

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

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. _____, ADOPTED _____, 2019, APPROVED THIS MAP ENTITLED "FINAL MAP 9686".

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

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 _____, 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 SUPERVISORS 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 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*

DATE: *MAY 7, 2019*

BRUCE R. STORRS L.S. 6914

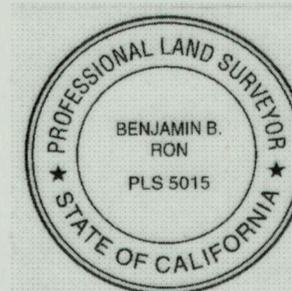
**SURVEYOR'S STATEMENT:**

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 MARRIOTT OWNERSHIP RESORTS, INC. ON MARCH 29, 2018. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED 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*

DATE: *4-29-2019*

BENJAMIN B. RON
PLS No. 5015

**RECORDER'S STATEMENT:**

FILED THIS _____ DAY OF _____, 2019,

AT _____ M. IN BOOK _____ OF CONDOMINIUM 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 9686

A 22 COMMERCIAL UNIT CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED
IN THAT CERTAIN GRANT DEED RECORDED JANUARY 19, 2018
AS DOCUMENT NO. 2018-K567934-00, OFFICIAL RECORDS

BEING A PORTION OF 50 VARA BLOCK 203

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

MAY 2019

APN 0029-003

SHEET 1 OF 4

2620 JONES STREET

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.

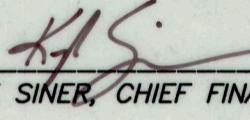
OWNER: M-IV PIER 2620 PROPERTY, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: M-IV PIER 2620, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGER

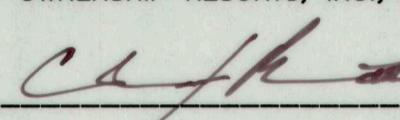
BY: MARINER REP IV, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: PLATFORM INVESTMENTS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGER

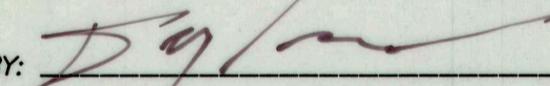
BY: PLATFORM VENTURES, LLC,
A KANSAS LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: 
KYLE SINER, CHIEF FINANCIAL OFFICER

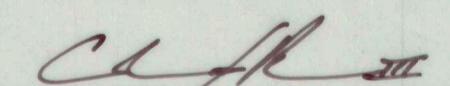
OPTIONEE: MARRIOTT OWNERSHIP RESORTS, INC., A DELAWARE CORPORATION

BY: 
NAME: CHARLES J. BARON
TITLE: VICE PRESIDENT, ASSET MANAGEMENT

BENEFICIARIES: SECURITY BENEFIT CORPORATION

BY: 
NAME: DOUGLAS SCHNEIDER
TITLE: AUTHORIZED SIGNATORY

MARRIOTT OWNERSHIP RESORTS, INC., A DELAWARE CORPORATION

BY: 
NAME: CHARLES J. BARON
TITLE: VICE PRESIDENT, ASSET MANAGEMENT

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 Kansas
COUNTY OF Johnson

ON April 25 2019 BEFORE ME, Jennifer Metz,

PERSONALLY APPEARED Kyle Riner

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 Kansas THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: Jennifer Metz

NOTARY PUBLIC, STATE OF Kansas COMMISSION NO.: 1150674

MY COMMISSION EXPIRES: 8/20/22

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Johnson

BENEFICIARY'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 Kansas
COUNTY OF Shawnee

ON April 25 2019 BEFORE ME, Cassandra Blackwell,

PERSONALLY APPEARED Douglas Schneider

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 Kansas THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: Cassandra Blackwell

NOTARY PUBLIC, STATE OF Kansas COMMISSION NO.: 1137988

MY COMMISSION EXPIRES: 7-12-2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Shawnee

OPTIONEE'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 Orange

ON APRIL 26, 2019 2019 BEFORE ME, Catelyn D. Stuver,

PERSONALLY APPEARED CHARLES BARON

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: Catelyn D. Stuver

NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2120835

MY COMMISSION EXPIRES: AUGUST 22, 2019

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Orange

BENEFICIARY'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 Orange

ON APRIL 26 2019 BEFORE ME, Catelyn D. Stuver,

PERSONALLY APPEARED CHARLES BARON

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: Charles Baron

NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2120835

MY COMMISSION EXPIRES: AUGUST 22, 2019

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Orange

FINAL MAP 9686

A 22 COMMERCIAL UNIT CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED
IN THAT CERTAIN GRANT DEED RECORDED JANUARY 19, 2018
AS DOCUMENT NO. 2018-K567934-00, OFFICIAL RECORDS

BEING A PORTION OF 50 VARA BLOCK 203

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors

859 Harrison Street, Suite 200

San Francisco California

MAY 2019

APN 0029-003

SHEET 2 OF 4

2620 JONES STREET



LEGEND

MEAS. MEASURED
APN ASSESSOR'S PARCEL NUMBER
P.M. PARCEL MAPS
CLR. CLEAR OF PROPERTY LINE
OV. OVER PROPERTY LINE
BLDG. BUILDING
CONC. CONCRETE
COL. COLUMN
SBNF SEARCHED FOR NOT FOUND
P.O.B. POINT OF BEGINNING

▲ MID BRASS DISC
MONUMENT IDENTIFICATION
PER CITY AND COUNTY OF
SAN FRANCISCO DATABASE
● SET NAIL IN 3/4"
BRASS TAG STAMPED
PLS 5015
— PROPERTY LINE
— LOT LINE/RIGHT OF WAY LINE
- - - MONUMENT LINE

BASIS OF SURVEY:

THE CITY MONUMENT LINE ON BAY STREET BETWEEN HYDE
AND POWELL STREETS IS THE BASIS OF SURVEY.
SEE MAP REFERENCE [1].

GENERAL 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 22 COMMERCIAL
UNITS WITHIN 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.

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'S 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 BAY
STREET, JONES STREET OR NORTH POINT 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.

ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS

LOT NO.	CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
LOT 1	1 THRU 22	APN 0029-008 THRU 029

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

FINAL MAP 9686

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CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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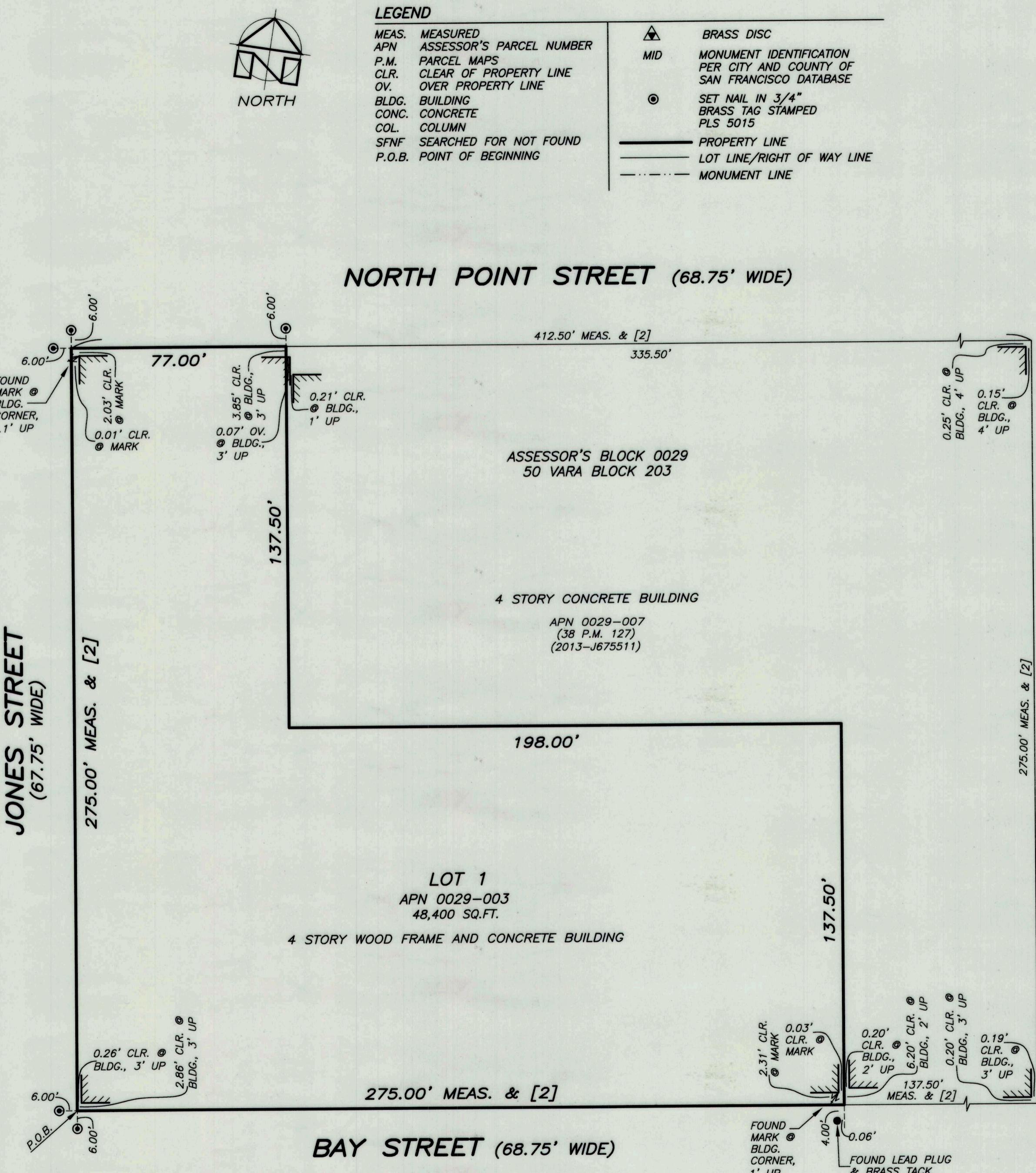
MAY 2019

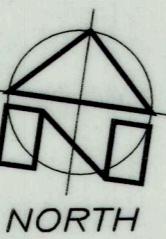
SCALE: 1"=30'

SHEET 3 OF 4

APN 0029-003

2620 JONES STREET

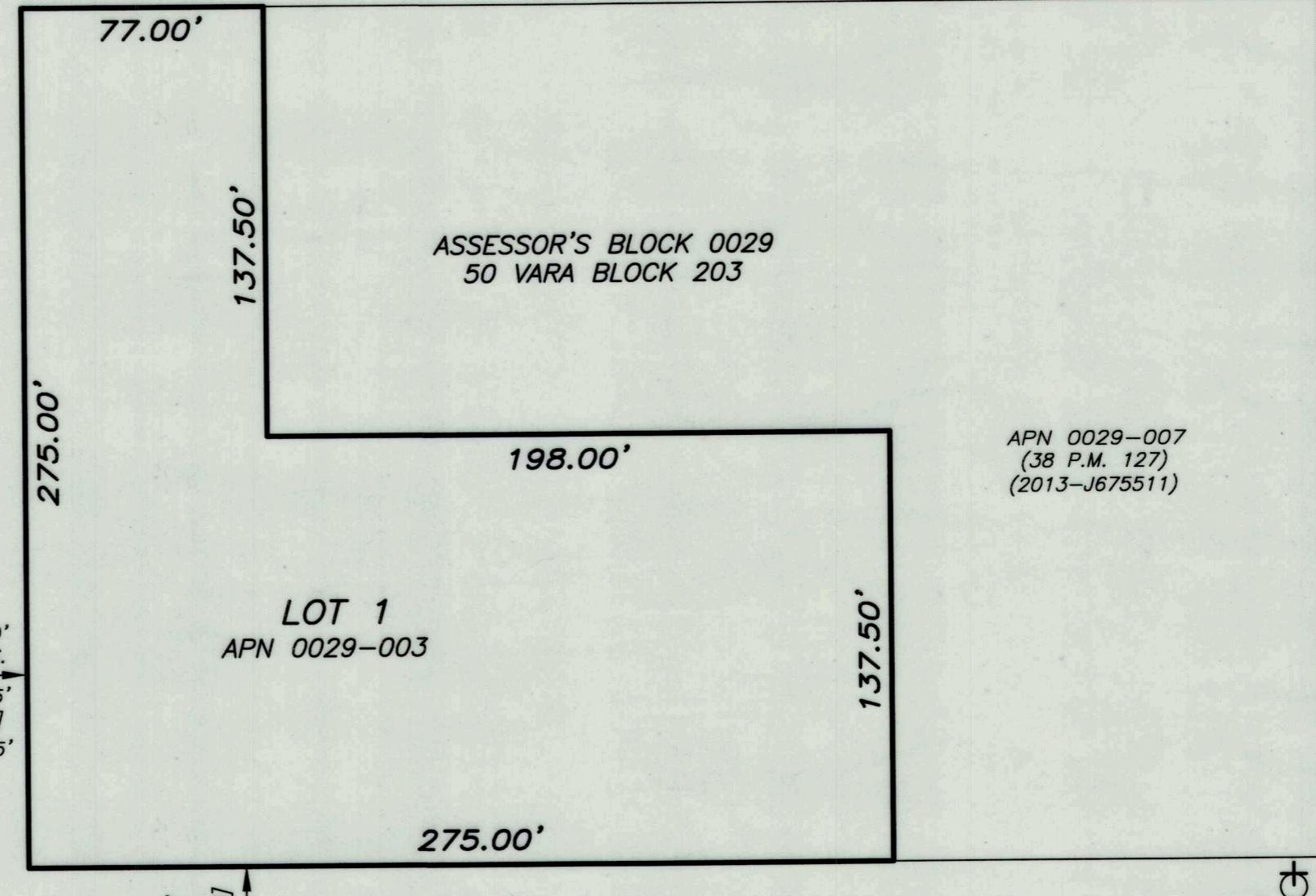




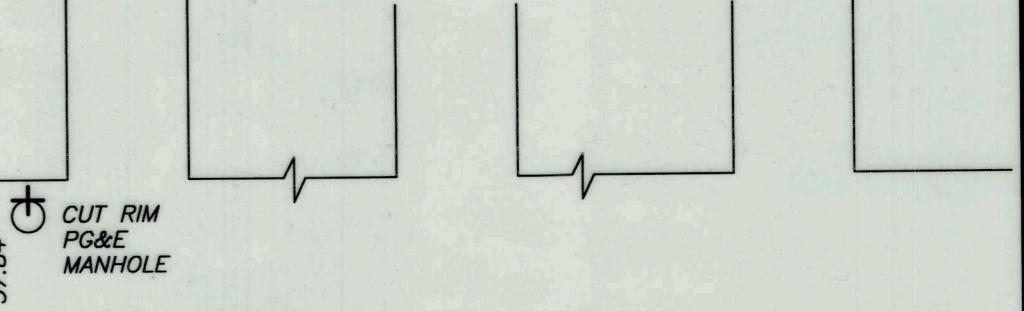
CUT TOP
CONC.
RETAINING
WALL

36.235'

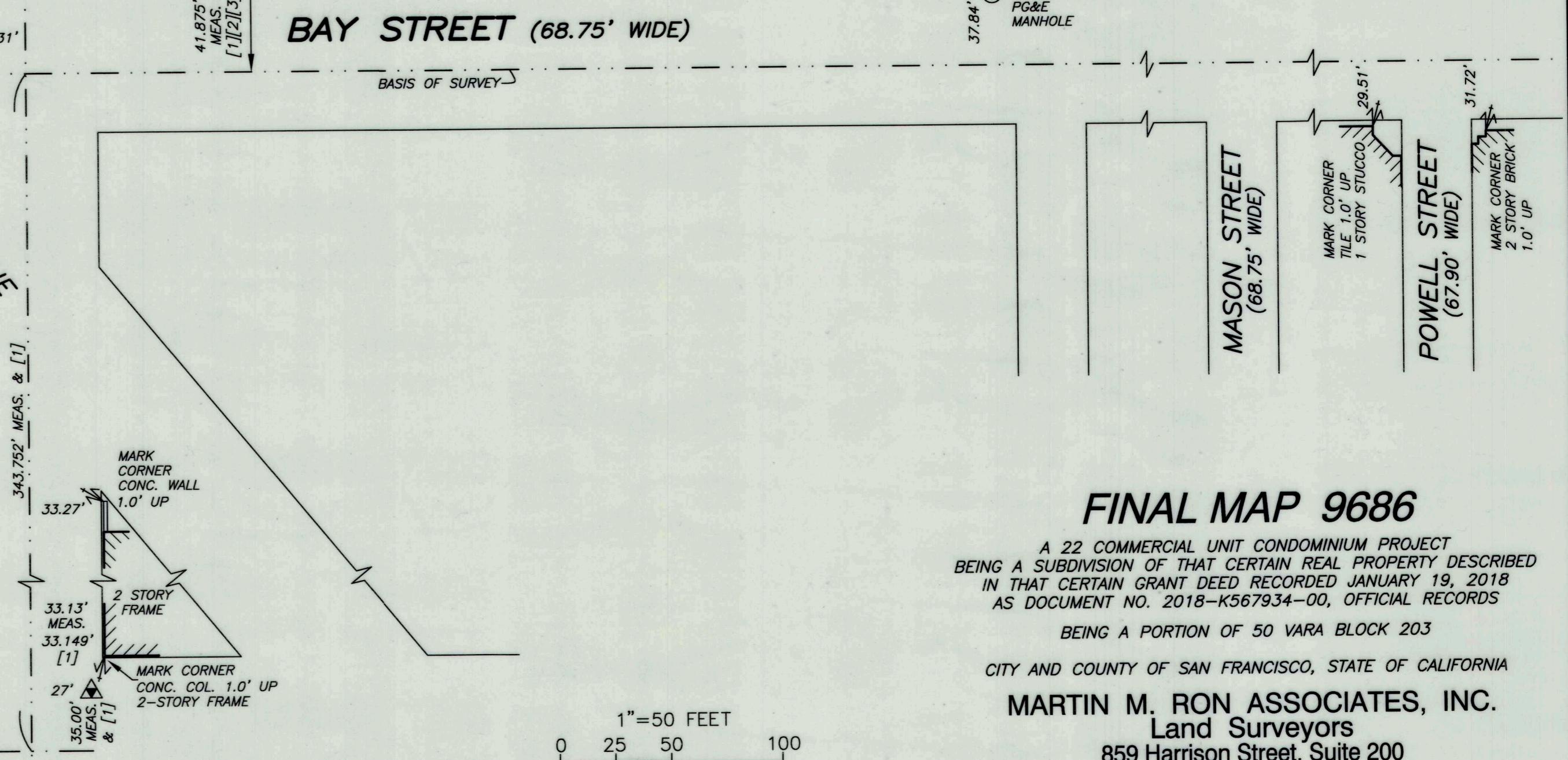
NORTH POINT STREET
(68.75' WIDE)



TAYLOR STREET (69.52' WIDE)



JONES STREET (67.75' WIDE)



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Land Surveyors

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1"=50 FEET
0 25 50 100
GRAPHIC SCALE

MAY 2019

SCALE: 1"=50'

SHEET 4 OF 4

APN 0029-003

2620 JONES STREET