT G	4114-008	24,692	OPEN SPACE	N/A	N/A	N/A	N/A	NO
LOT H	4116-001	98,908	OPEN SPACE	N/A	N/A	N/A	N/A	YES
LOT I	4116-002	8,547	OPEN SPACE	N/A	N/A	N/A	N/A	NO
LOT J	4114-004	12,017	OPEN SPACE	N/A	N/A	N/A	N/A	NO
LOT K	4113-001	24,556	OPEN SPACE	N/A	N/A	N/A	N/A	NO

NOTES:

1. RALI - RETAIL, ARTS AND LIGHT INDUSTRIAL
2. THE PROPOSED ASSESSOR'S PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.
3. LOTS A, C AND F WILL INCLUDE STREET IMPROVEMENTS THAT WILL BE DEDICATED TO THE CITY AS PUBLIC RIGHT-OF-WAYS, WHERE THE UNDERLYING FEE WILL REMAIN SUBJECT TO THE PUBLIC TRUST, UNDER THE PORT OF SAN FRANCISCO'S JURISDICTION.
4. LOTS D AND E WILL INCLUDE STREET IMPROVEMENTS THAT WILL BE DEDICATED TO THE CITY AS PUBLIC RIGHT-OF-WAYS, WHERE THE UNDERLYING FEE WILL BE HELD UNDER THE PORT OF SAN FRANCISCO'S JURISDICTION, BUT FREE OF THE PUBLIC TRUST.
5. LOT B WILL INCLUDE STREET IMPROVEMENTS THAT WILL BE DEDICATED TO THE PORT UNDER THE DDA AND WHERE THE UNDERLYING FEE WILL BE HELD UNDER THE PORT OF SAN FRANCISCO'S JURISDICTION, BUT FREE OF THE PUBLIC TRUST.
6. AWNINGS, OVERHANGS, AND ENCROACHMENTS LOCATED IN AND OVER LOTS G, H, I, J AND K SHALL COMPLY WITH ALL APPLICABLE BUILDING CODE COMPLIANCE ISSUES, WHICH MAY INCLUDE RECORDATION OF A NOTICE OF SPECIAL RESTRICTIONS OR COMPARABLE RECORDED COVENANT THAT MAKES THE PORT A THIRD-PARTY BENEFICIARY WITH THE RIGHT TO ENFORCEMENT OF THE RESTRICTIONS.
7. NO BUILDING ENCROACHMENTS INTO OPEN SPACE LOTS OR PORT STREET LOTS WILL BE ALLOWED UNLESS THE SUBDIVIDER OBTAINS A LICENSE OR SIMILAR INSTRUMENT FROM THE PORT.

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

1. CONDITIONS, RESTRICTIONS, EASEMENTS RESERVATIONS AND LIMITATIONS, RIGHTS, POWERS, DUTIES AND TRUST CONTAINED IN CHAPTER 477 OF THE STATUTES OF 2011 (AB418) AND AS MAY BE FURTHER AMENDED AS TO THE LAND OR ANY PORTION THEREOF.
2. "SEWER EASEMENT", RECORDED NOVEMBER 26, 1940, BOOK 3689, PAGE 185, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
3. "ORDER NO. 76214", RECORDED JUNE 25, 1967, BOOK B162, PAGE 939, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
4. "ORDER NO 77055", RECORDED OCTOBER 26, 1967, BOOK B187, PAGE 998, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
5. "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 308, PAGE 686, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO AND AS AMENDED BY THE "COMPROMISE TITLE SETTLEMENT AND LAND EXCHANGE AGREEMENT FOR PIER 70", (TRUST EXCHANGE), RECORDED SEPTEMBER 14, 2018, IN DOCUMENT NO. 2018-K672968, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
6. "STREET ENCROACHMENT AGREEMENT", RECORDED JULY 6, 1976, BOOK C196, PAGE 780, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
7. "COVENANT AND ENVIRONMENTAL RESTRICTION ON PROPERTY", RECORDED AUGUST 19, 2016, IN DOCUMENT NO. 2016-K308328, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
8. "DEVELOPMENT AGREEMENT", RECORDED MAY 25, 2018, IN DOCUMENT NO. 2018-K619432, AND AS AMENDED BY THE FOLLOWING: "MEMORANDUM OF TECHNICAL CORRECTIONS", RECORDED JANUARY 16 2020, IN DOCUMENT NO. 2020-K891133 AND "DEVELOPMENT AGREEMENT ASSIGNMENT AND ASSUMPTION AGREEMENT", RECORDED JANUARY 22, 2020, IN DOCUMENT NO. 2020-K892660, ALL OF OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
9. "DISPOSITION AND DEVELOPMENT AGREEMENT", RECORDED MAY 25, 2018, IN DOCUMENT NO. 2018-K619435, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO, AND AS AMENDED BY THE FOLLOWING: "FIRST MEMORANDUM OF TECHNICAL CORRECTIONS", RECORDED SEPTEMBER 12, 2019, IN DOCUMENT NO. 2019-K830531; "SECOND MEMORANDUM OF TECHNICAL CORRECTIONS", RECORDED JANUARY 16, 2020, IN DOCUMENT NO. 2020-K891134 AND "PARTIAL RELEASE OF DISPOSITION AND DEVELOPMENT AGREEMENT", RECORDED JANUARY 22, 2020, IN DOCUMENT NO. 2020-K892657, ALL OF OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
10. "MEMORANDUM OF MASTER LEASE", RECORDED MAY 25, 2018, IN DOCUMENT NO. 2018-K619436, AND AS AMENDED BY THE FOLLOWING: "FIRST MEMORANDUM OF TECHNICAL CORRECTIONS", RECORDED SEPTEMBER 12, 2019, IN DOCUMENT NO. 2019-K830531 AND "PARTIAL RELEASE OF MASTER LEASE", RECORDED JANUARY 22, 2020, IN DOCUMENT NO. 2020-K892656, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO. ALL OF OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
11. THAT CERTAIN PATENT ENTITLED, "STATE OF CALIFORNIA, TRUST TERMINATION PATENT", FROM THE STATE OF CALIFORNIA, BY AND THROUGH THE STATE LANDS COMMISSION, TO THE CITY AND COUNTY OF SAN FRANCISCO, ACTING BY AND THROUGH THE SAN FRANCISCO PORT COMMISSION, RECORDED SEPTEMBER 14, 2018, IN DOCUMENT NO. 2018-K672971, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
12. "MEMORANDUM OF MOU", RECORDED JANUARY 4, 2019, IN DOCUMENT NO. 2019-K718824, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
13. "DECLARATION OF RESTRICTIONS", RECORDED JANUARY 4, 2019, IN DOCUMENT NO. 2019-K718821, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO AND AS AMENDED BY "COMPROMISE TITLE SETTLEMENT AND LAND EXCHANGE AGREEMENT FOR PIER 70", RECORDED SEPTEMBER 14, 2018, IN DOCUMENT NO. 2018-K672968, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
14. "DECLARATION OF RESTRICTIONS", RECORDED JANUARY 4, 2019, IN DOCUMENT NO. 2019-K718822, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
15. "DECLARATION OF RESTRICTIONS", RECORDED JANUARY 4, 2019, IN DOCUMENT NO. 2019-K718823, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
16. "SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT PERMIT NO. 2018.008.00.00" RECORDED DECEMBER 30, 2019 IN DOCUMENT NO. 2019-K884625, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
17. "NOTICE OF SPECIAL RESTRICTIONS UNDER CITY AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO", RECORDED JANUARY 16, 2020 IN DOCUMENT NO. 2020-K891135, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
18. "MEMORANDUM OF VERTICAL DISPOSITION AND DEVELOPMENT AGREEMENT", RECORDED JANUARY 22, 2020 IN DOCUMENT NO. 2020-K892658, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
19. "AGREEMENT TO COMPLY WITH CFD MATTERS", RECORDED JANUARY 22, 2020 IN DOCUMENT NO. 2020-K892661, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
20. "MEMORANDUM OF LEASE", RECORDED JANUARY 22, 2020, IN DOCUMENT NO. 2020-K892659, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
21. PUBLIC IMPROVEMENT AGREEMENT (PIER 70 28-ACRE SITE PROJECT)", RECORDED _____, 2020, IN DOCUMENT NO. 2020-_____, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
22. "OFFER OF IMPROVEMENTS", RECORDED _____, 2020 IN DOCUMENT NO. 2020-_____, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
23. RIGHTS OF THE PUBLIC FOR STREET PURPOSES, WHICH LIE WITHIN THE STREET RIGHT-OF-WAYS WITHIN THE PUBLIC TRUST PROPERTY, BEING MARYLAND STREET AND WATERFRONT STREET.

Write in
D.N.

write in
D.N.

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 306 TOTAL DWELLING UNITS IN LOTS 2, 3, 5, 6 AND 7.
- 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.
- c) UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS AND RESTRICTIONS, OR MAINTAINED BY CITY AND COUNTY OF SAN FRANCISCO SPECIAL TAX DISTRICTS NO. 2019-1 AND NO. 2019-2, 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. FAILURE 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 20th STREET, LOUISIANA STREET, MARYLAND STREET, 21st STREET AND 22nd STREET, LOTS G, H, I, J AND K, 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 AND/OR BY PERMISSION OF THE SAN FRANCISCO PORT COMMISSION. 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 9585

PIER 70; PID 9585 - PHASE 1

AN 18 LOT SUBDIVISION
A 306 RESIDENTIAL UNIT AND 70 COMMERCIAL UNIT
NEW MIXED-USE CONDOMINIUM PROJECT

BEING A SUBDIVISION OF A PORTION OF THE LANDS AS SHOWN
ON "FINAL TRANSFER MAP 9597", RECORDED FEBRUARY 7, 2019,
IN BOOK HH OF SURVEY MAPS, PAGES 89-98, OFFICIAL RECORDS

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

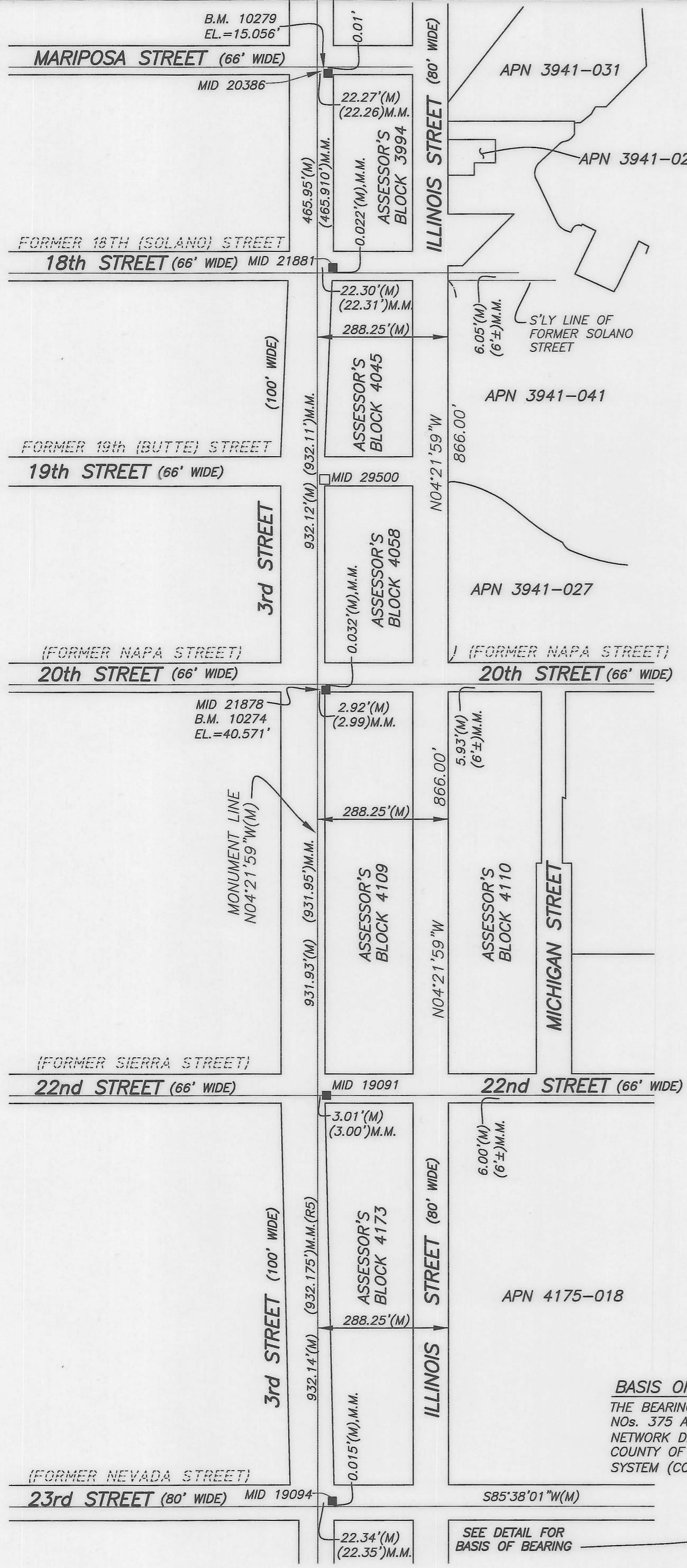
MARTIN M. RON ASSOCIATES, INC.

Land Surveyors
859 HARRISON STREET, SUITE 200
San Francisco, California 94107

SEPTEMBER 2020

SHEET 3 OF 10

APN: 3941-042; 4111-005, 007, 009; 4113-001 THRU 003; 4114-001, 002, 004, 007 THRU 010; 4116-001, 002, 004, 008



MAP REFERENCES

- R1. RECORD OF SURVEY, RECORDED APRIL 23, 2002 IN BOOK AA OF MAPS, PAGES 13-14, IN THE OFFICE OF THE CITY & COUNTY RECORDER. A SUBSEQUENT CORNER RECORD, ON FILE AS AB4175 LOT 007, FILED JUNE 12, 2012 IN THE OFFICE OF THE CITY & COUNTY SURVEYOR.
- R2. RECORD OF SURVEY No. 6938, RECORDED FEBRUARY 27, 2012 IN BOOK DD OF SURVEY MAPS, PAGES 198-199, IN THE OFFICE OF THE CITY & COUNTY RECORDER.
- R3. "RECORD OF SURVEY #8080, OF THE SAN FRANCISCO HIGH PRECISION GNSS NETWORK SURVEY...", RECORDED APRIL 4, 2014 IN BOOK EE OF SURVEY MAPS, PAGES 147-157, IN THE OFFICE OF THE CITY AND COUNTY RECORDER.
- R4. THE CITY OF SAN FRANCISCO MONUMENT MAP NO. 324, ON FILE IN THE OFFICE OF THE CITY & COUNTY SURVEYOR.
- R5. THE CITY OF SAN FRANCISCO MONUMENT MAP NO. 326, ON FILE IN THE OFFICE OF THE CITY & COUNTY SURVEYOR.
- R6. "RECORD OF SURVEY 9584", RECORDED SEPTEMBER 17, 2018, BOOK HH OF SURVEY MAPS, PAGES 46-53, IN THE OFFICE OF THE CITY & COUNTY RECORDER.
- R7. "FINAL TRANSFER MAP 9597", RECORDED FEBRUARY 7, 2019, BOOK HH OF SURVEY MAPS, PAGES 89-98, IN THE OFFICE OF THE CITY & COUNTY RECORDER.
- R8. RECORD OF SURVEY 8565", RECORDED APRIL 30, 2015, BOOK FF OF SURVEY MAPS, PAGES 59-61, IN THE OFFICE OF THE CITY & COUNTY RECORDER.

BASIS OF SURVEY:

THE MONUMENT LINE ON 3rd STREET BETWEEN 23rd STREET AND MARIPOSA STREET, AS SHOWN ON THE CITY OF SAN FRANCISCO MONUMENT MAPS NOS. 324 AND 326, ON FILE IN THE OFFICE OF THE CITY & COUNTY SURVEYOR. THIS SURVEY MEASURED A BEST-FIT MONUMENT LINE, THE MAXIMUM DEVIATION OF THE MONUMENTS TO THE BEST-FIT MONUMENT LINE, COMPARED TO THE RECORD DISTANCES, IS NO GREATER THAN 0.01', WITH THE EXCEPTION OF THE MONUMENT AT 20th STREET, HAVING A DEVIATION OF 0.07'.

PROJECT DATUMS, REFERENCE SYSTEMS & 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 (CCSF-CS13). SEE RECORD OF SURVEY #8080 RECORDED IN BOOK EE OF SURVEY MAPS, PAGE 147-157, S.F.C.R. AND THE CCSF DPW WEB SITE FOR PROJECTION PARAMETERS.
HORIZONTAL CONTROL: THE HORIZONTAL DATUM WAS RECOVERED BASED ON HPND POINTS 375 AND 376 SHOWN HEREON.
VERTICAL DATUM: "CCSF 2013 NAVD88 VERTICAL DATUM" (CCSF-VD13)
REFERENCE NETWORK: CCSF 2013 HIGH PRECISION LEVELING NETWORK
VERTICAL CONTROL: THE VERTICAL DATUM WAS RECOVERED BASED ON BENCHMARKS 10279 AND 10274, SHOWN HEREON AND DESCRIBED ON THE CCSF DPW WEB SITE.

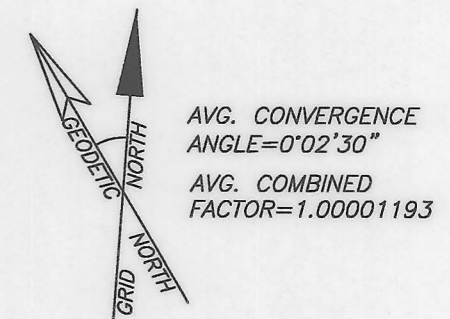
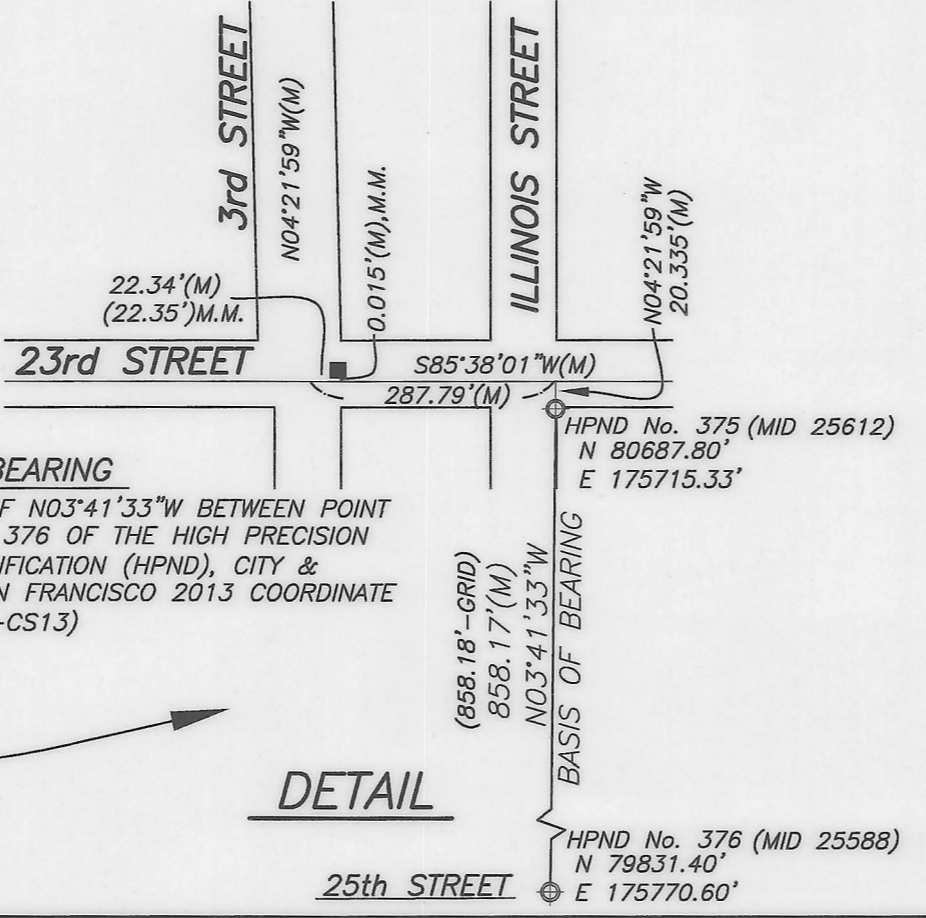
NOTES:

- 1.) ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
- 2.) ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- 3.) DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES (SFCS13), MULTIPLY GROUND DISTANCES BY 1.00001193.
- 4.) THE MEAN HIGH WATER (MHW) LINE SHOWN HEREON WAS DETERMINED TO BE AT AN ELEVATION OF 5.8 FEET (NAVD88 DATUM) AS SHOWN ON THAT "RECORD OF SURVEY 9584", RECORDED SEPTEMBER 17, 2018, BOOK HH OF SURVEY MAPS, PAGES 46-53, IN THE OFFICE OF THE CITY & COUNTY RECORDER.
- 5.) THE LINE OF THE PUEBLO LANDS OF SAN FRANCISCO (PUEBLO LINE OF 1883) WAS PLOTTED FROM THE ORIGINAL FIELD NOTES OF THE PUEBLO LANDS SURVEY, BY F. VON LEICHT, DEPUTY SURVEYOR, DATED DECEMBER 1883.
- 6.) THE CITY MONUMENT FOUND ON 20TH STREET AND THIRD STREET (MID 21878), WAS LOCATED IN 1998 BY MARTIN M. RON ASSOCIATES AND WAS FOUND TO BE 2.99 FEET FROM THE MONUMENT LINE (MONUMENT MAP AND MEASURED) (R2). PER THIS CURRENT SURVEY AND PER (R7), IT WAS FOUND TO BE 2.92 FEET (MEASURED) FROM THE MONUMENT LINE. IT IS BELIEVED THAT THE MONUMENT MAY HAVE BEEN DISTURBED DURING RECENT CONSTRUCTION ON THIRD STREET.

FIELD SURVEY COMPLETION

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON NOVEMBER 26, 2019. ALL PHYSICAL FEATURES, INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

BASIS OF BEARING
 THE BEARING OF N03°41'33"W BETWEEN POINT NOS. 375 AND 376 OF THE HIGH PRECISION NETWORK DENSIFICATION (HPND), CITY & COUNTY OF SAN FRANCISCO 2013 COORDINATE SYSTEM (CCSF-CS13)



NOT TO SCALE

LEGEND

APN 4111-005	ASSESSOR'S PARCEL NUMBER (BLOCK-LOT) (FOR TAXATION PURPOSES ONLY)
B.M.	BENCH MARK
DN	DOCUMENT NUMBER
EL.	ELEVATION
EVA	EMERGENCY VEHICULAR ACCESS
M.M.	MONUMENT MAP
(M)	MEASURED
MID	MONUMENT IDENTIFICATION NUMBER PER CITY & COUNTY OF SAN FRANCISCO
MOU(PUE)	MEMORANDUM OF UNDERSTANDING FOR PUBLIC UTILITY
O.R.	OFFICIAL RECORDS
PL	PROPERTY LINE
MAPS/S.M.	RECORD OF SURVEY OR TRANSFER MAP
LOT 12	FORMER LOTS PER HH S.M. 89
■	FOUND 2-1/2" BRASS DISK, "LS 4559" IN STANDARD MONUMENT WELL, PER CITY MONUMENT MAP MONUMENT PER CITY MONUMENT MAP--NOT FOUND
□	FOUND HIGH PRECISION NETWORK DENSIFICATION (SFCS13) MONUMENT; ANCHOR SCREW & WASHER, STAMPED "CCSF CONTROL 375"
⊕HPND 375	FOUND HIGH PRECISION NETWORK DENSIFICATION (SFCS13) MONUMENT; ANCHOR SCREW & WASHER, STAMPED "CCSF CONTROL 375"
⊘	NAIL & 3/4" BRASS TAG "PLS 6725" PER DD S.M. 198 (UNLESS NOTED OTHERWISE); NOT FOUND
●	SET 2-1/2" BRASS DISK "PLS 6725" IN CONCRETE SIDEWALK
○	SET ANCHOR SCREW & 1-1/2" DIAMETER WASHER "PLS 6725" IN CONCRETE
—	PERIMETER BOUNDARY LINE--PHASE 1 FINAL MAP
—	CITY MONUMENT LINE
—	STREET R/W LINE/PARCEL LINE/LOT LINE
—	EVA, MOU(PUE), EASEMENT LINE

FINAL MAP 9585

PIER 70; PID 9585 - PHASE 1

AN 18 LOT SUBDIVISION
 A 306 RESIDENTIAL UNIT AND 70 COMMERCIAL UNIT
 NEW MIXED-USE CONDOMINIUM PROJECT

BEING A SUBDIVISION OF A PORTION OF THE LANDS AS SHOWN ON "FINAL TRANSFER MAP 9597", RECORDED FEBRUARY 7, 2019, IN BOOK HH OF SURVEY MAPS, PAGES 89-98, OFFICIAL RECORDS

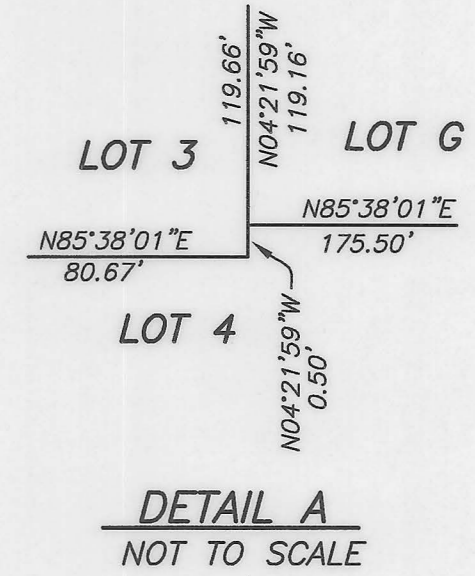
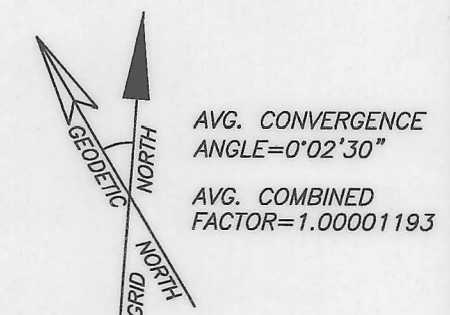
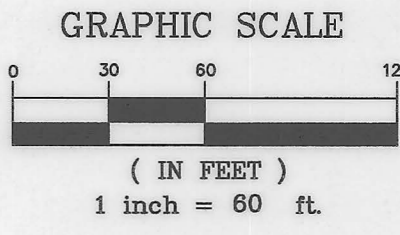
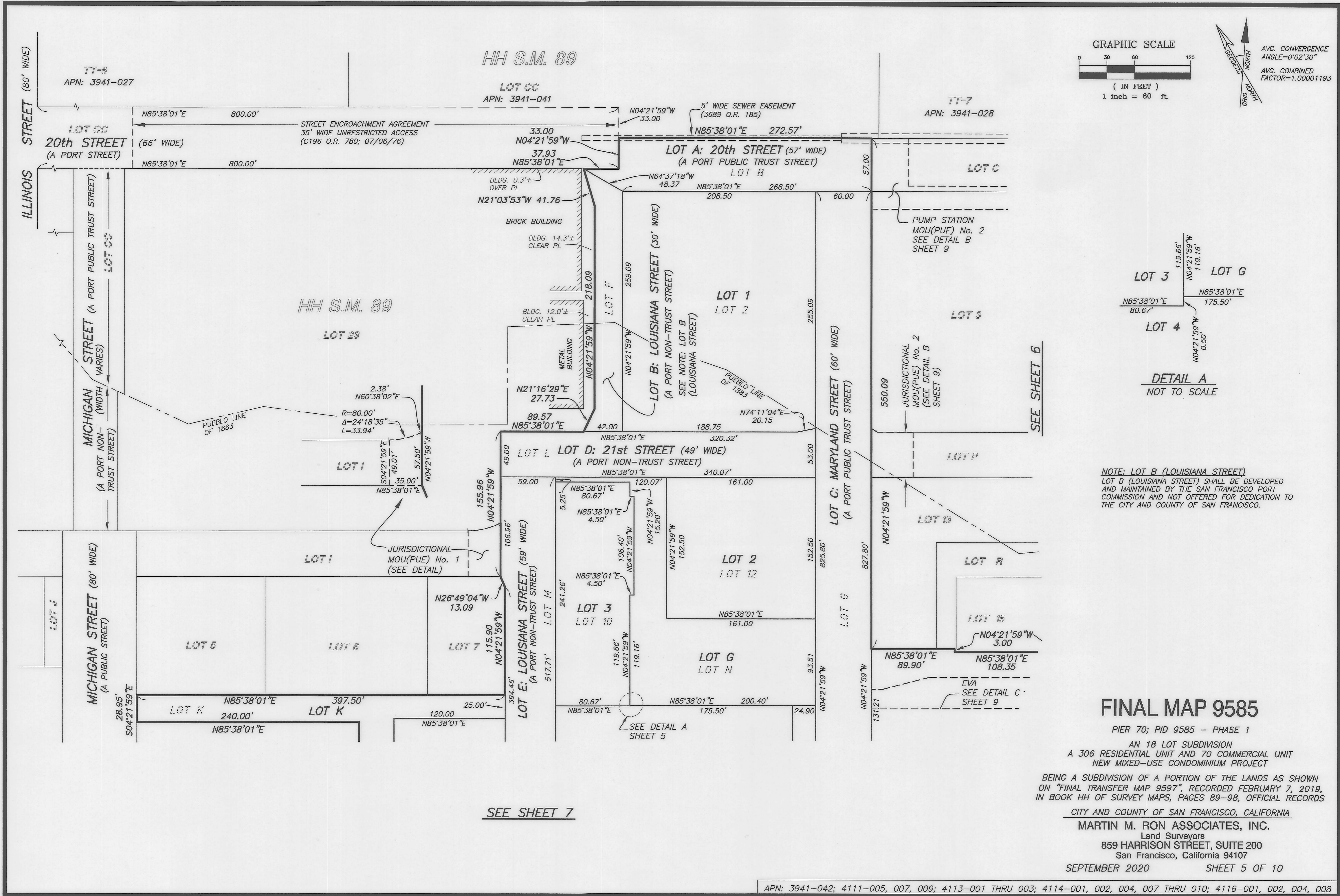
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors
 859 HARRISON STREET, SUITE 200
 San Francisco, California 94107

SEPTEMBER 2020 SHEET 4 OF 10

APN: 3941-042; 4111-005, 007, 009; 4113-001 THRU 003; 4114-001, 002, 004, 007 THRU 010; 4116-001, 002, 004, 008



NOTE: LOT B (LOUISIANA STREET)
 LOT B (LOUISIANA STREET) SHALL BE DEVELOPED AND MAINTAINED BY THE SAN FRANCISCO PORT COMMISSION AND NOT OFFERED FOR DEDICATION TO THE CITY AND COUNTY OF SAN FRANCISCO.

FINAL MAP 9585

PIER 70; PID 9585 - PHASE 1

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CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

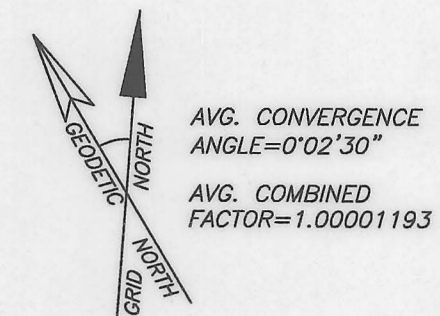
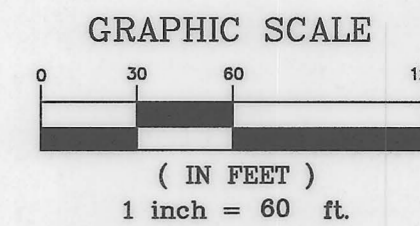
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SEPTEMBER 2020

SHEET 5 OF 10

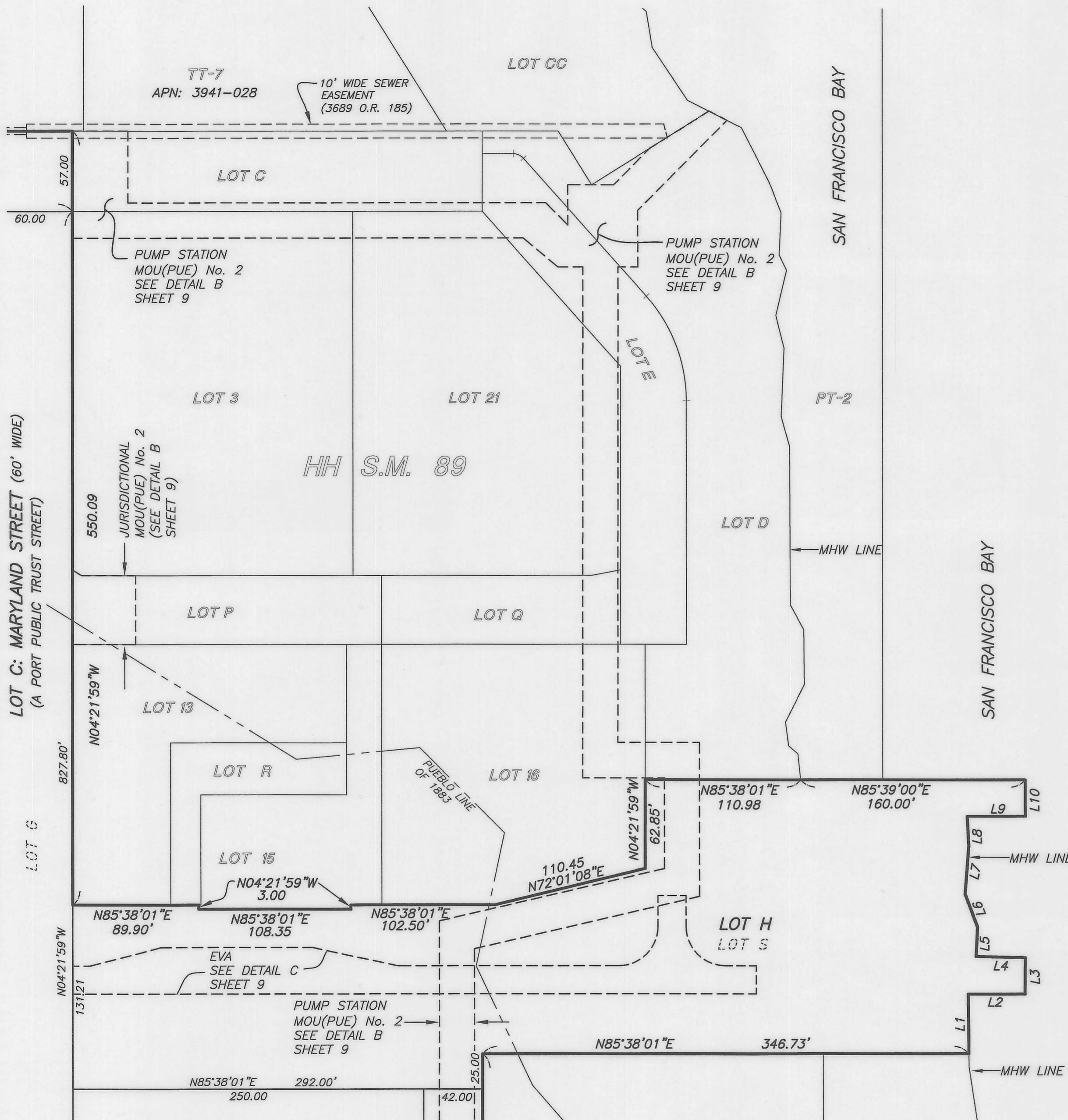
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MEANDER LINE OF MHW

LINE TABLE		
LINE	BEARING	LENGTH
L1	N05°02'58"W	42.5
L2	N85°31'10"E	40.5
L3	N03°54'53"W	26.0
L4	S86°51'25"W	35.0
L5	N01°27'43"W	21.0
L6	N25°07'10"W	25.0
L7	N00°02'46"W	34.0
L8	N07°16'21"W	21.5
L9	N85°38'31"E	41.5
L10	N04°26'26"W	26.0

SEE SHEET 5

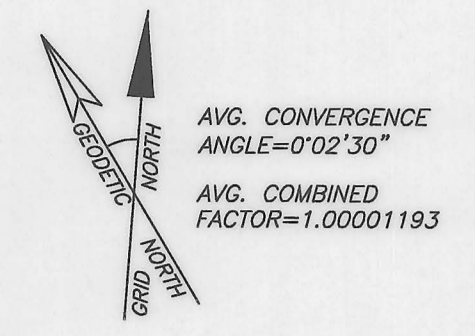
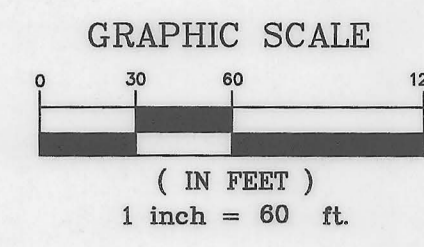


SEE SHEET 8

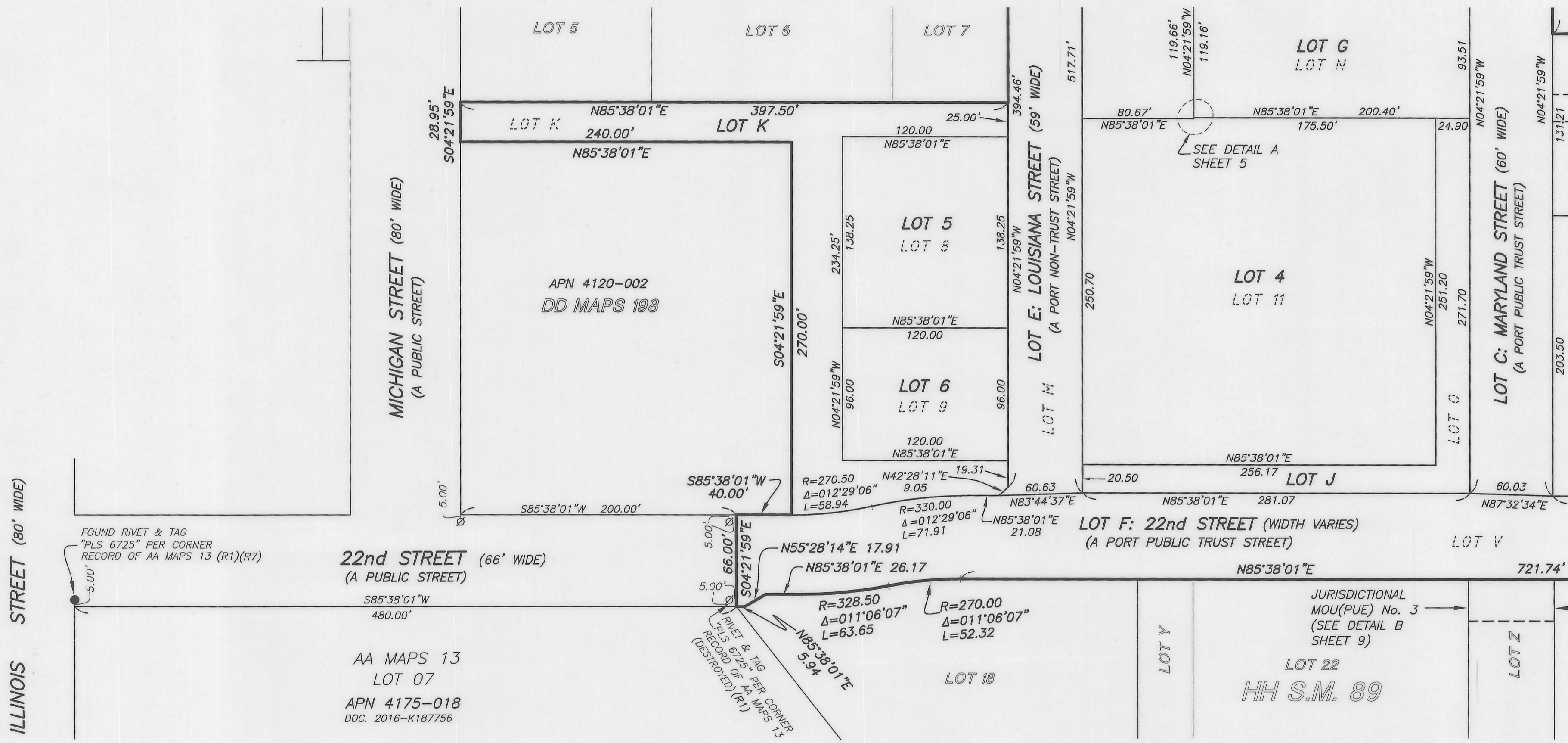
FINAL MAP 9585

PIER 70; PID 9585 - PHASE 1
AN 18 LOT SUBDIVISION
A 306 RESIDENTIAL UNIT AND 70 COMMERCIAL UNIT
NEW MIXED-USE CONDOMINIUM PROJECT
BEING A SUBDIVISION OF A PORTION OF THE LANDS AS SHOWN
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MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 HARRISON STREET, SUITE 200
San Francisco, California 94107
SEPTEMBER 2020 SHEET 6 OF 10



SEE SHEET 5



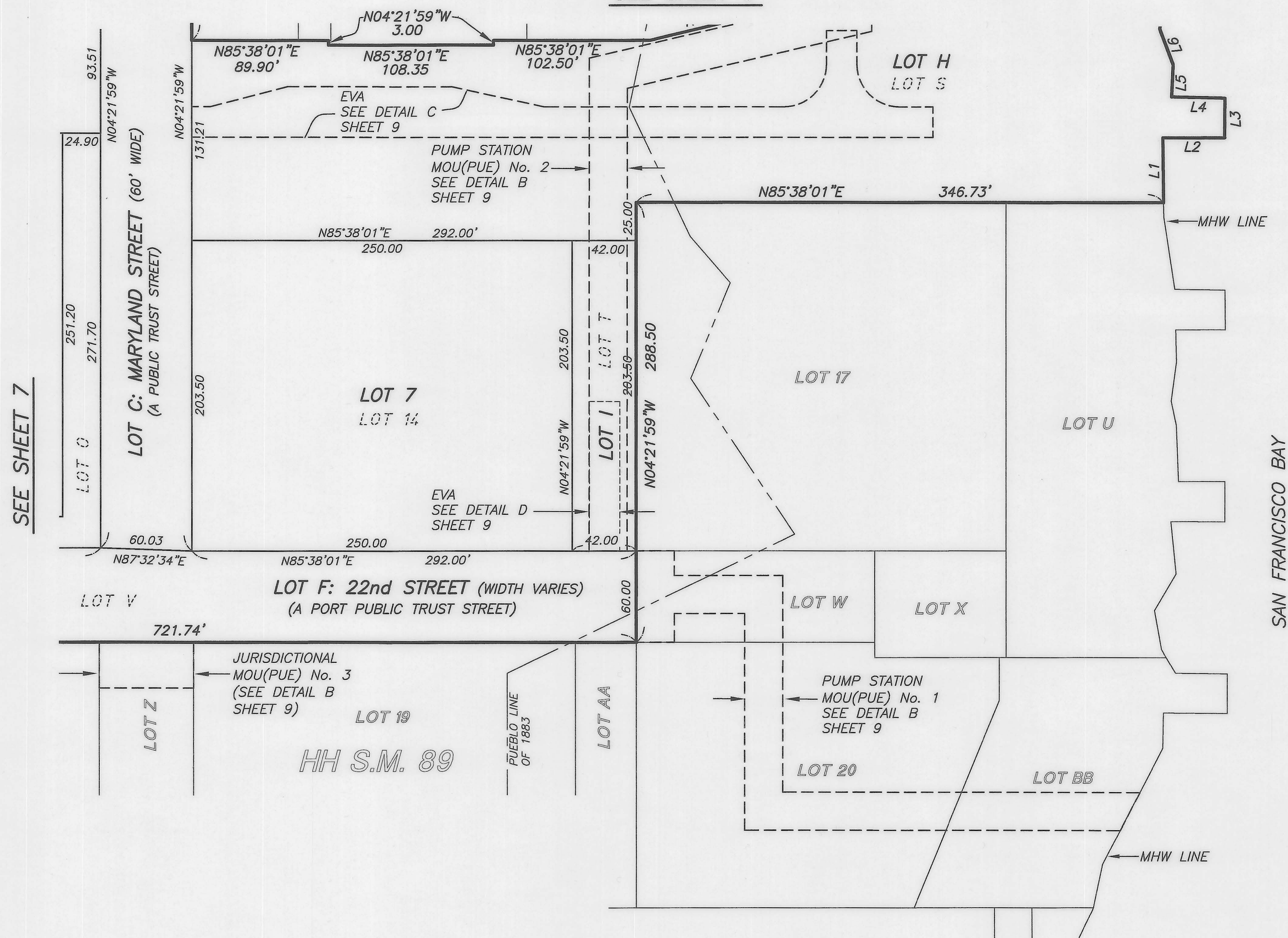
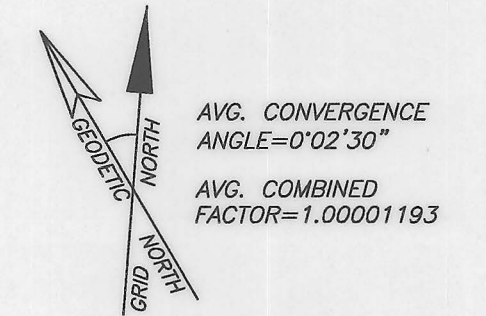
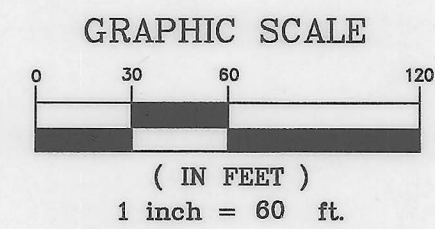
SEE SHEET 8

FINAL MAP 9585

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SEE SHEET 6



FINAL MAP 9585

PIER 70; PID 9585 - PHASE 1

AN 18 LOT SUBDIVISION
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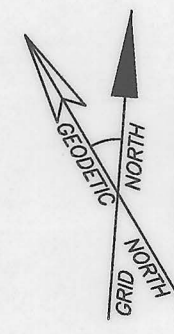
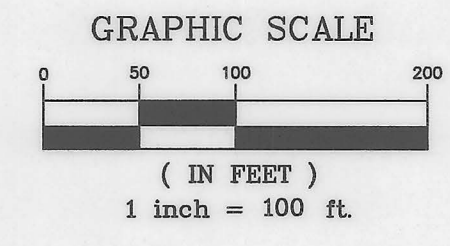
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

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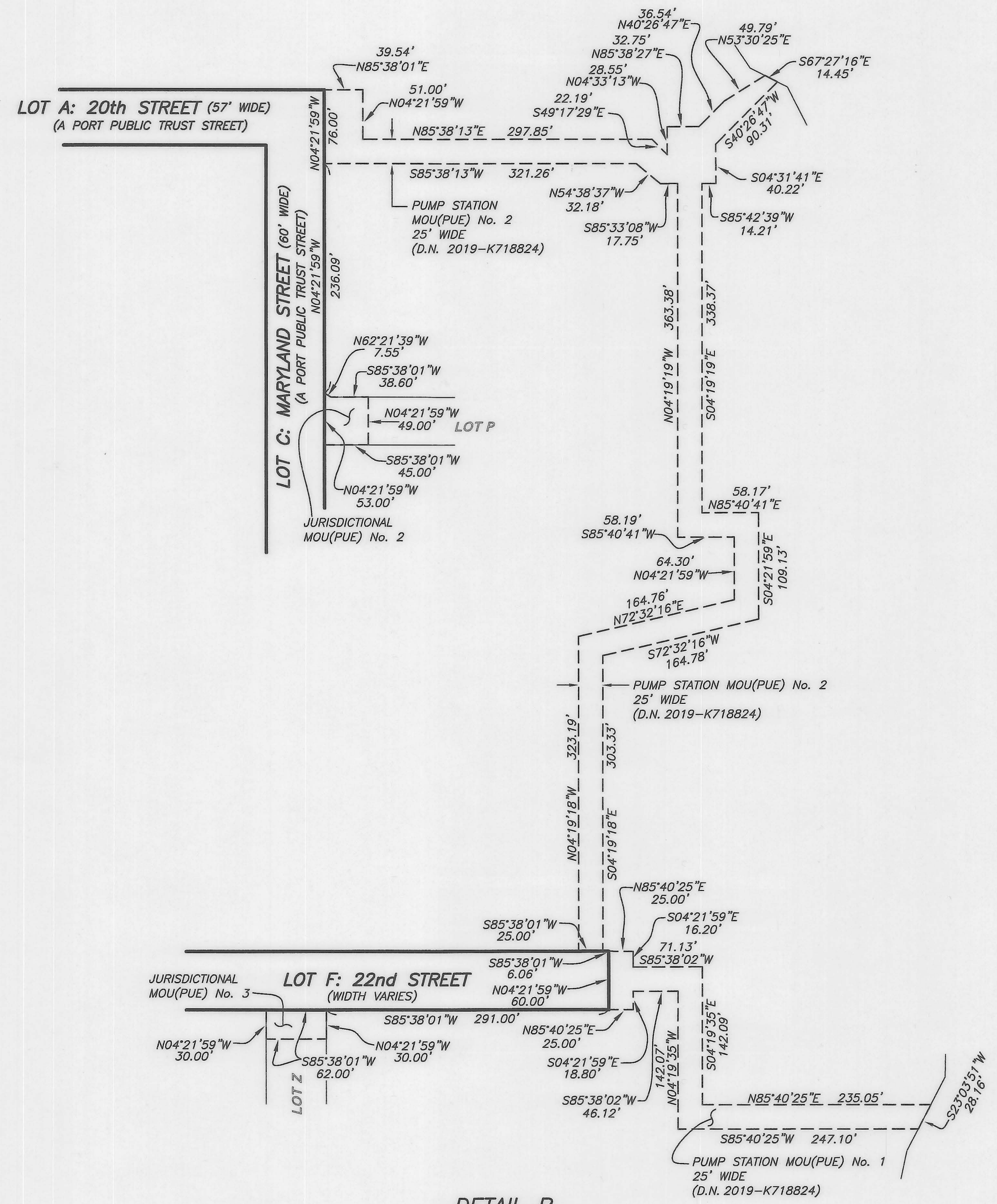
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San Francisco, California 94107

SEPTEMBER 2020 SHEET 8 OF 10

APN: 3941-042; 4111-005, 007, 009; 4113-001 THRU 003; 4114-001, 002, 004, 007 THRU 010; 4116-001, 002, 004, 008

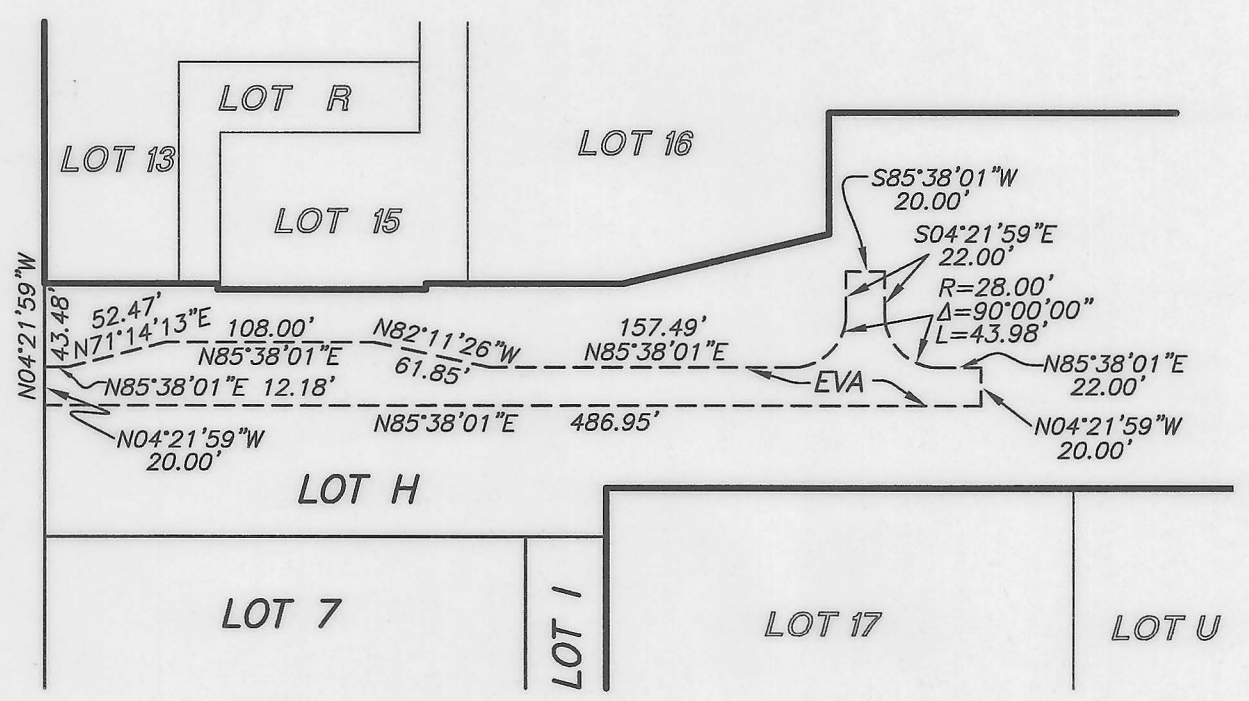


AVG. CONVERGENCE
ANGLE=0°02'30"
AVG. COMBINED
FACTOR=1.00001193

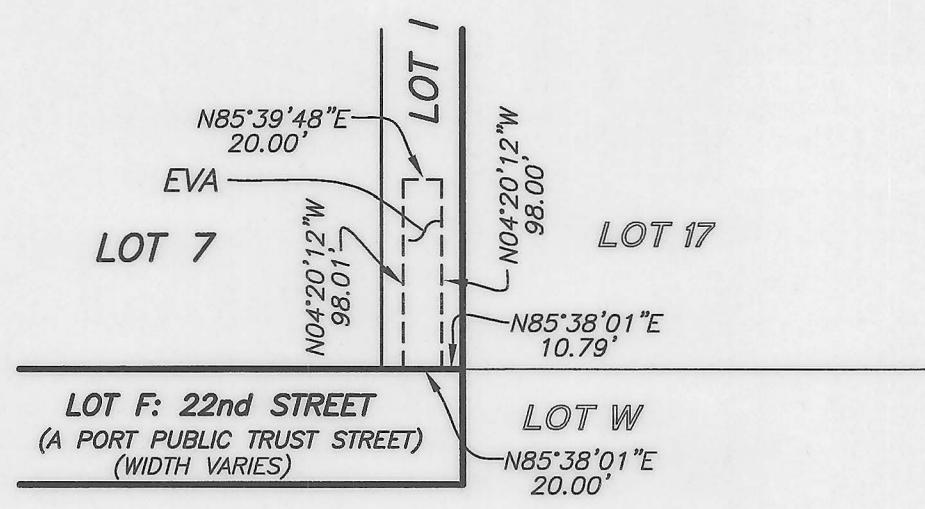


DETAIL B
(REFER TO SHEETS 5-8)

LOT C: MARYLAND STREET (60' WIDE)
(A PORT PUBLIC TRUST STREET)



DETAIL C
(REFER TO SHEETS 6 & 8)



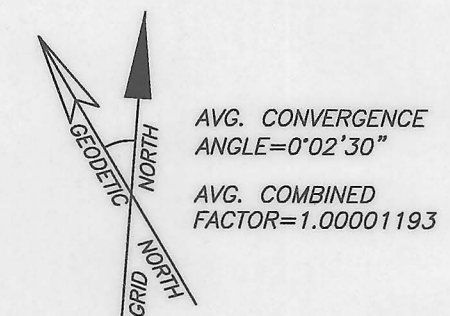
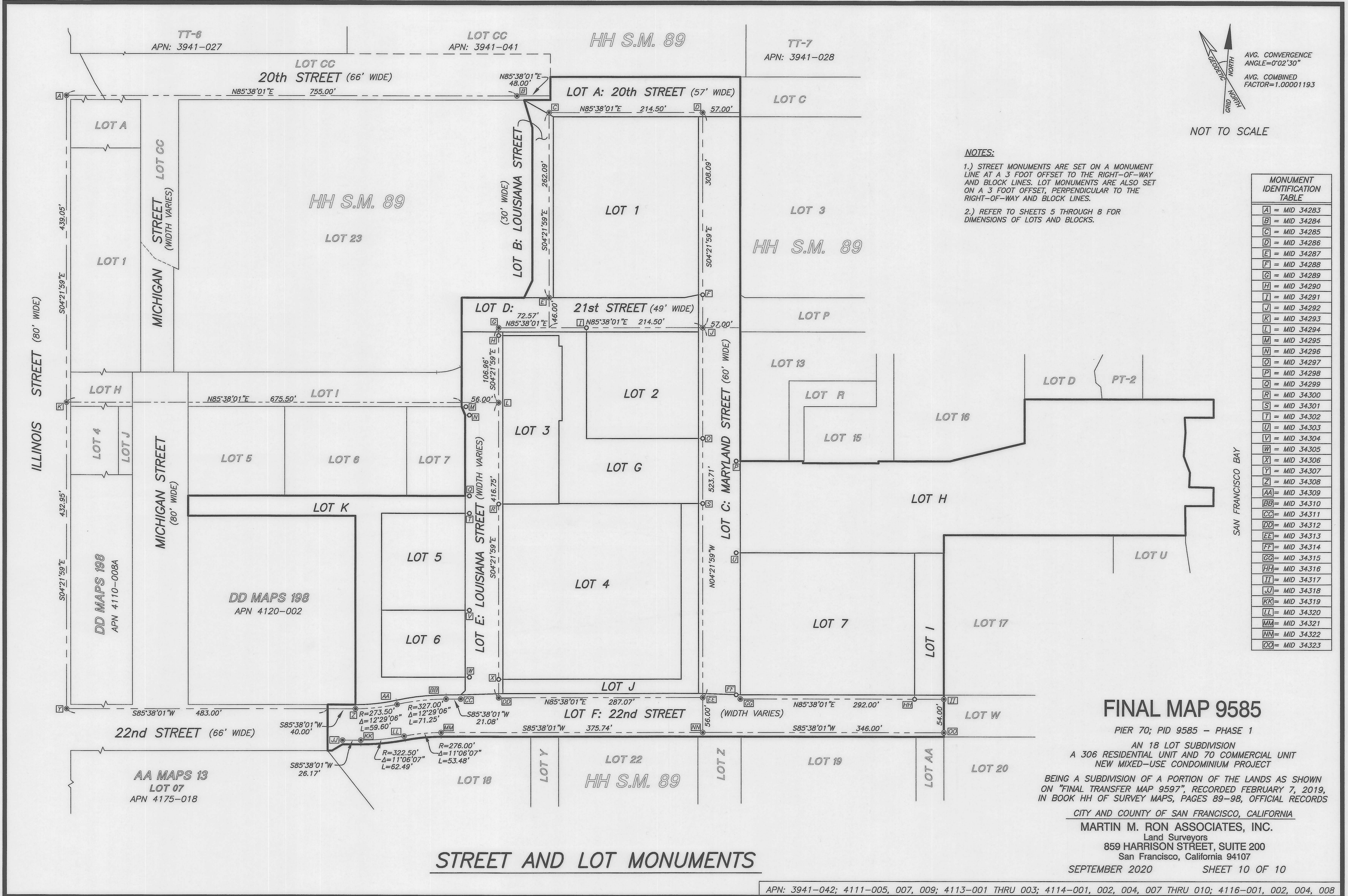
DETAIL D
(REFER TO SHEET 8)

NOTE:
THE EVA'S AND JURISDICTIONAL MOU'S SHOWN
HEREON AND ON PREVIOUS SHEETS, WILL RECORD
FOLLOWING THE RECORDATION OF THIS MAP.

FINAL MAP 9585

PIER 70; PID 9585 - PHASE 1
AN 18 LOT SUBDIVISION
A 306 RESIDENTIAL UNIT AND 70 COMMERCIAL UNIT
NEW MIXED-USE CONDOMINIUM PROJECT
BEING A SUBDIVISION OF A PORTION OF THE LANDS AS SHOWN
ON "FINAL TRANSFER MAP 9597", RECORDED FEBRUARY 7, 2019,
IN BOOK HH OF SURVEY MAPS, PAGES 89-98, OFFICIAL RECORDS
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 HARRISON STREET, SUITE 200
San Francisco, California 94107
SEPTEMBER 2020 SHEET 9 OF 10

APN: 3941-042; 4111-005, 007, 009; 4113-001 THRU 003; 4114-001, 002, 004, 007 THRU 010; 4116-001, 002, 004, 008



NOT TO SCALE

NOTES:
 1.) STREET MONUMENTS ARE SET ON A MONUMENT LINE AT A 3 FOOT OFFSET TO THE RIGHT-OF-WAY AND BLOCK LINES. LOT MONUMENTS ARE ALSO SET ON A 3 FOOT OFFSET, PERPENDICULAR TO THE RIGHT-OF-WAY AND BLOCK LINES.
 2.) REFER TO SHEETS 5 THROUGH 8 FOR DIMENSIONS OF LOTS AND BLOCKS.

MONUMENT IDENTIFICATION TABLE	
A	= MID 34283
B	= MID 34284
C	= MID 34285
D	= MID 34286
E	= MID 34287
F	= MID 34288
G	= MID 34289
H	= MID 34290
I	= MID 34291
J	= MID 34292
K	= MID 34293
L	= MID 34294
M	= MID 34295
N	= MID 34296
O	= MID 34297
P	= MID 34298
Q	= MID 34299
R	= MID 34300
S	= MID 34301
T	= MID 34302
U	= MID 34303
V	= MID 34304
W	= MID 34305
X	= MID 34306
Y	= MID 34307
Z	= MID 34308
AA	= MID 34309
BB	= MID 34310
CC	= MID 34311
DD	= MID 34312
EE	= MID 34313
FF	= MID 34314
GG	= MID 34315
HH	= MID 34316
II	= MID 34317
JJ	= MID 34318
KK	= MID 34319
LL	= MID 34320
MM	= MID 34321
NN	= MID 34322
OO	= MID 34323

FINAL MAP 9585

PIER 70; PID 9585 - PHASE 1
 AN 18 LOT SUBDIVISION
 A 306 RESIDENTIAL UNIT AND 70 COMMERCIAL UNIT
 NEW MIXED-USE CONDOMINIUM PROJECT
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 SEPTEMBER 2020 SHEET 10 OF 10

STREET AND LOT MONUMENTS

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