

**OWNER'S STATEMENT:**

WE HEREBY STATE THAT WE ARE THE OWNERS AND THE HOLDERS OF SECURITY INTEREST OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP; THAT WE ARE THE ONLY PERSONS HAVING RECORD TITLE INTEREST IN THE SUBDIVIDED PROPERTY WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO THE PROPERTY; AND THAT WE HEREBY CONSENT TO PREPARATION AND RECORDATION OF THIS FINAL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNERS: MISSION PIERS DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: MORT MISSION PIERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: [Signature]

PRINT: DONALD PETERSON

TITLE: SR MANAGING DIRECTOR

DEED OF TRUST: INSTRUMENT NO. 2012-J534146-00  
TRUSTEE: CALIFORNIA RECONVEYANCE CORPORATION, A CALIFORNIA CORPORATION  
BENEFICIARY: JP MORGAN CHASE BANK, N.A., A NATIONAL BANKING ASSOCIATION

BY: [Signature] BY: \_\_\_\_\_

PRINT: Patrick Brann PRINT: \_\_\_\_\_

TITLE: Authorized Officer TITLE: \_\_\_\_\_

AGENCY: \_\_\_\_\_ AGENCY: \_\_\_\_\_

**OWNER'S ACKNOWLEDGMENT:**

STATE OF CA ) s.s.  
COUNTY OF Contra Costa

ON 02/19/14 BEFORE ME Susan Ercolini  
A NOTARY PUBLIC, PERSONALLY APPEARED, Donald Peterson

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 Susan Ercolini  
MY COMMISSION EXPIRES ON 07/24/14  
COMMISSION NO. 1896673  
COUNTY OF PRINCIPAL PLACE OF BUSINESS San Mateo

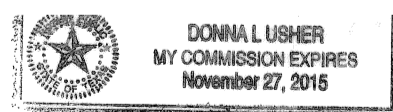
**TRUSTEE/BENEFICIARY ACKNOWLEDGMENT:**

STATE OF TEXAS ) s.s.  
COUNTY OF DALLAS

ON FEBRUARY 24, 2014 BEFORE ME Donna L. Usher  
A NOTARY PUBLIC, PERSONALLY APPEARED, Patrick Brann

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

WITNESS MY HAND AND OFFICIAL SEAL



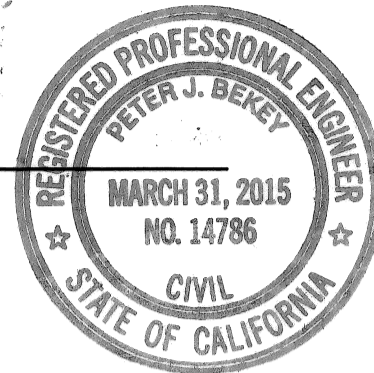
SIGNATURE Donna L. Usher  
MY COMMISSION EXPIRES ON NOVEMBER 27, 2015  
COMMISSION NO. 392047-8  
COUNTY OF PRINCIPAL PLACE OF BUSINESS DALLAS

**ENGINEER'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 STEVE HESTER IN AUGUST 2011. I HEREBY STATE THAT THE MONUMENTS WILL BE SET IN THOSE POSITIONS WITHIN TWO YEARS OF THE RECORDATION OF THIS MAP AND THAT ALL MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

BY: [Signature]  
KCA ENGINEERS, INC.  
PETER J. BEKEY  
R.C.E. NO. 14786  
LICENSE EXPIRES: MARCH 31, 2015

DATE: 02/07/14



**APPROVALS:**

THIS MAP IS APPROVED THIS 11th DAY OF MARCH, 2014  
BY ORDER NO. 182315

MOHAMMED NURU  
DIRECTOR OF PUBLIC WORKS  
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

**TAX CERTIFICATE:**

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 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

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 OUR BOARD OF SUPERVISORS BY ITS MOTION

**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 ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

BRUCE R. STORRS CITY AND COUNTY SURVEYOR,  
CITY AND COUNTY OF SAN FRANCISCO

BY: [Signature] DATE: MARCH 12, 2014  
BRUCE R. STORRS, L.S. 6914



**BOARD OF SUPERVISOR'S APPROVAL:**

ON \_\_\_\_\_, 20\_\_, 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. \_\_\_\_\_

**RECORDER'S STATEMENT:**

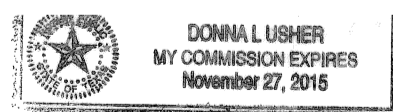
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ m. IN BOOK \_\_\_\_\_ OF CONDOMINIUM MAPS, AT PAGES \_\_\_\_\_, INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF KCA ENGINEERS, INC.

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

COUNTY RECORDER  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**FINAL MAP NO. 7783**

WITNESS MY HAND AND OFFICIAL SEAL



SIGNATURE Donna L. Usher  
MY COMMISSION EXPIRES ON NOVEMBER 27, 2015  
COMMISSION NO. 392047-8  
COUNTY OF PRINCIPAL PLACE OF BUSINESS DALLAS

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

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
FEBRUARY 2014

**KCA ENGINEERS INC.**  
CONSULTING CIVIL ENGINEERS

SHEET 1 OF 3 SHEETS

ASSESSOR'S BLOCK 4045, LOT 041

2121 3RD STREET

**GENERAL NOTES:**

- A. THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTION 1351(e). THIS CONDOMINIUM PROJECT IS LIMITED TO 105 RESIDENTIAL UNITS.
- 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 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 THIRD STREET OR ILLINOIS 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. ENCROACHMENT FROM/ONTO ADJOINING PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE THERE FROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

**NOTE:**

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

ASSESSOR NUMBER	UNIT NO.	%
42	101	0.74%
43	102	0.89%
44	103	0.60%
45	104	0.80%
46	105	0.81%
47	106	1.17%
48	108	0.65%
49	109	0.59%
50	110	0.55%
51	111	1.15%
52	112	1.06%
53	113	1.20%
54	114	1.21%
55	115	0.81%
56	116	0.80%
57	117	0.60%
58	118	0.89%
59	119	0.74%
60	201	0.76%
61	202	0.93%
62	203	0.60%
63	204	0.80%
64	205	0.81%
65	206	1.21%
66	207	1.09%
67	208	0.66%
68	209	0.65%
69	210	1.15%
70	211	0.65%
71	212	0.61%
72	213	1.15%
73	214	1.08%
74	215	1.34%
75	216	1.21%
76	217	0.81%
77	218	0.80%
78	219	0.60%
79	220	0.97%
80	221	0.76%
81	301	0.76%
82	302	0.89%
83	303	0.60%
84	304	0.80%
85	305	0.81%
86	306	1.21%
87	307	1.05%
88	308	1.28%
89	309	1.15%
90	310	1.24%
91	311	1.15%
92	312	1.09%
93	313	1.32%
94	314	1.21%
95	315	0.81%
96	316	0.80%

ASSESSOR NUMBER	UNIT NO.	%
97	317	0.60%
98	318	0.89%
99	319	0.76%
100	401	0.76%
101	402	0.93%
102	403	0.60%
103	404	0.80%
104	405	0.81%
105	406	1.21%
106	407	1.09%
107	408	1.30%
108	409	1.15%
109	410	1.21%
110	411	1.15%
111	412	1.09%
112	413	1.35%
113	414	1.21%
114	415	0.81%
115	416	0.80%
116	417	0.60%
117	418	0.93%
118	419	0.76%
119	501	0.74%
120	502	0.93%
121	503	0.60%
122	504	0.80%
123	505	0.81%
124	506	1.21%
125	507	1.09%
126	508	1.30%
127	509	1.15%
128	510	1.24%
129	511	1.15%
130	512	1.09%
131	513	1.32%
132	514	1.21%
133	515	0.81%
134	516	0.80%
135	517	0.60%
136	518	0.93%
137	519	0.74%
138	601	1.21%
139	602	1.02%
140	603	1.30%
141	604	1.15%
142	605	1.17%
143	606	1.15%
144	607	1.09%
145	608	1.24%
146	609	1.21%

\* BELOW MARKET RATE DWELLING (BMR) UNIT

**SURVEY NOTES:**

- BASIS OF SURVEY: GRANT DEED DOCUMENT NO. 2012-J534145 IN REEL K762, IMAGE 0685 RECORDED OCTOBER 29, 2012, ON FILE IN THE OFFICE OF THE RECORDER, CITY AND COUNTY OF SAN FRANCISCO.
- MAP OF 700 ILLINOIS STREET ON FILE IN THE OFFICE OF THE RECORDER, CITY AND COUNTY OF SAN FRANCISCO. RECORDED MAY 10, 2002 IN BOOK 74 OF CONDOMINIUM MAPS AT PAGE 26.
- MONUMENT REFERENCE: MONUMENT MAP 324 DATED JULY 1983 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- DIMENSIONS ARE INDICATED IN FEET AND DECIMALS THEREOF.
- BLOCK LINES OF BLOCK 4045 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINES. RELATIONSHIPS BETWEEN MONUMENT LINES AND THE BLOCK LINES OF BLOCK 4045 WERE ESTABLISHED IN CONFORMANCE WITH COMPELLING EVIDENCE OF OCCUPATION AND FIELD SURVEY DATA SUCH AS: "L" CUTS, BUILDING STRUCTURES, FENCES, RETAINING WALLS AND OFFICIAL CONCRETE SIDEWALKS AND CURBS, ALONG WITH THE MAP AND DEED REFERENCES LISTED HEREON.
- THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THOSE CERTAIN NOTICES OF SPECIAL RESTRICTIONS AND AMENDMENTS THERETO AS FOLLOWS.

DOCUMENT NUMBER	RECORDED DATE	REEL/ IMAGE BOOK/PAGE
2011-J309261-00	NOV 30, 2011	K532 OR 0719
2013-J802701	DEC 10, 2013	L040 OR 433

**FINAL MAP NO. 7783**

A 105 UNIT RESIDENTIAL CONDOMINIUM PROJECT  
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT  
CERTAIN GRANT DEED RECORDED ON OCTOBER 29, 2012 IN  
REEL K762, IMAGE 0685, DOCUMENT NO. 2012-J534145

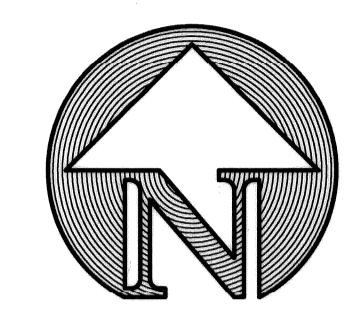
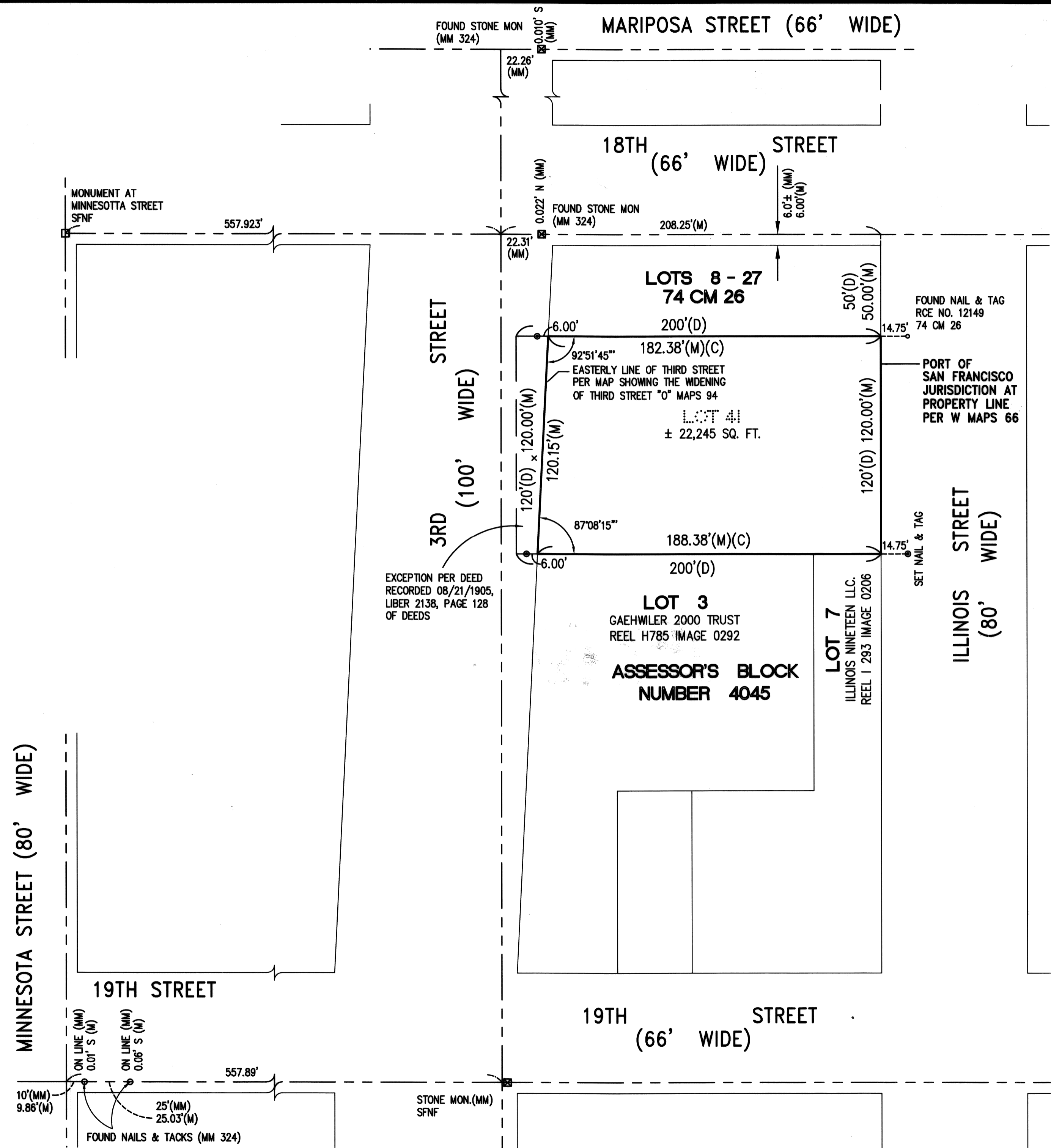
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
FEBRUARY 2014

**KCA ENGINEERS INC.**  
CONSULTING CIVIL ENGINEERS

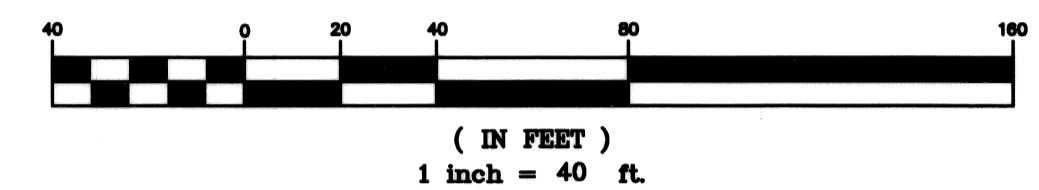
SHEET 2 OF 3 SHEETS

ASSESSOR'S BLOCK 4045, LOT 041

2121 3RD STREET



GRAPHIC SCALE



**LEGEND**

- (C) CALCULATED DISTANCE
- (M) MEASURED DISTANCE
- (D) DEED DISTANCE
- (MM) DISTANCE PER MONUMENT MAP 324
- S SOUTH
- N NORTH
- O FOUND NAIL AND TAG
- ⊙ SET NAIL AND TAG RCE 14786
- SFNF SEARCHED FOR NOT FOUND

**FINAL MAP NO. 7783**

A 105 UNIT RESIDENTIAL CONDOMINIUM PROJECT  
 A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT  
 CERTAIN GRANT DEED RECORDED ON OCTOBER 29, 2012 IN  
 REEL K762, IMAGE 0685, DOCUMENT NO. 2012-J534145

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

FEBRUARY 2014

SCALE: 1" = 40'

**KCA ENGINEERS INC.**  
 CONSULTING CIVIL ENGINEERS

SHEET 3 OF 3 SHEETS

ASSESSOR'S BLOCK 4045, LOT 041

2121 3RD STREET