

**OWNER'S STATEMENT:**

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS AND BENEFICIARY, UNDER THAT CERTAIN DEED OF TRUST RECORDED ON DECEMBER 20, 2013 AS INSTRUMENT NO. 2013-J807650 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: SOMA HOTEL LLS, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]  
NAME: JAMES E.M. EVANS  
ITS: CHIEF FINANCIAL OFFICER

BENEFICIARY: SHANGHAI COMMERCIAL BANK, LTD., ACTING THROUGH ITS SAN FRANCISCO BRANCH

BY: [Signature]  
NAME: PHILIP LEE  
ITS: SVP AND MANAGER

BY: [Signature]  
NAME: JIMMY WU  
ITS: VP

**OWNER'S ACKNOWLEDGEMENT:**

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 17, 2015 BEFORE ME, P. Christian, Notary Public,

PERSONALLY APPEARED JAMES E.M. EVANS

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.: 2014442

MY COMMISSION EXPIRES: MAR. 25, 2017

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

**BENEFICIARY'S ACKNOWLEDGEMENT:**

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 17, 2015 BEFORE ME, Kelly Mei Yilai, Notary Public,

PERSONALLY APPEARED Philip Lee and Jimmy Wu

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.: 1957640

MY COMMISSION EXPIRES: Oct 22, 2015

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

**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 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, EXCEPT AS TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$558,558. I ALSO HEREBY STATE THAT A BOND IN THE AMOUNT FIXED BY SAID BOARD AND BY ITS TERMS MADE TO INURE TO THE BENEFIT OF THE CITY AND COUNTY OF SAN FRANCISCO, CONDITIONED FOR PAYMENT OF THE ABOVE TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, HAS BEEN FILED WITH AND APPROVED BY SAID BOARD.

DATED \_\_\_\_\_ 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 SAID BOARD OF SUPERVISORS BY ITS MOTION NO. \_\_\_\_\_, ADOPTED \_\_\_\_\_, 20\_\_\_\_, APPROVED THIS MAP ENTITLED "PHASE 3 FINAL MAP 8786".

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

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

**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 CERTIFICATE OR STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF MAPS, AT PAGES \_\_\_\_\_, AT THE  
REQUEST OF MARTIN M. RON ASSOCIATES.

SIGNED: \_\_\_\_\_

COUNTY RECORDER  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**PHASE 3  
FINAL MAP 8786**

FOR DEVELOPMENT PURPOSES

BEING LOT 3 AS SHOWN ON

"PHASE 1 FINAL MAP 7472" RECORDED DECEMBER 2, 2013  
IN BOOK EE OF MAPS, AT PAGES 125-127

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors  
859 Harrison Street, Suite 200  
San Francisco California

SEPTEMBER 2015

SHEET 1 OF 3

AB 8715, LOT 008 - MISSION BAY BLOCK 1

100 CHANNEL

**APPROVALS:**

THIS MAP IS APPROVED THIS 23<sup>RD</sup> DAY OF SEPTEMBER, 2015  
BY ORDER NO. 184,067

BY: [Signature] DATE: 10/7/15

MOHAMMED NURU  
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**APPROVAL:**

THIS MAP IS APPROVED THIS 30 DAY OF SEPTEMBER, 2015

BY: [Signature] DATE: 9-30-15

TIFFANY BOHNE  
EXECUTIVE DIRECTOR  
SUCCESSOR AGENCY TO THE  
REDEVELOPMENT AGENCY OF THE  
CITY AND COUNTY OF SAN FRANCISCO

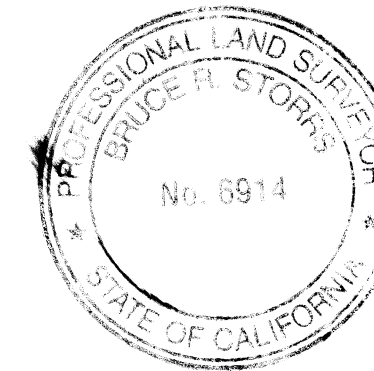
**CITY AND COUNTY SURVEYOR'S STATEMENT:**

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: [Signature] DATE: SEPTEMBER 23 2015

BRUCE R. STORRS L.S. 6914



**APPROVED AS TO FORM:**

DENNIS J. HERRERA, CITY ATTORNEY

BY: [Signature]

DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**APPROVAL OF MULTIPLE FINAL MAPS:**

THE DIRECTOR HEREBY APPROVES THE SUBMITTAL OF MULTIPLE FINAL MAPS FOR THE APPROVED TENTATIVE MAP NO. 7472 IN ACCORDANCE WITH MISSION BAY SUBDIVISION CODE SECTION 1455.2.

BY: [Signature] DATE: 10/7/15

MOHAMMED NURU  
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**CERTIFICATE OF PUBLIC IMPROVEMENT AGREEMENT:**

THIS CERTIFICATE EVIDENCES THAT A PUBLIC IMPROVEMENT AGREEMENT HAS BEEN EXECUTED ON THE 9TH DAY OF JUNE, 2015, BETWEEN 1000 CHANNEL STREET (SF) OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THE CITY AND COUNTY OF SAN FRANCISCO.

BY: [Signature]

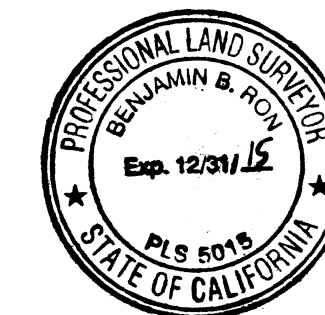
MOHAMMED NURU  
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**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 SOMA HOTEL LLC ON MAY 8, 2015. 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: [Signature] DATE: 9-18-15

BENJAMIN B. RON  
PLS No. 5015



**PHASE 3  
FINAL MAP 8786**

FOR DEVELOPMENT PURPOSES

BEING LOT 3 AS SHOWN ON

"PHASE 1 FINAL MAP 7472" RECORDED DECEMBER 2, 2013  
IN BOOK EE OF MAPS, AT PAGES 125-127

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors  
859 Harrison Street, Suite 200  
San Francisco California

SEPTEMBER 2015

SHEET 2 OF 3

AB 8715, LOT 008 - MISSION BAY BLOCK 1

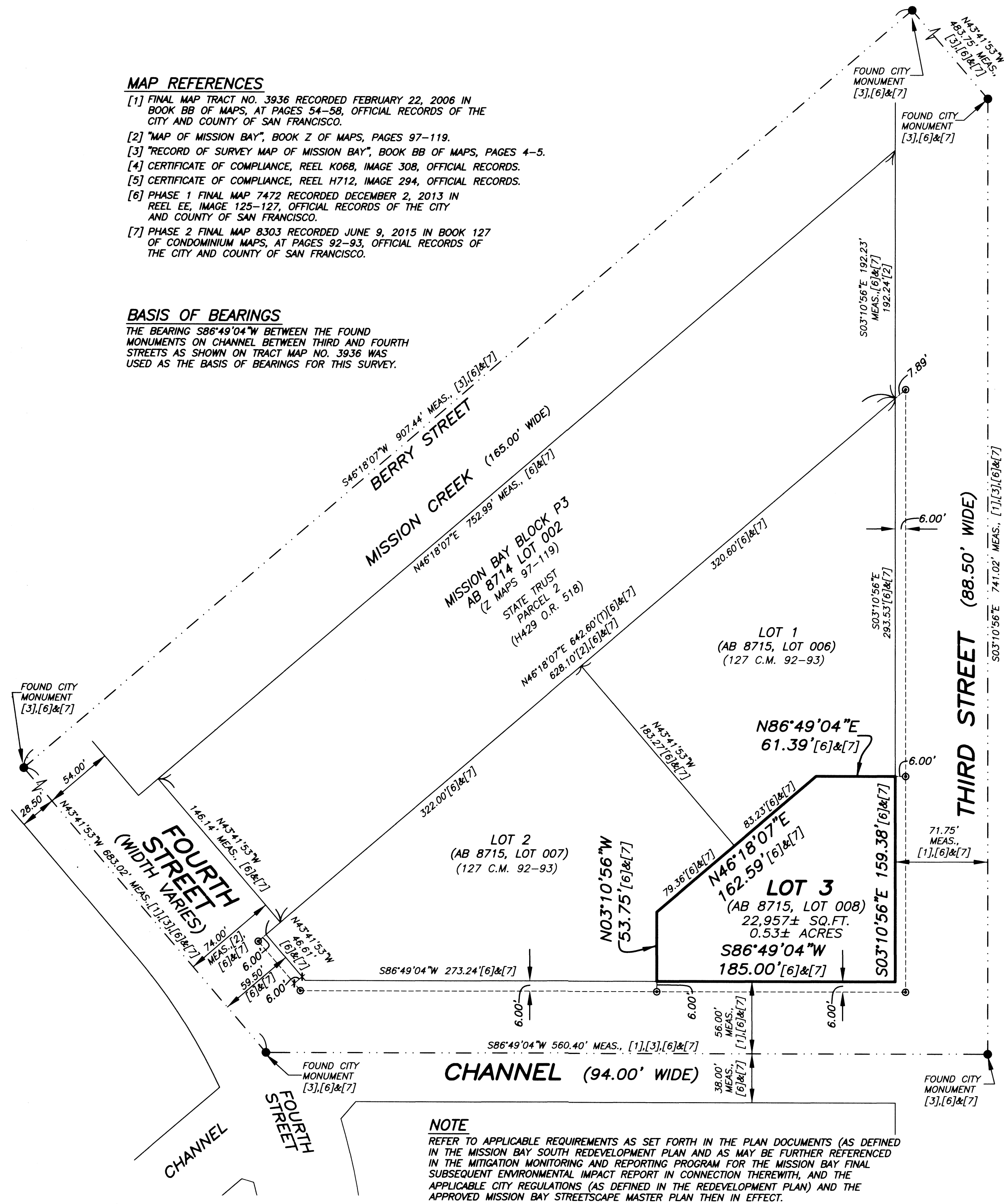
100 CHANNEL

**MAP REFERENCES**

- [1] FINAL MAP TRACT NO. 3936 RECORDED FEBRUARY 22, 2006 IN BOOK BB OF MAPS, AT PAGES 54-58, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [2] "MAP OF MISSION BAY", BOOK Z OF MAPS, PAGES 97-119.
- [3] "RECORD OF SURVEY MAP OF MISSION BAY", BOOK BB OF MAPS, PAGES 4-5.
- [4] CERTIFICATE OF COMPLIANCE, REEL K068, IMAGE 308, OFFICIAL RECORDS.
- [5] CERTIFICATE OF COMPLIANCE, REEL H712, IMAGE 294, OFFICIAL RECORDS.
- [6] PHASE 1 FINAL MAP 7472 RECORDED DECEMBER 2, 2013 IN REEL EE, IMAGE 125-127, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [7] PHASE 2 FINAL MAP 8303 RECORDED JUNE 9, 2015 IN BOOK 127 OF CONDOMINIUM MAPS, AT PAGES 92-93, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

**BASIS OF BEARINGS**

THE BEARING S86°49'04"W BETWEEN THE FOUND MONUMENTS ON CHANNEL BETWEEN THIRD AND FOURTH STREETS AS SHOWN ON TRACT MAP NO. 3936 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.



**LEGEND**

- AB ASSESSOR'S BLOCK
- O.R. OFFICIAL RECORDS
- C.M. CONDOMINIUM MAPS
- MEAS. MEASURED
- (T) TOTAL
- [ ] MAP REFERENCE
- BRASS CAP MONUMENT TO BE SET PER [6]
- FOUND CITY MONUMENT
- STREET MONUMENT LINE
- BLOCK MONUMENT LINE

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

1. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED NOVEMBER 18, 1998, INSTRUMENT NO. 98-G470337, OFFICIAL RECORDS AND ALL SUBSEQUENT AMENDMENTS.
  2. "MISSION BAY SOUTH REDEVELOPMENT PLAN AREA DECLARATION OF RESTRICTIONS" RECORDED DECEMBER 3, 1998, IN REEL H273, IMAGE 267, INSTRUMENT NO. 98-G477250, OFFICIAL RECORDS AND A CERTIFICATE OF CORRECTION AS TO THE LEGAL DESCRIPTION SET FORTH THEREIN RECORDED JANUARY 20, 1999, IN REEL H304, IMAGE 513, INSTRUMENT NO. 99-G501704, OFFICIAL RECORDS.
  3. "MISSION BAY SOUTH OWNER PARTICIPATION AGREEMENT" RECORDED DECEMBER 3, 1998, IN REEL H273, IMAGE 275, INSTRUMENT NO. 98-G477258, OFFICIAL RECORDS AND ALL SUBSEQUENT AMENDMENTS.
  4. "COVENANT AND ENVIRONMENTAL RESTRICTION ON PROPERTY" RECORDED MARCH 21, 2000, IN REEL H598, IMAGE 171, INSTRUMENT NO. 2000-G748551, OFFICIAL RECORDS.
  5. "COVENANT AND ENVIRONMENTAL RESTRICTION ON PROPERTY" RECORDED MARCH 21, 2000, IN REEL H598, IMAGE 172, INSTRUMENT NO. 2000-G748552, OFFICIAL RECORDS.
  6. "MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR MISSION BAY COMMERCIAL" RECORDED JANUARY 16, 2001, INSTRUMENT NO. 2001-G889923, OFFICIAL RECORDS AND ALL SUBSEQUENT AMENDMENTS.
  7. "AMENDMENT NO. 2 TO BCDC PERMIT 5-00" RECORDED DECEMBER 10, 2001, IN REEL I030, IMAGE 300, INSTRUMENT NO. 2001-H066919, OFFICIAL RECORDS.
  8. THAT CERTAIN "GRANT DEED" RECORDED MAY 17, 2012, INSTRUMENT NO. 2012-J414850, OFFICIAL RECORDS.
- NOTE: SAID DOCUMENT AMONG OTHER THINGS RESERVES ALL MINERAL RIGHTS WITHIN THE SUBJECT PROPERTY BY FOCIL-MB, LLC.
9. "DECLARATION OF COVENANTS AND GRANT OF EASEMENT" RECORDED MAY 17, 2012, INSTRUMENT NO. 2012-J414853, OFFICIAL RECORDS, AND ALL SUBSEQUENT AMENDMENTS.
  10. "MEMORANDUM OF RIGHT TO REPURCHASE" RECORDED MAY 17, 2012, INSTRUMENT NO. 2012-J414851, OFFICIAL RECORDS AND ALL SUBSEQUENT AMENDMENTS.
  11. AN UNRECORDED DOCUMENT ENTITLED "BRAND COVENANT AND RESTRICTION AGREEMENT", AS DISCLOSED BY THAT CERTAIN DOCUMENT ENTITLED "MEMORANDUM OF BRAND COVENANT AND RESTRICTION AGREEMENT" RECORDED DECEMBER 20, 2013, INSTRUMENT NO. 2013-J807645, OFFICIAL RECORDS AND ALL SUBSEQUENT AMENDMENTS.
  12. "COMMUNITY ENHANCEMENT FEE AGREEMENT" RECORDED DECEMBER 20, 2013, INSTRUMENT NO. 2013-J807669, OFFICIAL RECORDS.
- SAID DOCUMENT WAS RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION ON NOVEMBER 7, 2014, INSTRUMENT NO. 2014-J970025, OFFICIAL RECORDS.
13. "MEMORANDUM OF RIGHT OF FIRST REFUSAL" RECORDED JANUARY 13, 2015, INSTRUMENT NO. 2015-K003845, OFFICIAL RECORDS.

**PHASE 3  
FINAL MAP 8786**

FOR DEVELOPMENT PURPOSES

BEING LOT 3 AS SHOWN ON  
"PHASE 1 FINAL MAP 7472" RECORDED DECEMBER 2, 2013  
IN BOOK EE OF MAPS, AT PAGES 125-127

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

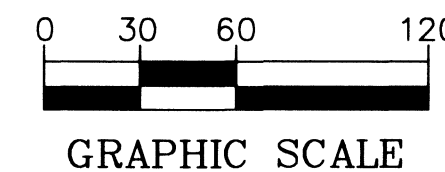
SEPTEMBER 2015

SCALE: 1"=60'

SHEET 3 OF 3

AB 8715, LOT 008 - MISSION BAY BLOCK 1

100 CHANNEL



**NOTE**

REFER TO APPLICABLE REQUIREMENTS AS SET FORTH IN THE PLAN DOCUMENTS (AS DEFINED IN THE MISSION BAY SOUTH REDEVELOPMENT PLAN AND AS MAY BE FURTHER REFERENCED IN THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE MISSION BAY FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT IN CONNECTION THEREWITH, AND THE APPLICABLE CITY REGULATIONS (AS DEFINED IN THE REDEVELOPMENT PLAN) AND THE APPROVED MISSION BAY STREETScape MASTER PLAN THEN IN EFFECT.