

BOARD of SUPERVISORS

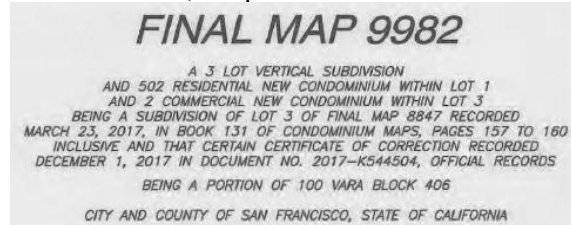


City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 544-5227

## MEMORANDUM

Date: July 16, 2021  
To: Joaquin Torres, Assessor-Recorder  
From: Angela Calvillo, Clerk of the Board  
Subject: Final Map No. 9982 - 1169 Market Street

On July 13, 2021, the Board of Supervisors approved Map 9982; 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.



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. M21-105, ADOPTED July 13, 2021 APPROVED THIS MAP ENTITLED "FINAL MAP 9982".

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

BY: Angela Calvillo DATE: 7/13/2021  
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 July DAY OF 13, 2021.

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

BOARD OF SUPERVISOR'S APPROVAL:  
ON July 13, 2021, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. M21-105, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. 210789.

Final Map No. 9982 - 1169 Market Street  
July 16, 2021  
Page 2

c: Douglas Legg, Office of the Assessor-Recorder  
Holly Lung, Office of the Assessor-Recorder  
Copy to the File

1 [Final Map No. 9982 - 1169 Market Street]

2

3 **Motion approving Final Map No. 9982, a three lot vertical subdivision and 502 unit**  
4 **residential new condominium within lot 1 and a two unit commercial new condominium**  
5 **within lot 3, mixed-use condominium project, located at 1169 Market Street, being a**  
6 **subdivision of Assessor’s Parcel Block No. 3702A, Lot No. 004; and adopting findings**  
7 **pursuant to the General Plan, and the eight priority policies of Planning Code, Section**  
8 **101.1.**

9

10 MOVED, That the certain map entitled “FINAL MAP No. 9982”, a three lot vertical  
11 subdivision and 502 unit residential new condominium within lot 1 and 2 unit commercial new  
12 condominium within lot 3, mixed-use condominium project, located at 1169 Market Street,  
13 being a subdivision of Assessor’s Parcel Block No. 3702A, Lot No. 004, comprising ten  
14 sheets, approved June 16, 2021, by Department of Public Works Order No. 204965 is hereby  
15 approved and said map is adopted as an Official Final Map No. 9982; and, be it

16 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
17 and incorporates by reference herein as though fully set forth the findings made by the  
18 Planning Department, by its letter dated July 29, 2020, that the proposed subdivision is  
19 consistent with the General Plan, and the eight priority policies of Planning Code, Section  
20 101.1; and, be it

21 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes  
22 the Director of the Department of Public Works to enter all necessary recording information on  
23 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk’s  
24 Statement as set forth herein; and, be it

25





# City and County of San Francisco

## Tails

### Motion: M21-105

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

**File Number:** 210789

**Date Passed:** July 13, 2021

Motion approving Final Map No. 9982, a three lot vertical subdivision and 502 unit residential new condominium within lot 1 and a two unit commercial new condominium within lot 3, mixed-use condominium project, located at 1169 Market Street, being a subdivision of Assessor's Parcel Block No. 3702A, Lot No. 004; and adopting findings pursuant to the General Plan, and the eight priority policies of Planning Code, Section 101.1.

July 13, 2021 Board of Supervisors - APPROVED

Ayes: 11 - Chan, Haney, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 210789

I hereby certify that the foregoing Motion was APPROVED on 7/13/2021 by the Board of Supervisors of the City and County of San Francisco.

A handwritten signature in blue ink, appearing to read "Angela Calvillo".

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.

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

OWNER: 1169 MARKET STREET LP, A CALIFORNIA LIMITED PARTNERSHIP

BY: 1169 MARKET STREET LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
ITS: SOLE GENERAL PARTNER

*[Signature]*  
BY: WALTER SCHMIDT  
ITS: MANAGER

**BENEFICIARY:** WELLS FARGO BANK, NATIONAL ASSOCIATION

BY: *[Signature]*  
NAME: IVANE TAT  
TITLE: VICE PRESIDENT

**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 APRIL 28 2021 BEFORE ME, CONNIE P. LAM, A NOTARY PUBLIC,

PERSONALLY APPEARED WALTER SCHMIDT  
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.: 2319060

MY COMMISSION EXPIRES: FEB. 10, 2024

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

**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 San Francisco  
ON April 30 2021 BEFORE ME, Wala Marwan Abudamous, Notary Public

PERSONALLY APPEARED Ivane AT Tat  
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.: 2226992

MY COMMISSION EXPIRES: 12.29.2021

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 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 13 DAY OF July, 2021

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. M21-105, ADOPTED July 13, 2021 APPROVED THIS MAP ENTITLED "FINAL MAP 9982".

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

BY: Signed in counterpart DATE: 7/13/21  
CLERK OF THE BOARD OF SUPERVISORS  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**APPROVALS:**

THIS MAP IS APPROVED THIS 16<sup>th</sup> DAY OF June, 2021

BY ORDER NO. 204965

BY: *[Signature]* DATE: June 20, 2021

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: *[Signature]*  
DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**BOARD OF SUPERVISOR'S APPROVAL:**

ON July 13, 2021 THE BOARD OF SUPERVISOR'S OF THE CITY

AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED

MOTION NO. M21-105, A COPY OF WHICH IS ON FILE IN THE OFFICE

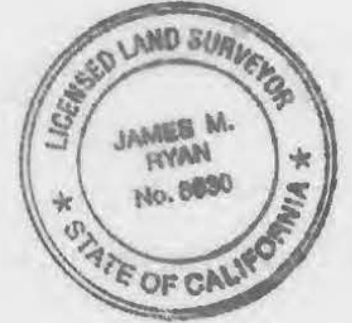
OF THE BOARD OF SUPERVISOR'S IN FILE NO. 210789

**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.

JAMES M. RYAN, ACTING CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO

BY: *[Signature]* DATE: 6-10-2021  
JAMES M. RYAN, PLS 8630



**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 1169 MARKET STREET LP, ON SEPTEMBER 8, 2020. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2021 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 CONDITIONALLY APPROVED TENTATIVE MAP.

BY: *[Signature]* DATE: 5-26-2021

BENJAMIN B. RON  
PLS No. 5015



**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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 9982**

A 3 LOT VERTICAL SUBDIVISION  
AND 502 RESIDENTIAL NEW CONDOMINIUM WITHIN LOT 1  
AND 2 COMMERCIAL NEW CONDOMINIUM WITHIN LOT 3  
BEING A SUBDIVISION OF LOT 3 OF FINAL MAP 8847 RECORDED  
MARCH 23, 2017, IN BOOK 131 OF CONDOMINIUM MAPS, PAGES 157 TO 160  
INCLUSIVE AND THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED  
DECEMBER 1, 2017 IN DOCUMENT NO. 2017-K544504, OFFICIAL RECORDS

BEING A PORTION OF 100 VARA BLOCK 406  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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



**NOTES:**

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
3. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
4. ALL SURVEY POINTS REFERENCING PROPERTY LINES PER MAP REFERENCE ITEMS [1] THRU [8] THAT ARE NOT SHOWN HEREON WERE SEARCHED FOR AND NOT FOUND.
5. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENT OR AS DESCRIBED BELOW:
  - a) "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED SEPTEMBER 22, 2003 AS DOCUMENT 2003-H544950 OF OFFICIAL RECORDS.
  - b) "NOTICE OF SPECIAL RESTRICTIONS" RECORDED MARCH 1, 2004, DOCUMENT NO. 2004-H667587, OFFICIAL RECORDS.
  - c) "EASEMENT AGREEMENT" FOR BROADBAND COMMUNICATIONS SERVICES RECORDED MAY 23, 2006 AS DOCUMENT 2006-1182254 OF OFFICIAL RECORDS. NOTE: THERE IS NO LONGER A BUILDING ON FORMER LOT 53.
  - d) "DEVELOPMENT AGREEMENT" RECORDED JULY 25, 2007 AS DOCUMENT 2007-1427186 OF OFFICIAL RECORDS. FIRST AMENDMENT RECORDED OCTOBER 22, 2009 AS DOCUMENT 2009-1863219 OF OFFICIAL RECORDS.
  - e) "DECLARATION OF RESTRICTIONS AND RESERVATION OF EASEMENTS" FOR A NO-BUILD EASEMENT RECORDED DECEMBER 3, 2008 AS DOCUMENT 2008-1686340 OF OFFICIAL RECORDS.
  - f) "UTILITY AND MAINTENANCE EASEMENT" FOR THE RELOCATION OF A STEAM PIPE RECORDED FEBRUARY 20, 2009 AS DOCUMENT 2009-1724712 OF OFFICIAL RECORDS.
  - g) MATTERS AS SHOWN ON FINAL MAP 4820 RECORDED NOVEMBER 5, 2009 IN BOOK 111 OF CONDOMINIUM MAPS, AT PAGES 187-189, S.F. COUNTY RECORDS.
  - h) "RECIPROCAL EASEMENT AGREEMENT" RECORDED JUNE 16, 2011 AS DOCUMENT 2011-J200618 OF OFFICIAL RECORDS. FIRST AMENDMENT RECORDED OCTOBER 23, 2017, DOCUMENT NO. 2017-K529198, OFFICIAL RECORDS.
  - i) "DECLARATION OF RESTRICTIONS AND RESERVATION OF EASEMENTS" FOR A NO-BUILD EASEMENT RECORDED MAY 3, 2012 AS DOCUMENT 2012-J405883 OF OFFICIAL RECORDS.
  - j) MATTERS AS SHOWN ON FINAL MAP 6901 RECORDED DECEMBER 17, 2012 IN BOOK 120 OF CONDOMINIUM MAPS, AT PAGES 42-43, S.F. COUNTY RECORDS.
  - k) "EASEMENT AGREEMENT (INGRESS AND EGRESS EASEMENTS IN FAVOR OF PHASE 2)" RECORDED SEPTEMBER 28, 2015, DOCUMENT NO. 2015-K138166, OFFICIAL RECORDS.
  - l) "EASEMENT AGREEMENT (STORMWATER DRAINAGE SYSTEM)" RECORDED SEPTEMBER 28, 2015, DOCUMENT NO. 2015-K138167, OFFICIAL RECORDS.
  - m) "EASEMENT AGREEMENT (INGRESS/EGRESS MISSION STREET-PLAZA)" RECORDED SEPTEMBER 28, 2015, DOCUMENT NO. 2015-K138168, OFFICIAL RECORDS.
  - n) "EASEMENT AGREEMENT (PHASE 3) (BASEMENT CORRIDOR ENCROACHMENT AND BASEMENT EMERGENCY EGRESS)" RECORDED SEPTEMBER 28, 2015, DOCUMENT NO. 2015-K138169, OFFICIAL RECORDS.
  - o) "DECLARATION OF RESTRICTIONS AND RESERVATION OF EASEMENTS (ALLEY) (NO BUILD EASEMENT, INGRESS & EGRESS EASEMENT, UTILITY EASEMENT AND EMERGENCY VEHICLE ACCESS EASEMENT)" RECORDED SEPTEMBER 28, 2015, DOCUMENT NO. 2015-K138170, OFFICIAL RECORDS.
  - p) "DECLARATION OF RESTRICTIONS AND RESERVATION OF EASEMENTS (NO BUILD EASEMENTS PHASE 3 - PHASE 4)" RECORDED SEPTEMBER 28, 2015, DOCUMENT NO. 2015-K138171, OFFICIAL RECORDS.
  - q) "DECLARATION OF RESTRICTIONS AND RESERVATION OF EASEMENTS (NO BUILD EASEMENTS PHASE 2 - PHASE 3)" RECORDED SEPTEMBER 28, 2015, DOCUMENT NO. 2015-K138172, OFFICIAL RECORDS.
  - r) "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT FOR A PG&E TRANSFORMER VAULT AT 33-8TH STREET RECORDED JANUARY 22, 2016, DOCUMENT NO. 2016-K193538, OFFICIAL RECORDS.
  - s) "PERMANENT POST-CONSTRUCTION STORMWATER CONTROLS MAINTENANCE AGREEMENT" RECORDED SEPTEMBER 16, 2016, DOCUMENT NO. 2016-K330263, OFFICIAL RECORDS.
  - t) "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED SEPTEMBER 22, 2016, DOCUMENT NO. 2016-K332558, OFFICIAL RECORDS. NOTE: "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED OCTOBER 4, 2016, DOCUMENT NO. 2016-K338024, OFFICIAL RECORDS AFFECTS THE 33 EIGHT STREET PROJECT (LOTS 1 AND 2, FINAL MAP 8847).
  - u) "DECLARATION OF USE LIMITATION" RECORDED SEPTEMBER 22, 2016, DOCUMENT NO. 2016-K332609 OF OFFICIAL RECORDS.
  - v) "DECLARATION OF USE LIMITATION" RECORDED SEPTEMBER 22, 2016, DOCUMENT NO. 2016-K332610 OF OFFICIAL RECORDS.
  - w) "AGREEMENT TO PROVIDE ON-SITE AFFORDABLE HOUSING UNITS..." RECORDED NOVEMBER 9, 2016, DOCUMENT NO. 2016-K355756, OFFICIAL RECORDS.

**NOTES CONTINUED:**

- x) "RECIPROCAL EASEMENT AGREEMENT" RECORDED FEBRUARY 6, 2017, DOCUMENT NO. 2017-K405408, OFFICIAL RECORDS. FIRST AMENDMENT RECORDED SEPTEMBER 27, 2018, DOCUMENT NO. 2018-K677312, OFFICIAL RECORDS.
- y) "EASEMENT AGREEMENT (PHASE 3) (BASEMENT CORRIDOR ENCROACHMENT AND BASEMENT EMERGENCY EGRESS)" RECORDED FEBRUARY 28, 2017, DOCUMENT NO. 2017-K414720, OFFICIAL RECORDS.
- z) MATTERS AS SHOWN ON FINAL MAP 8847 RECORDED MARCH 23, 2017 IN BOOK 131 OF CONDOMINIUM MAPS, AT PAGES 157-160, S.F. COUNTY RECORDS.
- aa) "DECLARATION OF RESTRICTIONS AND RESERVATION OF EASEMENTS (INGRESS/EGRESS-PHASE 3 AND PHASE 4 PLAZA)" RECORDED SEPTEMBER 28, 2017, DOCUMENT NO. 2017-K520183, OFFICIAL RECORDS.
- bb) "DECLARATION OF RECIPROCAL EASEMENTS AND COST SHARING AGREEMENT [TRINITY PLACE]" RECORDED NOVEMBER 9, 2017, DOCUMENT NO. 2017-K536946, OFFICIAL RECORDS. AMENDMENT AND RESTATEMENT RECORDED JANUARY 10, 2018, DOCUMENT NO. 2018-K565451, OFFICIAL RECORDS.
- cc) "DECLARATION OF USE RESTRICTIONS" RECORDED JANUARY 10, 2018, DOCUMENT NO. 2018-K565452, OFFICIAL RECORDS.
- dd) MATTERS CONTAINED IN THAT CERTAIN COVENANT AGREEMENT RECORDED DECEMBER 27, 2018, DOCUMENT NO. 2018-K715858, OFFICIAL RECORDS.
- ee) "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED FEBRUARY 19, 2019, DOCUMENT NO. 2019-K732127, OFFICIAL RECORDS.
- ff) "TRANSFORMER ROOM AGREEMENT" RECORDED APRIL 23, 2019, DOCUMENT NO. 2019-K757296, OFFICIAL RECORDS.
- gg) "PERMANENT POST-CONSTRUCTION STORMWATER CONTROLS MAINTENANCE AGREEMENT" RECORDED JANUARY 20, 2021, DOCUMENT NO. 2021008077, OFFICIAL RECORDS.
- hh) THE SUBDIVISION IS SUBJECT TO PERMITS ISSUED UNDER THE SAN FRANCISCO MUNICIPAL CODE INCLUDING, BUT NOT LIMITED TO, A SIDEWALK ENCROACHMENT PERMIT AND A VAULT PERMIT. THE OWNER(S) SHALL BE RESPONSIBLE FOR PAYING ANY AND ALL APPLICABLE ANNUAL PERMIT FEES AND/OR ASSESSMENT FEES. SUCH RESPONSIBILITIES SHALL BE MEMORIALIZED AND BUDGETED FOR IN THE SUBDIVISION OWNERS' FUTURE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, OR EQUIVALENT INSTRUMENT.

**BASIS OF SURVEY:**

THE CITY MONUMENT LINE ON MISSION STREET AS SHOWN HEREON WAS USED AS THE BASIS OF SURVEY FOR THIS SUBDIVISION.

**BENCHMARK:**

LETTER "O" IN "OPEN" TOP OF HIGH PRESSURE FIRE HYDRANT AT THE SOUTHWEST CORNER OF 8TH AND MISSION STREETS. ELEVATION = 36.085 FEET, OLD SAN FRANCISCO CITY DATUM.

**MAP REFERENCES:**

- [1] CITY OF SAN FRANCISCO MONUMENT MAP NO. 285 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [2] BLOCK DIAGRAM OF 100 VARA BLOCK 406 DATED MARCH 30, 1910 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [3] FINAL MAP 3849 FILED MAY 4, 2007, IN BOOK 100 OF CONDOMINIUM MAPS, PAGES 113-115, SAN FRANCISCO COUNTY RECORDS.
- [4] FINAL MAP NO. 4820 FILED NOVEMBER 5, 2009, IN BOOK 111 OF CONDOMINIUM MAPS, PAGES 187 AND 188, SAN FRANCISCO COUNTY RECORDS.
- [5] FINAL MAP NO. 6901 FILED DECEMBER 17, 2012, IN BOOK 120 OF CONDOMINIUM MAPS, PAGES 42 AND 43, SAN FRANCISCO COUNTY RECORDS.
- [6] PARCEL MAP 8315 FILED APRIL 27, 2015, IN BOOK 49 OF PARCEL MAPS, PAGES 37-40, SAN FRANCISCO COUNTY RECORDS.
- [7] CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 28, 2016, DOCUMENT NO. 2016-K363728, OFFICIAL RECORDS.
- [8] FINAL MAP 8847 RECORDED MARCH 23, 2017, IN BOOK 131 OF CONDOMINIUM MAPS, PAGES 157 TO 160, SAN FRANCISCO COUNTY RECORDS.

**FIELD SURVEY COMPLETION:**

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 12/15/2020. 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 12/31/2021.

**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 THE CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 502 DWELLING UNITS WITHIN LOT 1 AND A MAXIMUM NUMBER OF 2 COMMERCIAL UNITS WITHIN LOT 3.
- 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.
  - (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.
- 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 MARKET OR 8TH STREETS, 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 1 = APN 3702A-554		LOT 3 = APN 3702A-556	
RESIDENTIAL UNITS		COMMERCIAL UNITS	
CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER	CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
1 THRU 502	APN 3702B-001 THRU 502	1 AND 2	APN 3702B-503 THRU 504

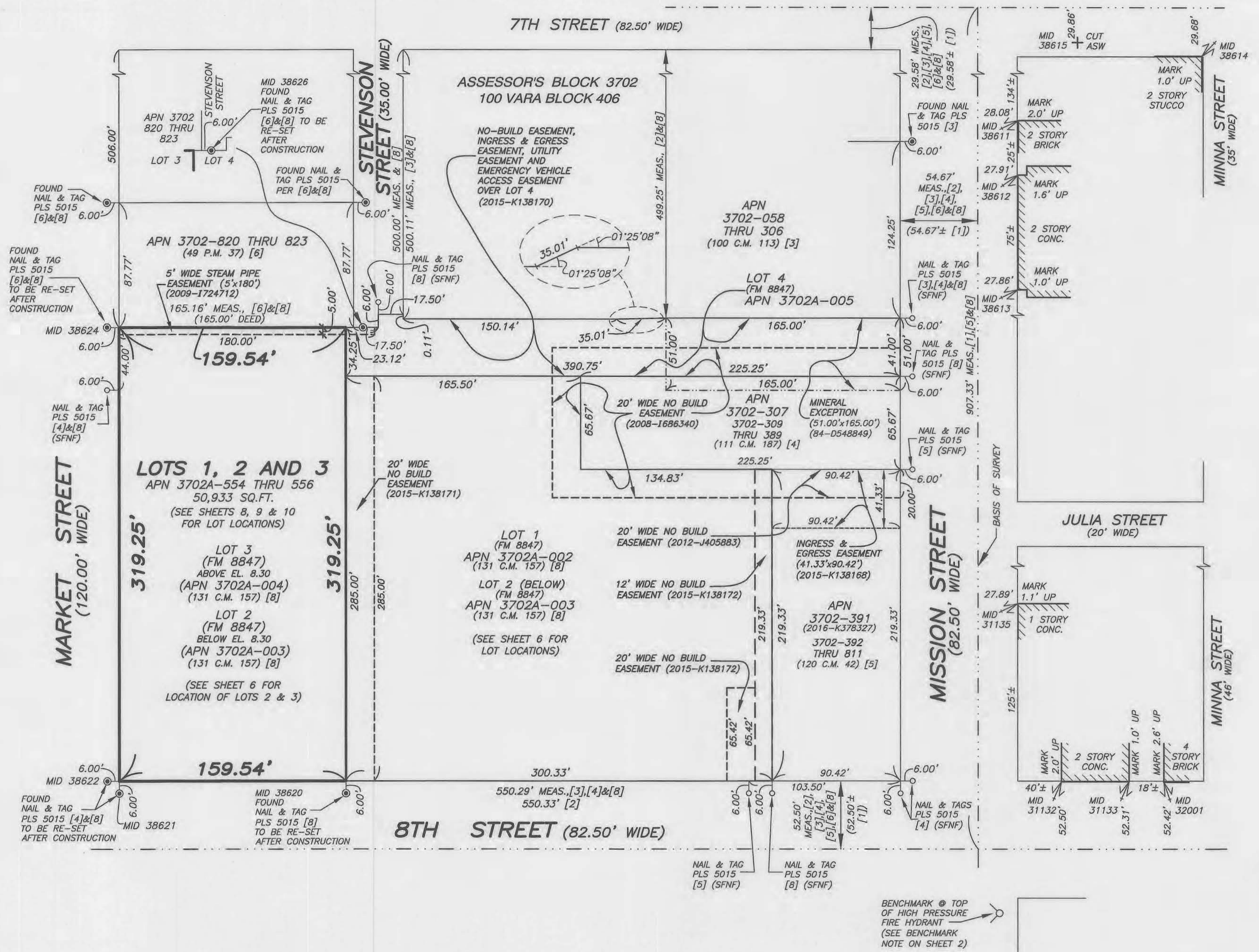
NOTE: THE PROPOSED ASSESSOR'S PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

**FINAL MAP 9982**

A 3 LOT VERTICAL SUBDIVISION AND 502 RESIDENTIAL NEW CONDOMINIUM WITHIN LOT 1 AND 2 COMMERCIAL NEW CONDOMINIUM WITHIN LOT 3 BEING A SUBDIVISION OF LOT 3 OF FINAL MAP 8847 RECORDED MARCH 23, 2017, IN BOOK 131 OF CONDOMINIUM MAPS, PAGES 157 TO 160 INCLUSIVE AND THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED DECEMBER 1, 2017 IN DOCUMENT NO. 2017-K544504, OFFICIAL RECORDS BEING A PORTION OF 100 VARA BLOCK 406 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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





**LEGEND**

MEAS.	MEASURED
C.M.	CONDOMINIUM MAPS
P.M.	PARCEL MAPS
APN	ASSESSOR'S PARCEL NO.
L.E.	LOWER ELEVATION
U.E.	UPPER ELEVATION
EL.	ELEVATION
CONC.	CONCRETE
SFNF	SEARCH FOR NO FOUND
MID	MONUMENT IDENTIFICATION
	PER CITY AND COUNTY OF
	SAN FRANCISCO DATABASE
⊙	FOUND OR SET
	NAIL IN 3/4" BRASS
	TAG STAMPED
	PLS 5015
○	NAIL IN 3/4" BRASS
	TAG STAMPED
	PLS 5015 (SFNF)
—	PROPERTY LINE
- - -	LOT LINE/ RIGHT OF WAY LINE
- - - -	EASEMENT LINE
· · · ·	CITY MONUMENT LINE
· · · · ·	MINERAL EXCEPTION LINE
////	BUILDING LINE

NOTE: MONUMENT MARKS WITHIN THE SUBJECT BLOCK NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND (SFNF).

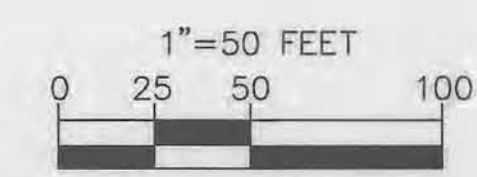
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BEING A PORTION OF 100 VARA BLOCK 406  
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MAY 2021 SCALE: 1"=50' SHEET 3 OF 10





**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, IN THE COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL ONE:**

LOT 3 (APN: 3702A-004), AS DESCRIBED AND DELINEATED UPON THAT CERTAIN MAP ENTITLED, FINAL MAP 8847, A MERGER AND 4 LOT VERTICAL SUBDIVISION, WHICH MAP WAS FILED FOR RECORD MARCH 23, 2017, IN BOOK 131 OF CONDOMINIUM MAPS, PAGES 157-160, INCLUSIVE, CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND AS AMENDED BY THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED DECEMBER 1, 2017 AS INSTRUMENT NO. 2017-K544504-00, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

**PARCEL ONE A:**

BENEFICIAL EASEMENT RIGHTS AS SET FORTH AND CREATED UNDER RECIPROCAL EASEMENT AGREEMENT RECORDED JUNE 10, 2011, AS INSTRUMENT NO. 2011-J200618-00 IN REEL K418, IMAGE 0469, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED OCTOBER 23, 2017 AS INSTRUMENT NO. 2017-K529198-00, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

**PARCEL ONE B:**

BENEFICIAL EASEMENT RIGHTS AS SET FORTH AND CREATED UNDER RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 6, 2017, AS INSTRUMENT NO. 2017-K405408-00, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED SEPTEMBER 17, 2018, AS INSTRUMENT NO. 2018-K677312-00 OF OFFICIAL RECORDS.

**PARCEL ONE C:**

BENEFICIAL EASEMENT RIGHTS AS SET FORTH AND CREATED UNDER DECLARATION OF RESTRICTIONS AND RESERVATIONS OF EASEMENTS (ALLEY) (NO BUILD EASEMENT, INGRESS & EGRESS EASEMENT, UTILITY EASEMENT AND EMERGENCY VEHICLE ACCESS RECIPROCAL EASEMENT RECORDED SEPTEMBER 28, 2015, AS INSTRUMENT NO. 2015-K138170-00, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

**PARCEL ONE D:**

BENEFICIAL EASEMENT RIGHTS AS SET FORTH AND CREATED UNDER EASEMENT AGREEMENT (INGRESS AND EGRESS EASEMENTS IN FAVOR OF PHASE 2) RECORDED SEPTEMBER 28, 2015 AS INSTRUMENT NO. 2015-K138166-00, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

**PARCEL ONE E:**

BENEFICIAL EASEMENT RIGHTS AS SET FORTH AND CREATED UNDER DECLARATION OF RESTRICTIONS AND RESERVATION OF EASEMENTS (INGRESS/EGRESS-PHASE 3 AND PHASE 4 PLAZA) RECORDED SEPTEMBER 28, 2017 AS INSTRUMENT NO. 2017-K520183-00, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

**PARCEL ONE F:**

BENEFICIAL EASEMENT RIGHTS AS SET FORTH AND CREATED UNDER AMENDED AND RESTATED DECLARATION OF RECIPROCAL EASEMENTS AND COST SHARING AGREEMENT [TRINITY PLAZA] RECORDED NOVEMBER 9, 2017 AS INSTRUMENT NO. 2017-K536946-00, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND AS AMENDED BY THAT CERTAIN AMENDED AND RESTATED DECLARATION OF RECIPROCAL EASEMENTS AND COST SHARING AGREEMENT (TRINITY PLACE) RECORDED JANUARY 10, 2018, AS INSTRUMENT NO. 2018-K565451-00 OF OFFICIAL RECORDS.

LOT 004, BLOCK 3702A (FORMERLY A PORTION OF LOT 53, BLOCK 3702 AND LOT 390, BLOCK 3702)

**PARCEL ONE A**

RECIPROCAL EASEMENT AGREEMENT & FIRST AMENDMENT  
(2011-J200618) (2017-K529198)

A. EASEMENTS ENCUMBERING 1188 MISSION, LOT 307 AND IN FAVOR OF LOTS 1 THROUGH 4 OF FINAL MAP 8847 AND 1190 MISSION, LOT 391 (FORMERLY PARCEL B OF FINAL MAP 4820).

1. EASEMENT OVER THOSE PORTIONS OF 1188 MISSION DESIGNATED TO PROVIDE VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM SAID LOTS 1 THROUGH 4 AND 1190 MISSION.
2. EASEMENT OVER THE 1190 MISSION BASEMENT ENCROACHMENT AREA FOR THE PURPOSES OF INGRESS AND EGRESS THROUGH ANY DOORS IN THE BASEMENT ALONG THE WESTERN SIDE OF THE 1188 MISSION BUILDING THAT CONNECTS OR WILL CONNECT TO ANY EXISTING OR FUTURE BUILDINGS LOCATED ON SAID LOTS 1 THROUGH 4 AND 1190 MISSION.

B. EASEMENTS IN FAVOR OF 1188 MISSION ENCUMBERING SAID LOTS 1, 2 & 4 AND 1190 MISSION.

1. EASEMENT FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM 1188 MISSION.
2. EASEMENT OVER THE BASEMENT AREA OF SAID LOTS 1, 2 & 4 AND 1190 MISSION FOR UTILITIES AND EQUIPMENT.
3. EASEMENT OVER SAID LOTS 1, 2 & 4 AND 1190 MISSION FOR MAINTENANCE, PERSONNEL AND EQUIPMENT.
4. EASEMENT OVER THOSE PORTIONS OF SAID LOTS 1, 2 & 4 AND 1190 MISSION THAT ARE INTENDED FOR PUBLIC USE OR COMMON USE.
5. 1188 MISSION SHALL HAVE AN EASEMENT FOR THE RIGHT TO ACCESS AND USE THE PARKING GARAGE ON SAID LOT 2, INCLUDING THE RIGHT TO USE NOT MORE THAN 100 PARKING SPACES.

**PARCEL ONE B**

RECIPROCAL EASEMENT AGREEMENT  
(2017-K405408) (2018-K677312)

A. EASEMENTS IN FAVOR OF 1190 MISSION, LOT 391, ENCUMBERING LOTS 1 THROUGH 4 OF FINAL MAP 8847. (FORMERLY PARCEL A, LOT 391 AND PARCEL B, LOT 390 OF FINAL MAP 6901)

1. 1190 MISSION HAS THE RIGHT TO ACCESS AND USE THE PARKING GARAGE LOCATED ON SAID LOT 2 FOR TYPICAL PARKING PURPOSES. SUCH PARKING RIGHTS SHALL INCLUDE THE RIGHT TO USE 265 PARKING SPACES.
2. EASEMENT FOR THE PURPOSES OF MAINTENANCE, OPERATION AND MANAGEMENT OF THE 1190 MISSION BUILDING, INCLUDING ACCESS AND USE OF SERVICE CORRIDORS AND INGRESS AND EGRESS THROUGH DOORS THAT CONNECT 1190 MISSION TO THE BASEMENT AND GARAGE OF SAID LOT 2.
3. EASEMENT OVER, ACROSS AND UNDER THOSE PORTIONS OF SAID LOTS 1 THROUGH 4 INTENDED FOR PUBLIC USE OR COMMON USE FOR THE PURPOSES OF ACCESS TO, USE AND ENJOYMENT OF SAID USES, INCLUDING PUBLIC PARKING AREAS.

B. EASEMENTS IN FAVOR OF SAID LOTS 1 THROUGH 4, ENCUMBERING 1190 MISSION.

1. EASEMENT OVER, ACROSS AND UNDER THOSE PORTIONS OF 1190 MISSION DESIGNATED TO PROVIDE PEDESTRIAN INGRESS AND EGRESS TO SAID LOTS 1 THROUGH 4, INCLUDING ANY WALKWAYS, PASSAGEWAYS AND SERVICE CORRIDORS.

**LEGAL DESCRIPTION**

PER TITLE REPORT

**FINAL MAP 9982**

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AND 2 COMMERCIAL NEW CONDOMINIUM WITHIN LOT 3  
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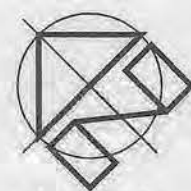
BEING A PORTION OF 100 VARA BLOCK 406  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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Land Surveyors  
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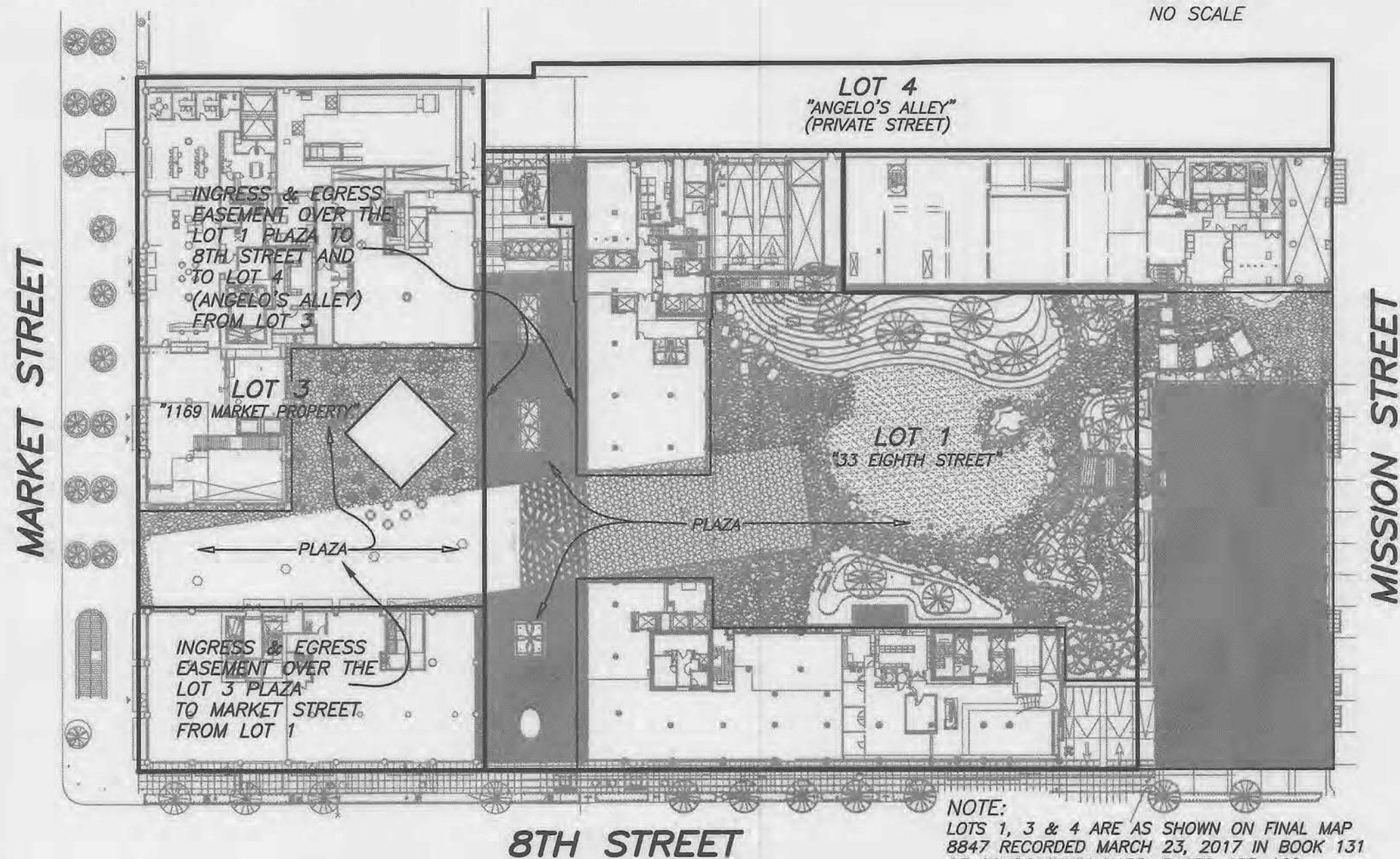
MAY 2021

SHEET 4 OF 10





NORTH  
NO SCALE



8TH STREET

PARCEL ONE E (2017-K520183)

RESERVATION OF PLAZA ACCESS EASEMENTS:

A. EASEMENTS IN FAVOR OF THE USERS OF THE 1169 MARKET PROPERTY (LOT 3) OVER, ACROSS AND THROUGH THE PLAZA LOCATED ON THE 33-8TH PROPERTY (LOT 1) FOR THE FOLLOWING PURPOSES:

1. EMERGENCY EGRESS FROM THE 1169 MARKET PROPERTY (LOT 3) AND THE BUILDINGS AND PLAZA AREAS THEREON TO 8TH STREET AND TO LOT 4 (ANGELO'S ALLEY).
2. PEDESTRIAN ACCESS TO AND USE OF THE 33-8TH PROPERTY PLAZA AND IMPROVEMENTS THEREON FOR TYPICAL PURPOSES AND FOR ACCESS TO 8TH STREET AND ANGELO'S ALLEY. THE EASEMENTS SHALL BE USED FOR PEDESTRIAN ACCESS TO AND FROM THE 1169 MARKET PROPERTY AND THE BUILDINGS AND PLAZA AREAS THEREON BY THE USERS OF THE 1169 MARKET PROPERTY AND BY THE GENERAL PUBLIC.

B. EASEMENT IN FAVOR OF THE USERS OF 33-8TH PROPERTY (LOT 1) OVER, ACROSS AND THROUGH THE PLAZA LOCATED ON THE 1169 MARKET PROPERTY (LOT 3) FOR THE PURPOSE OF PEDESTRIAN ACCESS TO AND USE OF THE PLAZA AND IMPROVEMENTS THEREON FOR TYPICAL PURPOSES AND FOR ACCESS TO MARKET STREET. THE EASEMENT SHALL BE USED FOR PEDESTRIAN ACCESS TO AND FROM THE 33-8TH PROPERTY AND THE BUILDINGS, PLAZA AREAS AND PARKING GARAGE THEREON BY THE USERS OF THE 33-8TH PROPERTY AND THE GENERAL PUBLIC.

PARCEL ONE F: (2017-K536946) (2018-K565451)

"AMENDED AND RESTATED DECLARATION OF RECIPROCAL EASEMENTS AND COST SHARING AGREEMENT [TRINITY PLACE]"

1. EASEMENTS IN FAVOR OF PHASE 4 (LOT 3), ENCUMBERING THE GARAGE PARCEL (LOT 2):

A. PHASE 4 PARKING EASEMENT-PEDESTRIAN AND VEHICULAR INGRESS & EGRESS EASEMENT FOR ACCESS TO AND USE OF THE PARKING GARAGE. THE PHASE 4 GARAGE USERS MAY USE 200 RESIDENTIAL AND 175 COMMERCIAL/RETAIL PARKING SPACES.

B. EASEMENT OVER, ACROSS AND THROUGH THE GARAGE PARCEL FOR THE PURPOSE OF MAINTENANCE, REPAIR, REPLACEMENT, OPERATION AND MANAGEMENT OF PHASE 4.

C. TEMPORARY CONSTRUCTION EASEMENT OVER, ACROSS AND THROUGH THE GARAGE PARCEL FOR THE PURPOSE OF THE PHASE 4 CONSTRUCTION.

D. EASEMENT FOR STRUCTURAL SUPPORT FROM THE GARAGE IMPROVEMENTS.

E. EASEMENT TO USE AND MAINTAIN ANY IMPROVEMENTS THAT ENCR OACH INTO THE GARAGE PARCEL.

2. EASEMENTS IN FAVOR OF PHASE 3 (LOT 1), ENCUMBERING THE GARAGE PARCEL (LOT 2):

A. PHASE 3 PARKING EASEMENT-PEDESTRIAN AND VEHICULAR INGRESS & EGRESS EASEMENT FOR ACCESS TO AND USE OF THE PARKING GARAGE. THE PHASE 3 GARAGE USERS MAY USE 150 RESIDENTIAL AND 25 COMMERCIAL PARKING SPACES.

B. EASEMENT OVER, ACROSS AND THROUGH THE GARAGE PARCEL FOR THE PURPOSE OF MAINTENANCE, REPAIR, REPLACEMENT, OPERATION AND MANAGEMENT OF PHASE 3.

C. EASEMENT FOR STRUCTURAL SUPPORT FROM THE GARAGE IMPROVEMENTS.

D. EASEMENT TO USE AND MAINTAIN ANY IMPROVEMENTS THAT ENCR OACH INTO THE GARAGE PARCEL.

3. EASEMENT IN FAVOR OF THE GARAGE PARCEL (LOT 2), ENCUMBERING PHASE 3 (LOT 1):

EASEMENT FOR THE GARAGE PARCEL DESIGNATED USERS OVER, ACROSS AND THROUGH PHASE 3 FOR THE PURPOSES OF ACCESS TO AND FROM THE GARAGE PARCEL FOR VEHICULAR PARKING PURPOSES. SAID EASEMENT TO PROVIDE ACCESS TO AND FROM THE GARAGE PARCEL BY WAY OF DRIVEWAYS, RAMPS, ETC. LOCATED ON PHASE 3 THAT PROVIDE DIRECT ACCESS TO THE GARAGE PARCEL. SAID EASEMENT SHALL INCLUDE THE RIGHT OF TYPICAL INGRESS AND EGRESS OVER, ACROSS AND THROUGH THE PHASE 3 PLAZA FOR ACCESS TO AND FROM THE GARAGE PARCEL AND THE ADJACENT PUBLIC STREETS AND SIDEWALKS.

4. EASEMENT IN FAVOR OF PHASE 4 (LOT 3), ENCUMBERING THE PHASE 3 PLAZA AND IMPROVEMENTS (LOT 1):

EASEMENT FOR THE PHASE 4 DESIGNATED USERS OVER, ACROSS AND THROUGH THE PHASE 3 PLAZA FOR THE PURPOSES OF ENJOYMENT OF THE PHASE 3 PLAZA IMPROVEMENTS, VEHICULAR ACCESS TO THE LOT 2 GARAGE, ACCESS TO AND FROM PHASE 4 AND THE ADJACENT PUBLIC STREETS AND SIDEWALKS AND TO ANGELO'S ALLEY.

5. EASEMENT IN FAVOR OF PHASE 3 (LOT 1), ENCUMBERING PHASE 4 (LOT 3):

EASEMENT FOR THE PHASE 3 DESIGNATED USERS OVER, ACROSS AND THROUGH THE PHASE 4 PLAZA FOR THE PURPOSE OF ACCESS AND USE OF THE PHASE 4 PLAZA AND RELATED IMPROVEMENTS, ACCESS TO THE LOT 2 GARAGE, ACCESS TO AND FROM PHASE 3 AND THE ADJACENT PUBLIC STREETS AND SIDEWALKS AND TO ANGELO'S ALLEY.

6. EASEMENT IN FAVOR OF THE GARAGE PARCEL (LOT 2), ENCUMBERING PHASE 4 (LOT 3):

EASEMENT FOR THE GARAGE PARCEL DESIGNATED USERS OVER, ACROSS AND THROUGH ANY CORRIDORS, PASSAGeways OR STAIRWELLS AND ANY RELATED DOORS OR GATES THAT PROVIDE ACCESS FROM THE GARAGE PARCEL DIRECTLY TO THE PHASE 4 PLAZA OR DIRECTLY TO THE ADJACENT PUBLIC STREETS AND SIDEWALKS OR ANGELO'S ALLEY.

7. EASEMENTS ENCUMBERING ANGELO'S ALLEY (LOT 4) IN FAVOR OF THE GARAGE PARCEL (LOT 2), THE PHASE 3 OWNER (LOT 1) AND THE PHASE 4 OWNER (LOT 3) FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO USE:

- A. THE RESPECTIVE IMPROVEMENTS LOCATED ON EACH SAID PARCEL.
- B. THE RAMPS, DRIVEWAY DOORS AND GATES SERVING THE GARAGE PARCEL.
- C. ANY LOADING DOCKS AND RELATED AREAS SERVING ANY BUILDING IN THE PROJECT.
- D. ACCESS TO AND USE OF ANY UTILITIES AND RELATED FACILITIES SERVING ANY BUILDING OR OTHER PORTION OF THE PROJECT.
- E. ACCESS TO ANY PORTION OF THE PROJECT AS MAY BE NECESSARY FOR MAINTENANCE, REPAIR OR REPLACEMENT OF ANY EQUIPMENT SERVING ANY BUILDING OR OTHER PORTION OF THE PROJECT.
- F. ACCESS TO ANY TRASH AND RECYCLING AREAS AND RELATED FACILITIES SERVING ANY BUILDING OR OTHER PORTION OF THE PROJECT.
- G. INGRESS AND EGRESS TO AND FROM THE PROJECT AND THE ADJACENT PUBLIC STREETS AND SIDEWALKS.

SEE DOCUMENT FOR ADDITIONAL INFORMATION.

NOTE: CURRENTLY PHASE 3 (LOT 1) AND THE GARAGE PARCEL (LOT 2) HAVE THE SAME OWNER.

## LEGAL DESCRIPTION

PER TITLE REPORT

## FINAL MAP 9982

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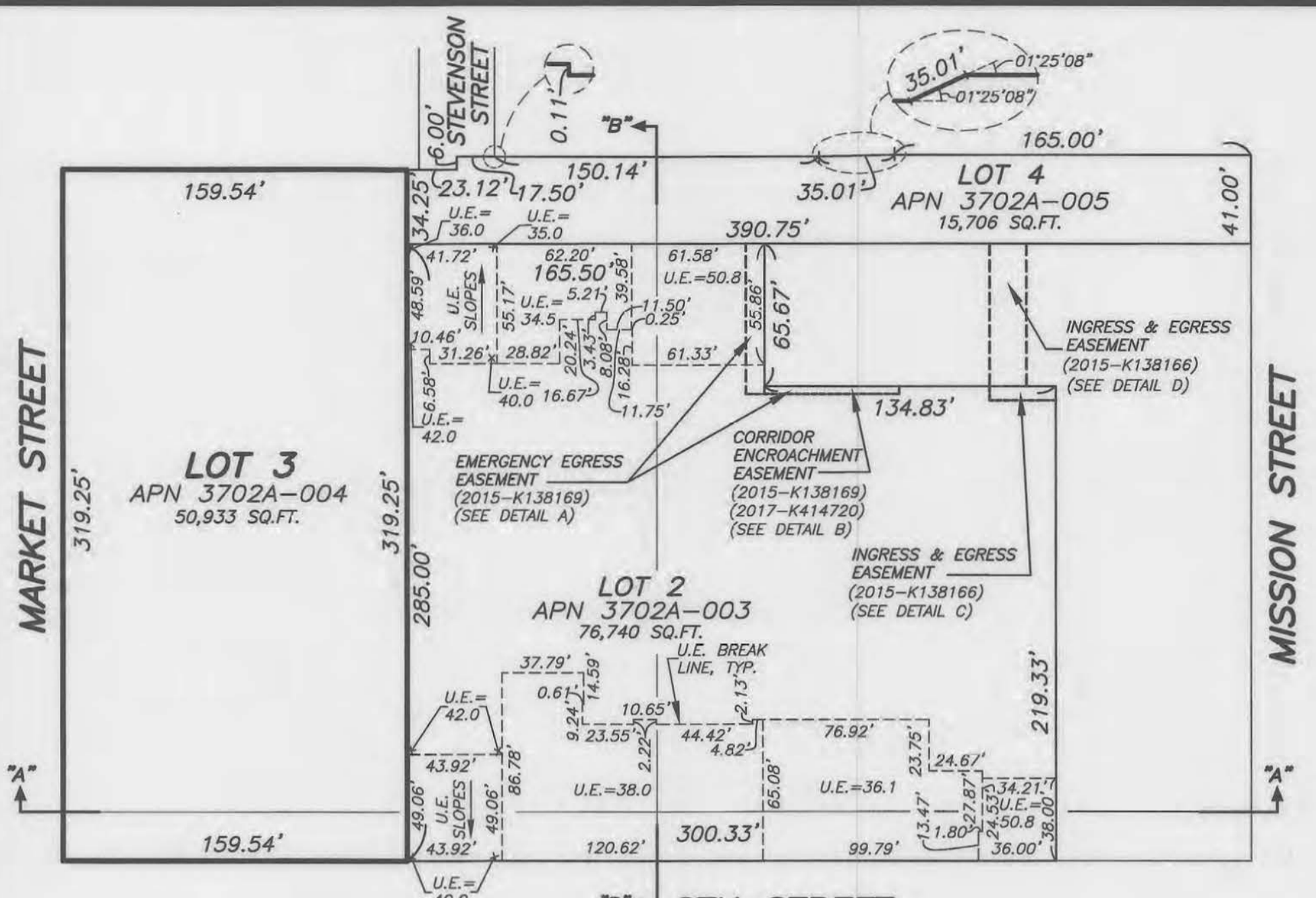
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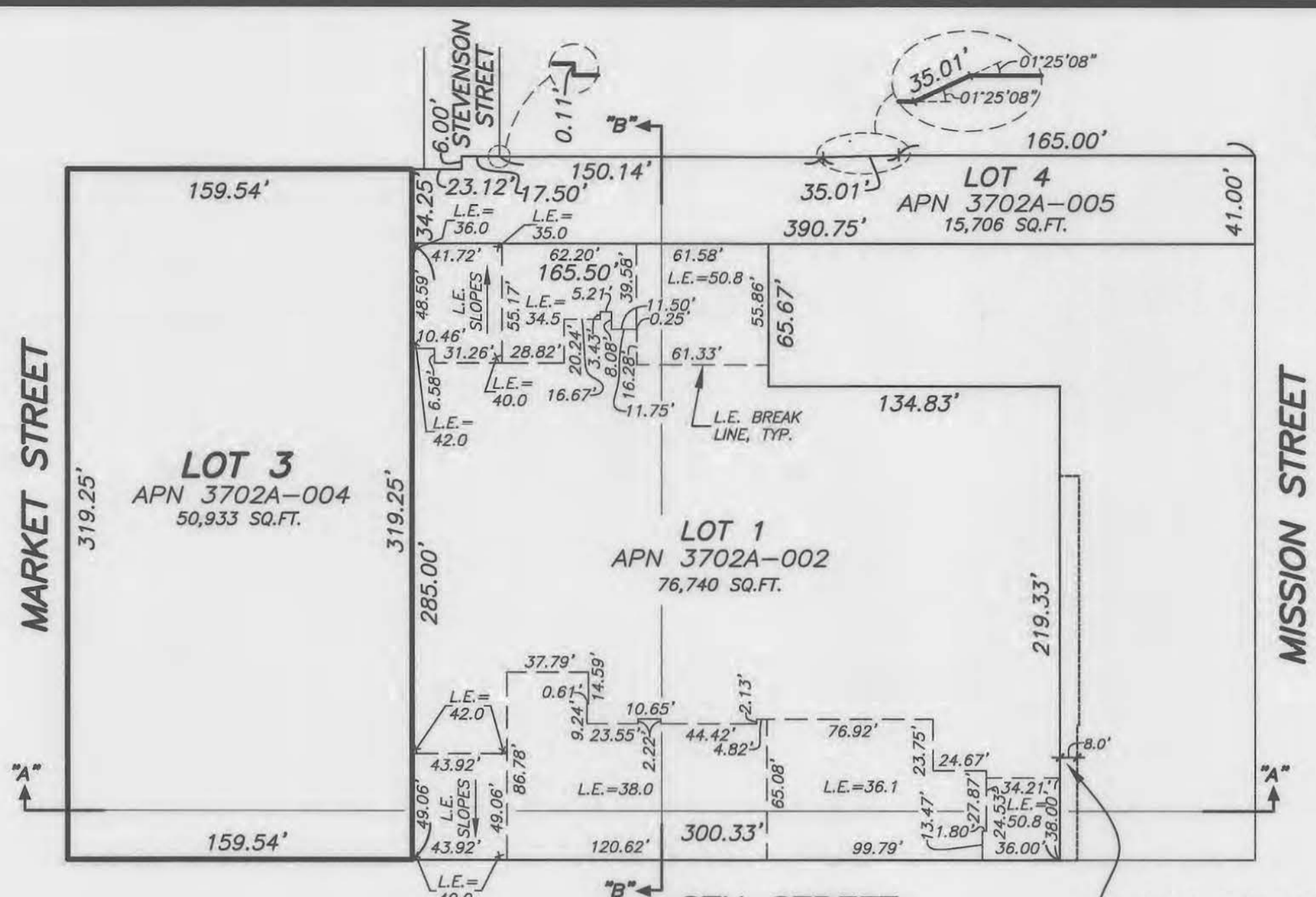
MAY 2021

SHEET 5 OF 10



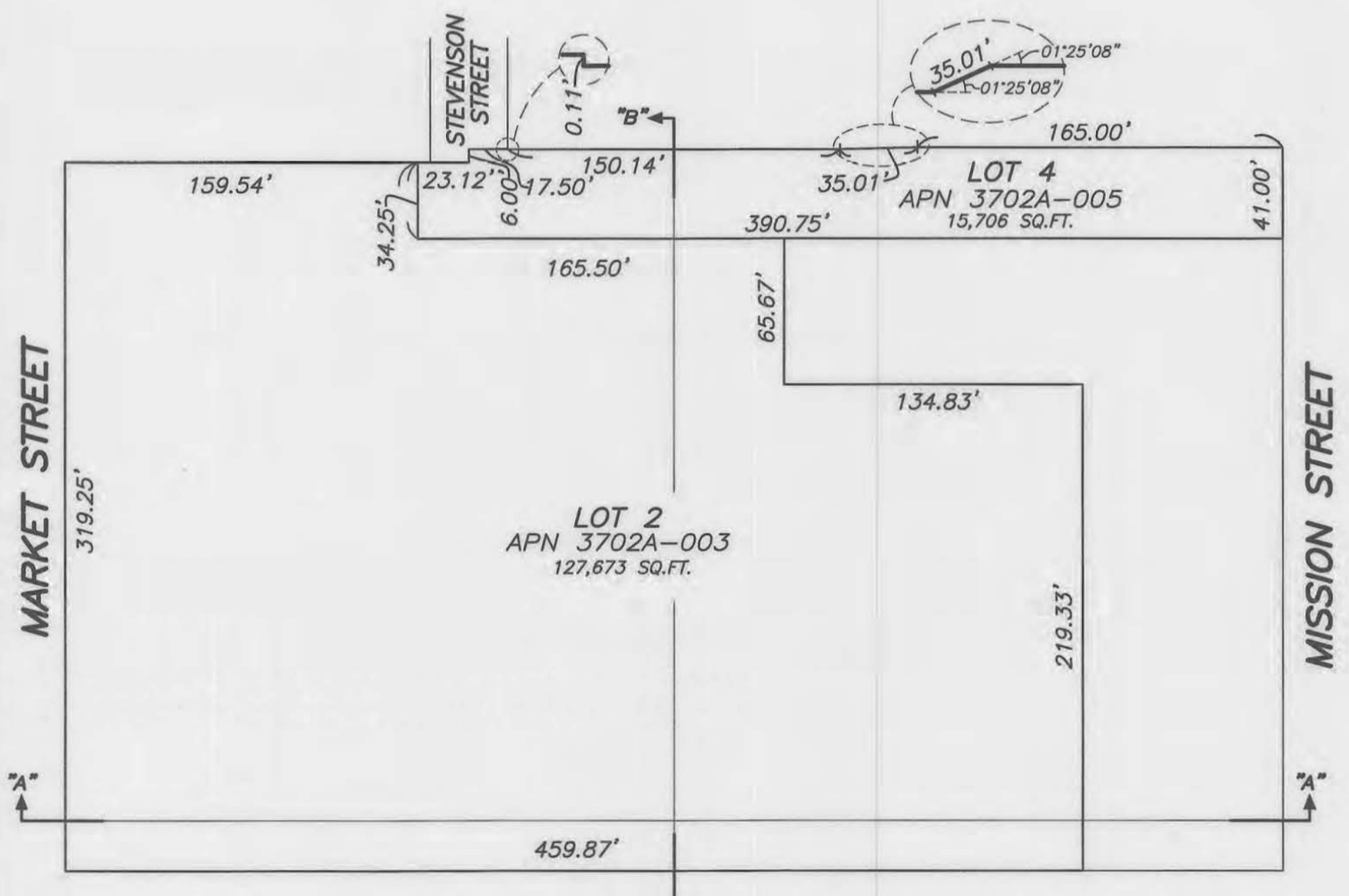


**LEVEL 2**  
 UPPER ELEVATION = 42.0 (EXCEPT AS SHOWN)  
 LOWER ELEVATION = 8.30

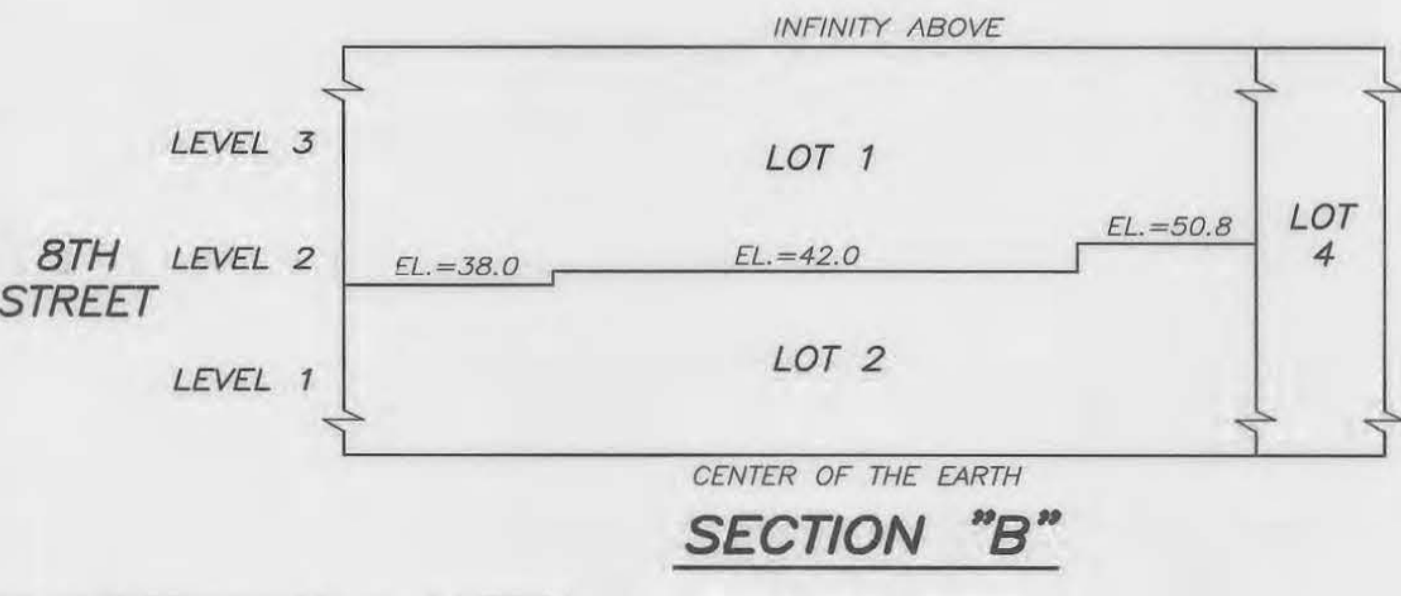
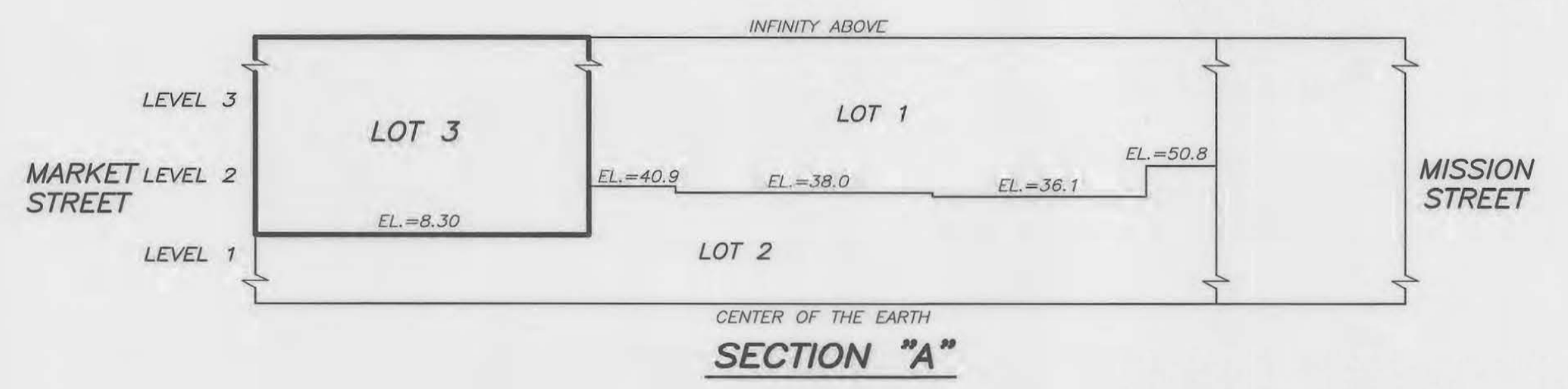


**LEVEL 3**  
 UPPER ELEVATION = INFINITY ABOVE  
 LOWER ELEVATION = 42.0 (EXCEPT AS SHOWN)

AREA OF "1190 MISSION STREET"  
 STORM WATER THAT DISCHARGES  
 INTO LOT 2 STORM SYSTEM  
 (2015-K138167)  
 (SEE DETAIL E)



**LEVEL 1**  
 UPPER ELEVATION = 8.30  
 LOWER ELEVATION = CENTER OF EARTH



**EXISTING LOTS**  
 FINAL MAP 8847 (131 C.M. 157-160)  
 & CERTIFICATE OF CORRECTION (2017-K544504)



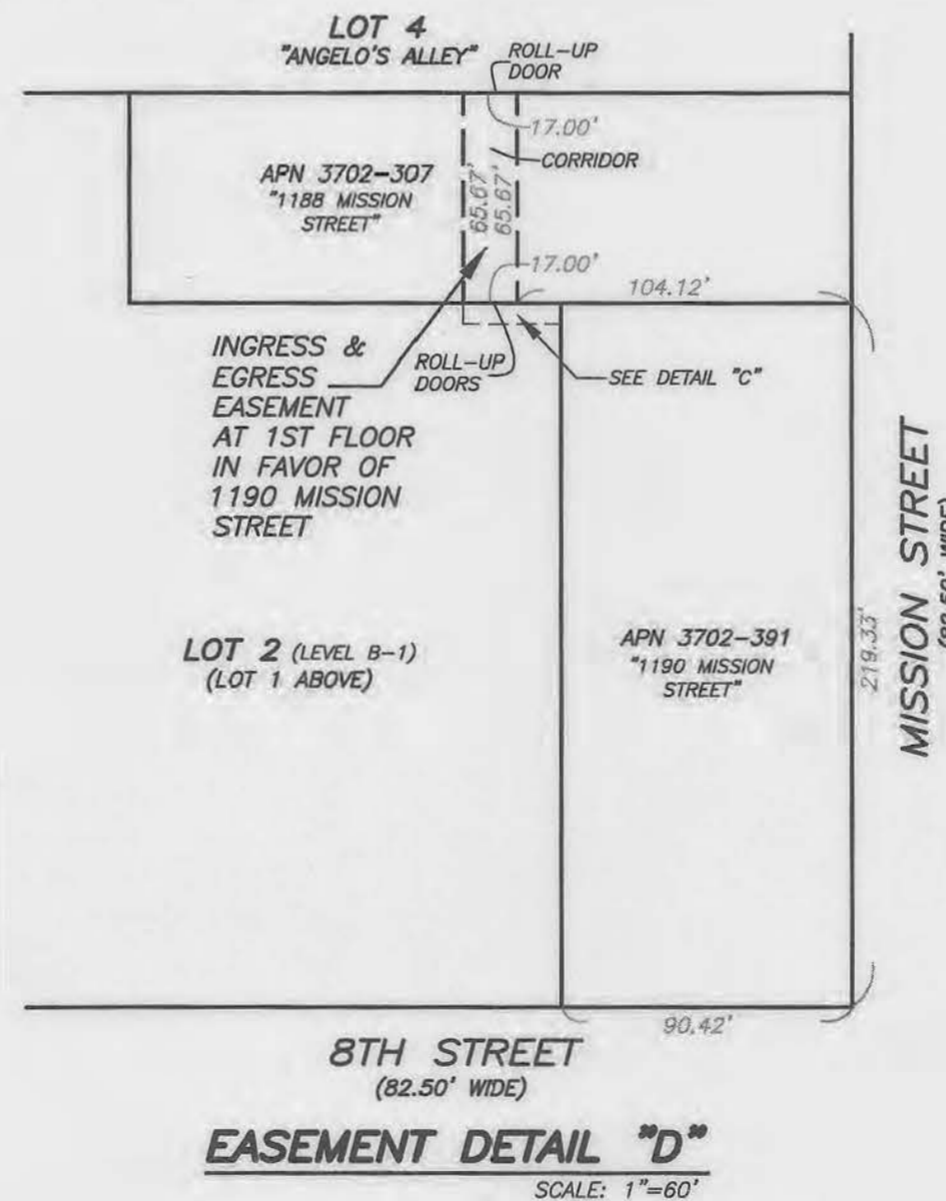
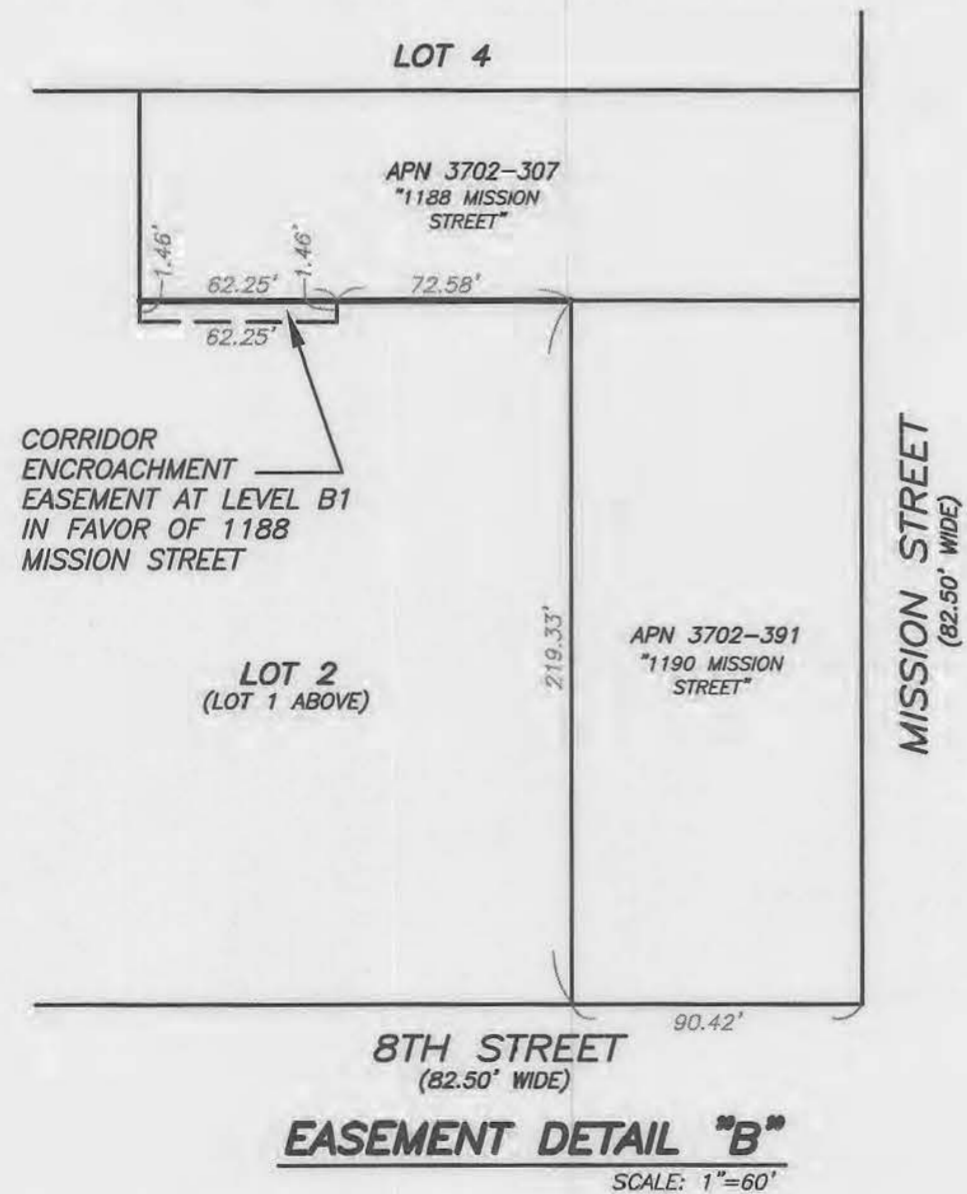
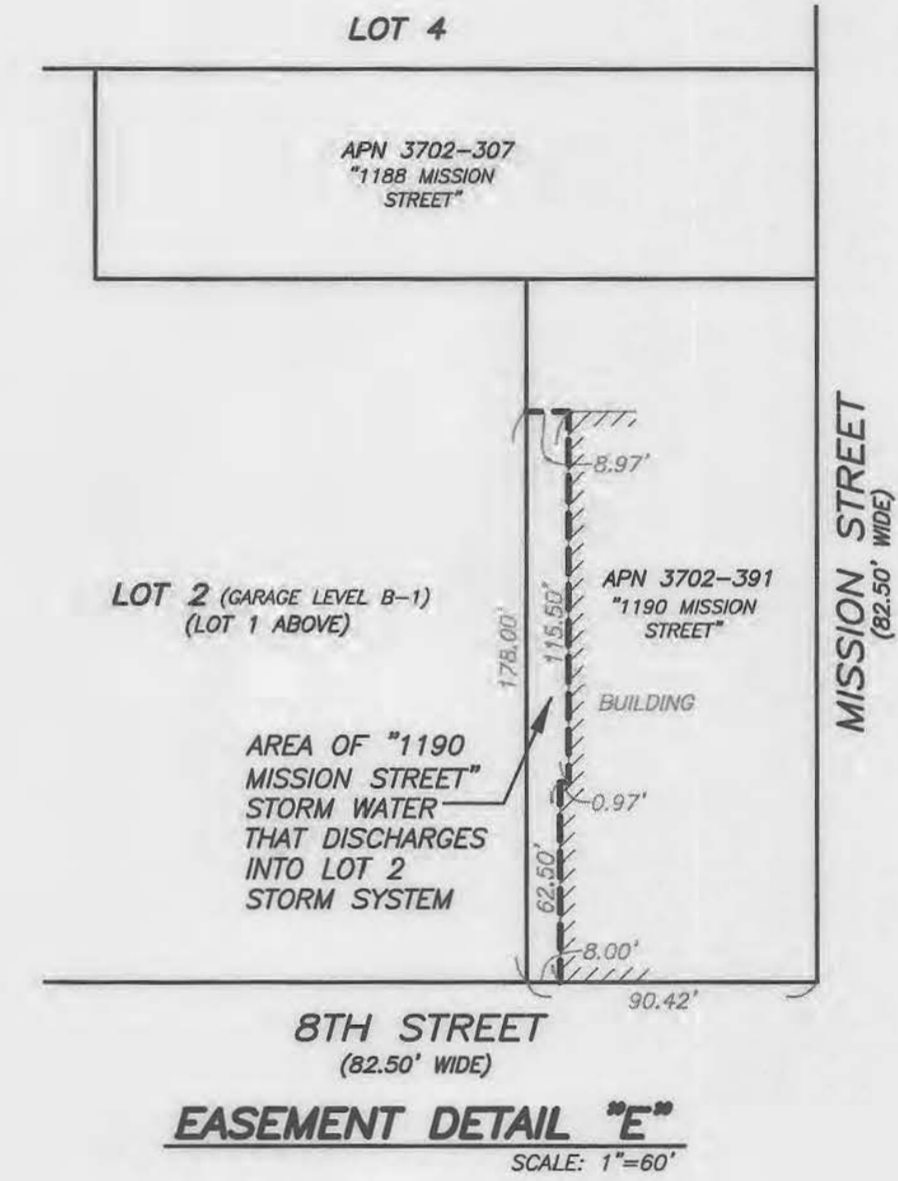
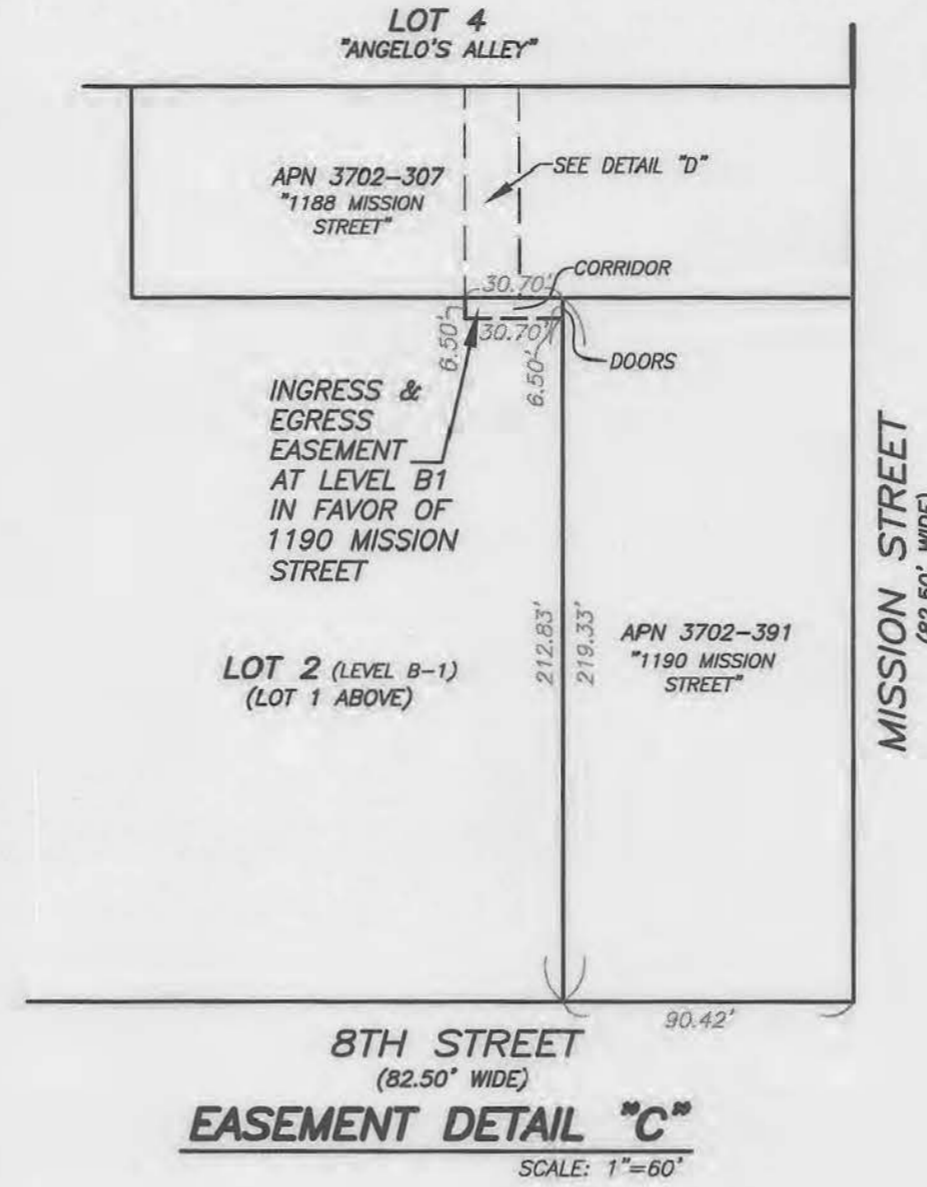
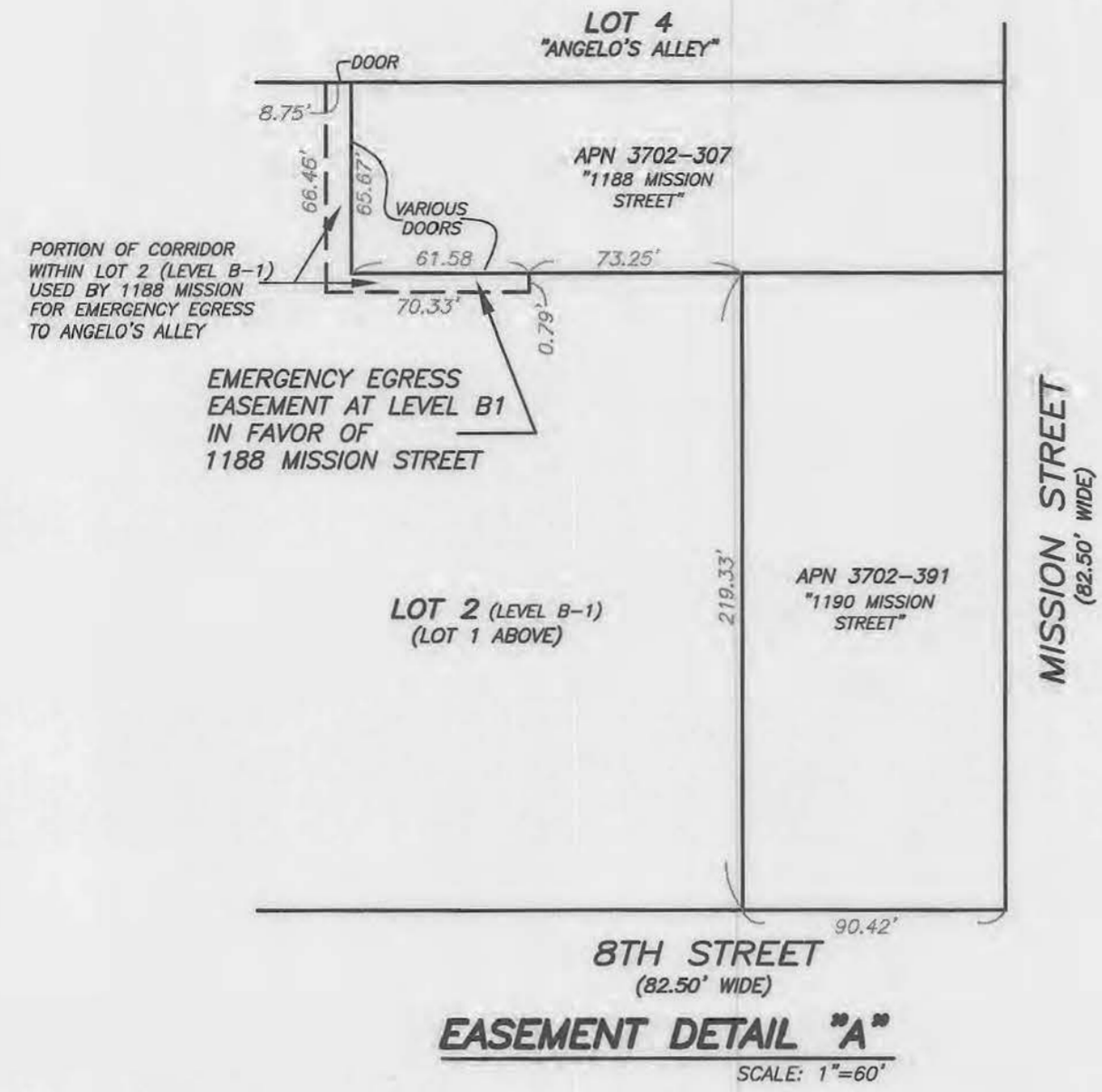
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## FINAL MAP 9982

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BEING A SUBDIVISION OF LOT 3 OF FINAL MAP 8847 RECORDED  
MARCH 23, 2017, IN BOOK 131 OF CONDOMINIUM MAPS, PAGES 157 TO 160  
INCLUSIVE AND THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED  
DECEMBER 1, 2017 IN DOCUMENT NO. 2017-K544504, OFFICIAL RECORDS

BEING A PORTION OF 100 VARA BLOCK 406

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

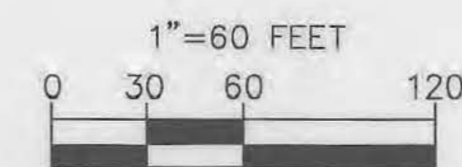
MARTIN M. RON ASSOCIATES, INC.  
Land Surveyors  
859 Harrison Street, Suite 200  
San Francisco California

MAY 2021

SCALE: 1"=50'

SHEET 7 OF 10

**EXISTING LOTS**  
FINAL MAP 8847 (131 C.M. 157-160)  
& CERTIFICATE OF CORRECTION (2017-K544504)

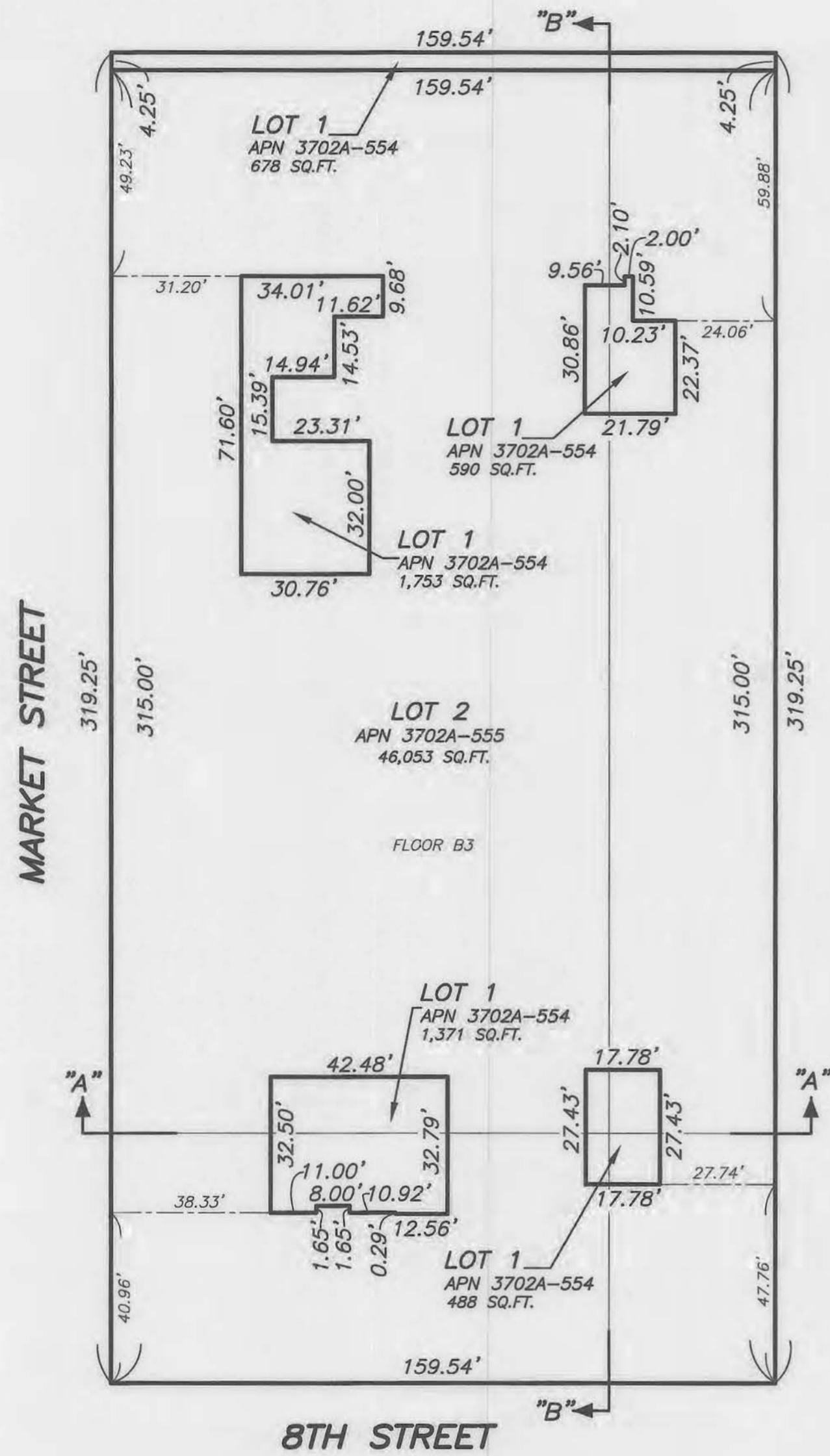


GRAPHIC SCALE

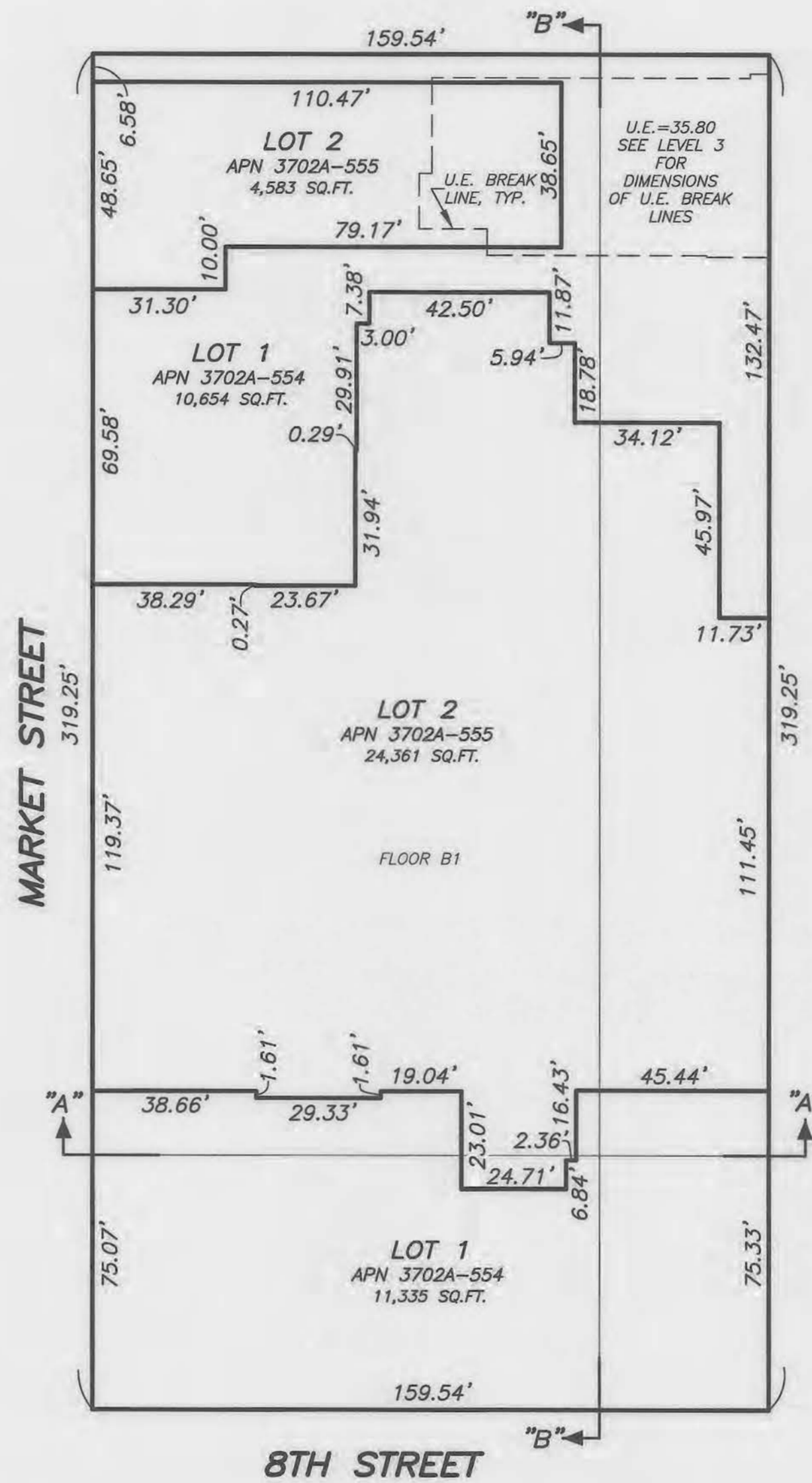
AB 3702A, LOT 004

1169 MARKET STREET



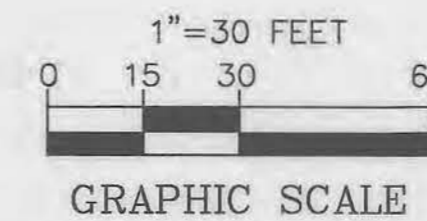


**LEVEL 1**  
 UPPER ELEVATION = 24.20  
 LOWER ELEVATION = 8.30



**LEVEL 2**  
 UPPER ELEVATION = 39.80 (EXCEPT AS SHOWN)  
 LOWER ELEVATION = 24.20

**NEW LOTS**



**FINAL MAP 9982**

A 3 LOT VERTICAL SUBDIVISION  
 AND 502 RESIDENTIAL NEW CONDOMINIUM WITHIN LOT 1  
 AND 2 COMMERCIAL NEW CONDOMINIUM WITHIN LOT 3  
 BEING A SUBDIVISION OF LOT 3 OF FINAL MAP 8847 RECORDED  
 MARCH 23, 2017, IN BOOK 131 OF CONDOMINIUM MAPS, PAGES 157 TO 160  
 INCLUSIVE AND THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED  
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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

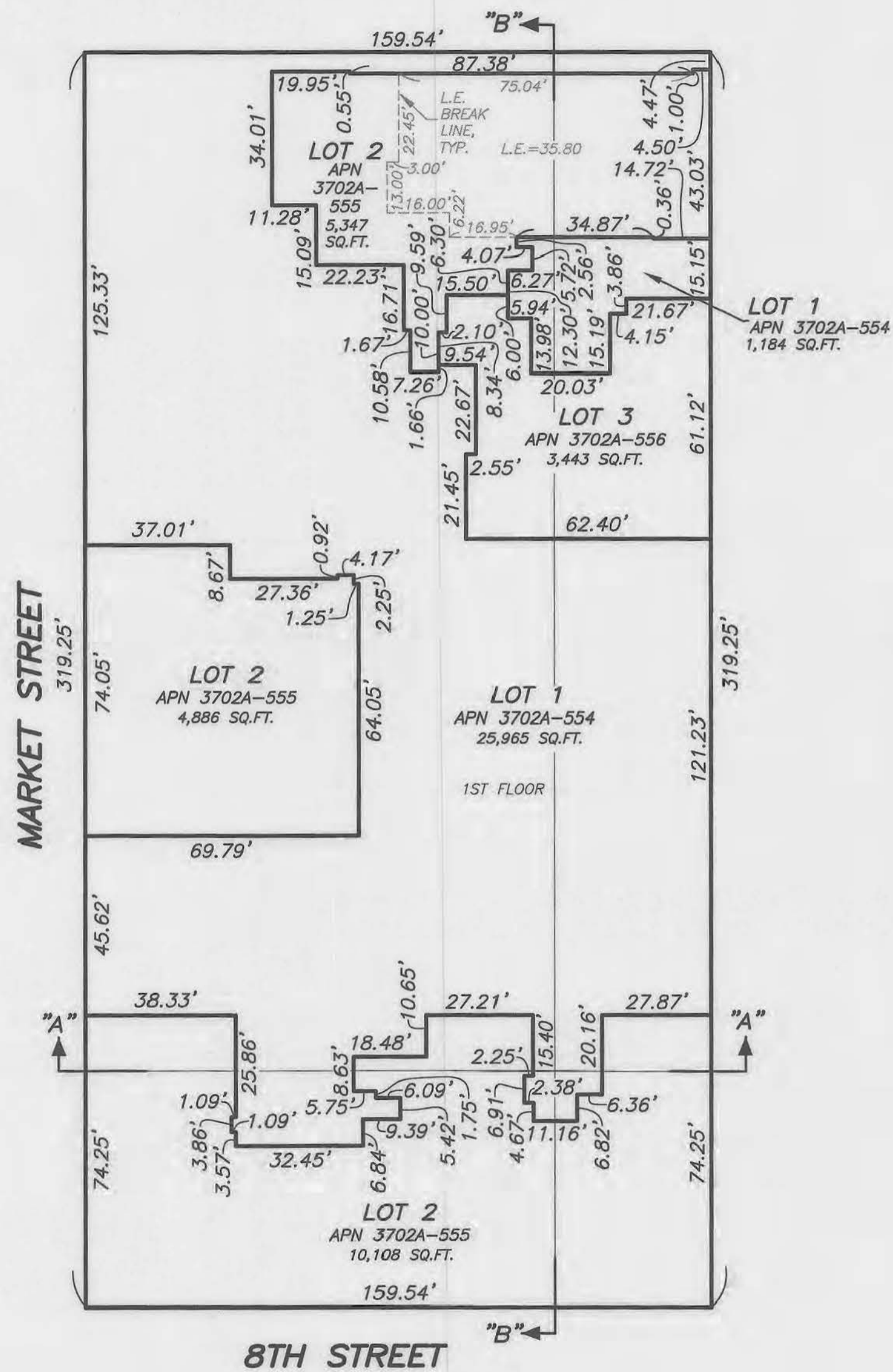
MAY 2021

SCALE: 1"=30'

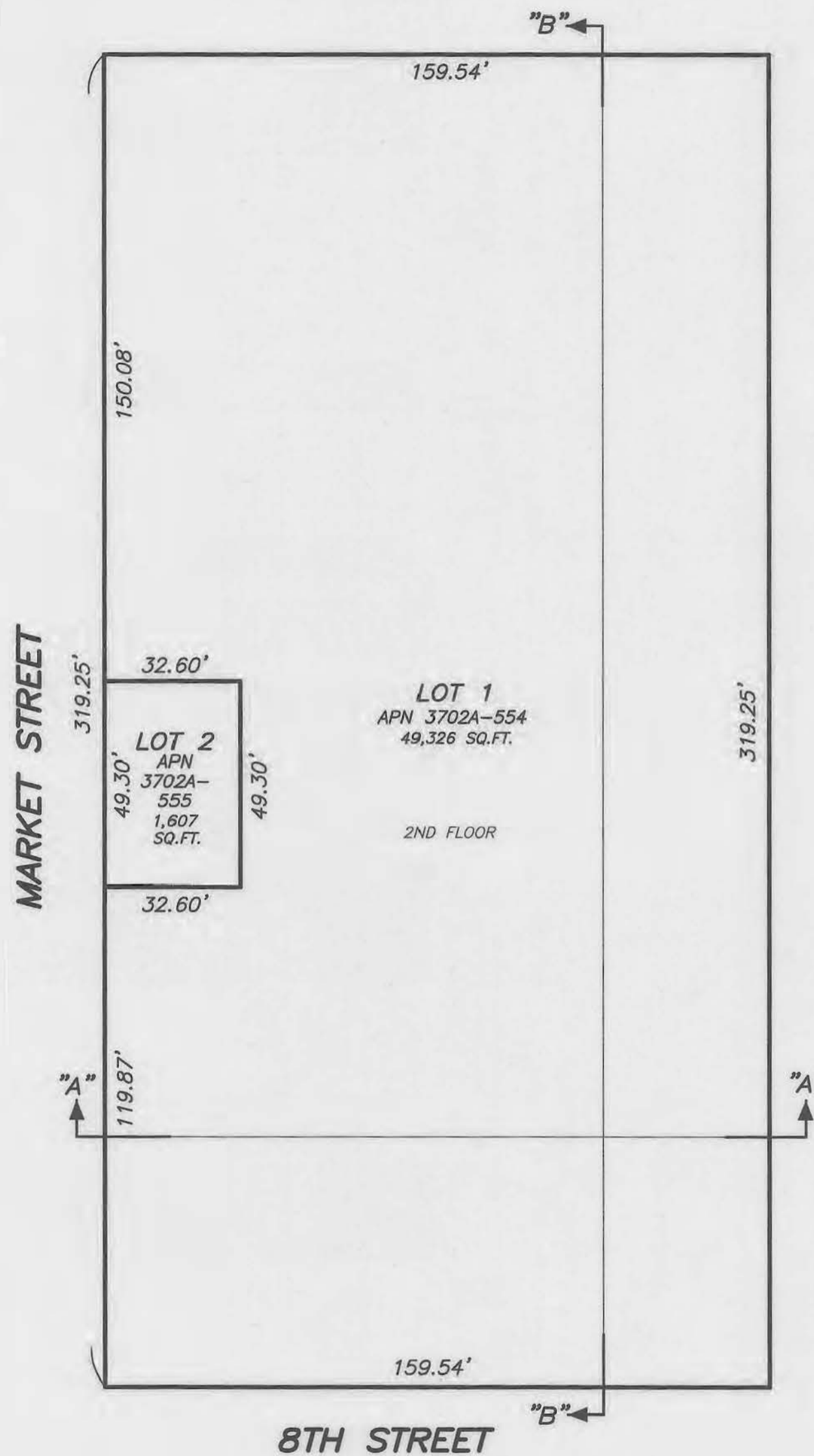
SHEET 8 OF 10

AB 3702A, LOT 004

1169 MARKET STREET

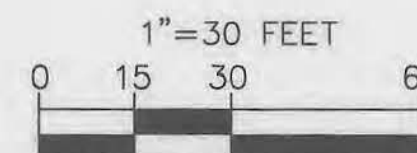


**LEVEL 3**  
 UPPER ELEVATION = 61.20  
 LOWER ELEVATION = 39.80 (EXCEPT AS SHOWN)



**LEVEL 4**  
 UPPER ELEVATION = 71.00  
 LOWER ELEVATION = 61.20

**NEW LOTS**



GRAPHIC SCALE

**FINAL MAP 9982**

A 3 LOT VERTICAL SUBDIVISION  
 AND 502 RESIDENTIAL NEW CONDOMINIUM WITHIN LOT 1  
 AND 2 COMMERCIAL NEW CONDOMINIUM WITHIN LOT 3  
 BEING A SUBDIVISION OF LOT 3 OF FINAL MAP 8847 RECORDED  
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CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

**MARTIN M. RON ASSOCIATES, INC.**  
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 San Francisco California

MAY 2021 SCALE: 1"=30' SHEET 9 OF 10

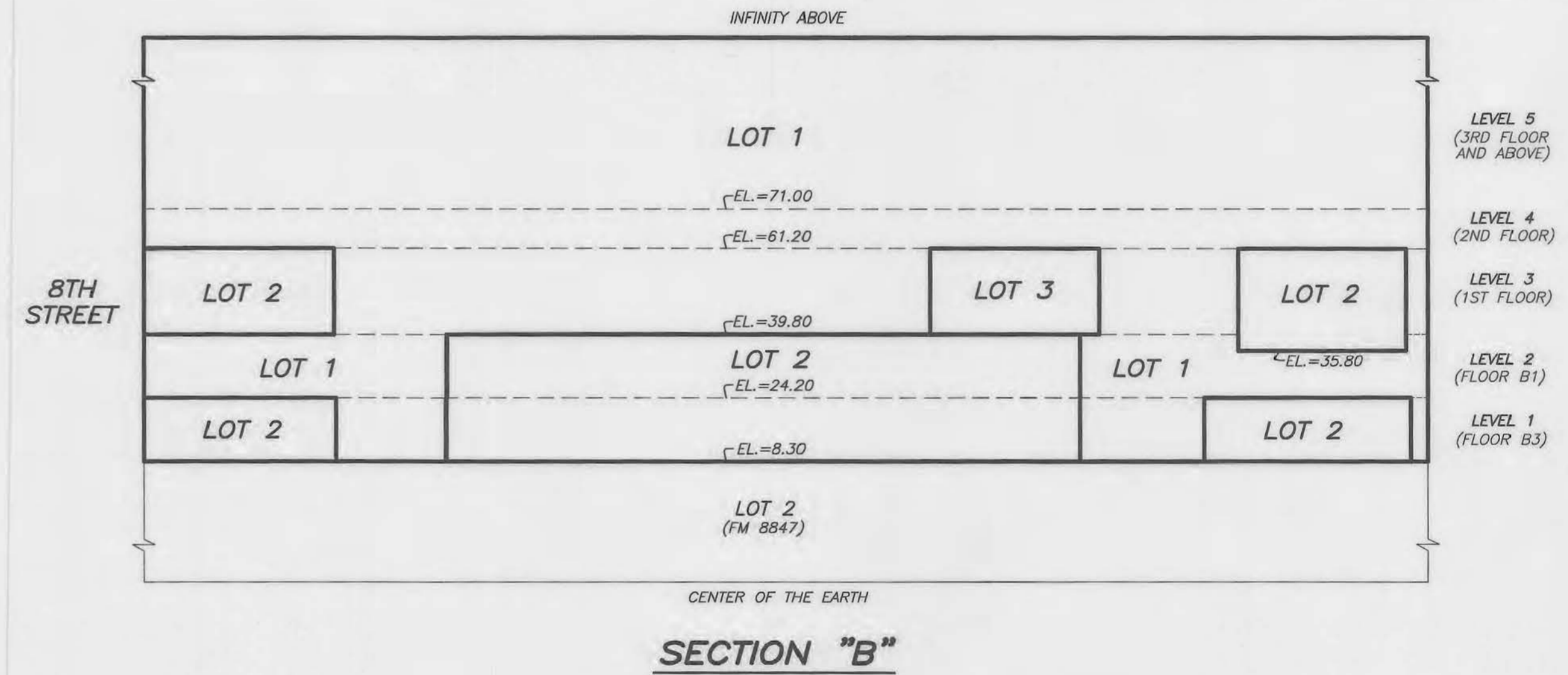
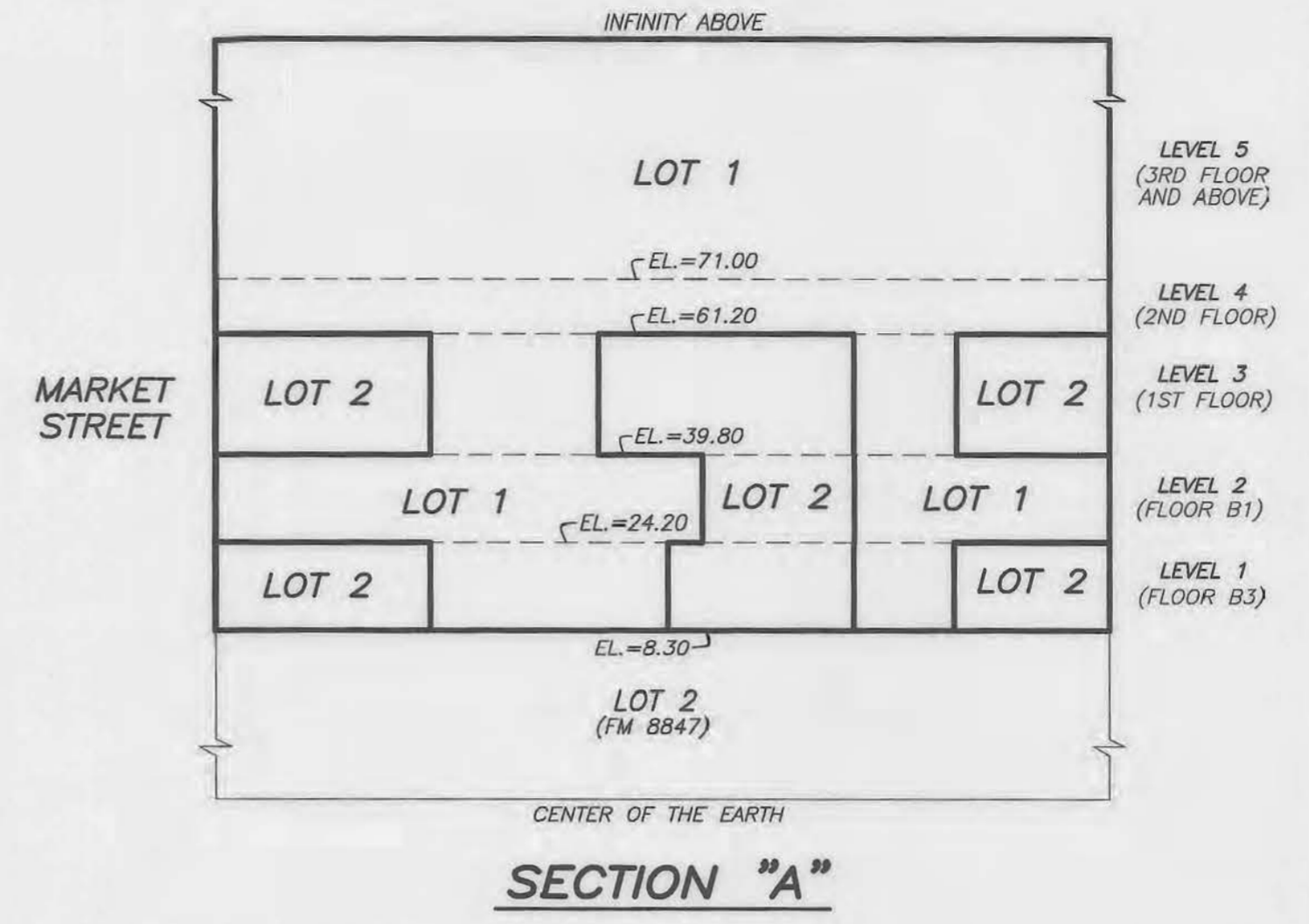
AB 3702A, LOT 004

1169 MARKET STREET



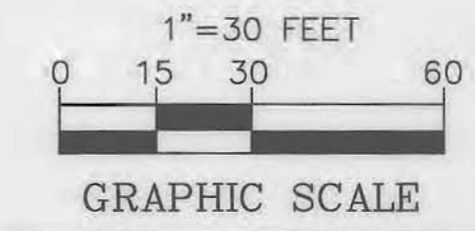


**LEVEL 5**  
UPPER ELEVATION = INFINITY ABOVE  
LOWER ELEVATION = 71.00



LEVEL	AREA, SQUARE FOOTAGE		
	LOT 1	LOT 2	LOT 3
1	4,880 SQ.FT.	46,053 SQ.FT.	---
2	21,989 SQ.FT.	28,944 SQ.FT.	---
3	27,149 SQ.FT.	20,341 SQ.FT.	3,443 SQ.FT.
4	49,326 SQ.FT.	1,607 SQ.FT.	---
5	50,933 SQ.FT.	---	---
TOTAL	154,277 SQ.FT.	96,945 SQ.FT.	3,443 SQ.FT.

**NEW LOTS**



**FINAL MAP 9982**

A 3 LOT VERTICAL SUBDIVISION  
AND 502 RESIDENTIAL NEW CONDOMINIUM WITHIN LOT 1  
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BEING A SUBDIVISION OF LOT 3 OF FINAL MAP 8847 RECORDED  
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MAY 2021 SCALE: 1"=30' SHEET 10 OF 10

AB 3702A, LOT 004

1169 MARKET STREET