

(Required for all New Construction Condominium Applications)

D. APPLICATION

Property Address: 700, 706 & 738 Mission Street and 86 Third Street
 Assessor's Block: 3706 Lot Number(s): 93, 275 and Portions of 277

For DPW-BSM use only
 ID No.: 7970

| | |
|--|---|
| Owner: | |
| Name: | 706 Mission Street Co LLC |
| Address: | 735 Market Street, 6th Floor |
| Phone: | (415) 593-1288 |
| E-mail: | kgonsar@millenniumptrs.com |
| Person to be contacted concerning this project (If different from owner) | |
| Name: | |
| Address: | |
| Phone: | |
| E-mail: | |
| Firm or agent preparing the subdivision map: | |
| Name: | Martin M. Ron Associates - Ben Ron |
| Address: | 859 Harrison Street, Suite 200, San Francisco, CA 94107 |
| Phone: | (415) 543-4500 |
| E-mail: | ben@martinron.com |
| Subdivider: (If different from owner) | |
| Name: | |
| Address: | |

Number of Units in Project: 145 to 190

This subdivision creates an airspace: No Yes (shown on Tentative Map)
 This subdivision creates an addition to an existing building No Yes (shown on Tentative Map)

Check only one of the following options:

| | Indicate project type |
|------------------|---|
| Residential Only | <input checked="" type="checkbox"/> |
| Mixed-Use | <input type="checkbox"/> If checked, Number of residential unit(s): ___ Number of commercial unit(s): ___ |

STATE OF CALIFORNIA
 CITY AND COUNTY OF SAN FRANCISCO

I (We) 706 Mission Street Co. LLC
 (Print Subdivider's Name in full)

declare, under penalty of perjury, that I am (we are) the owner(s) [authorized agent of the owner(s)] of the property that is the subject of this application, that the statements herein and in the attached exhibits present the information required for this application, and the information presented is true and correct to the best of my (our) knowledge and belief.

Date: 10-30-13 Signed: [Signature]

Date: _____ Signed: _____

RECEIVED
 13 DEC -4 PM 1:29

MARTIN M. RON ASSOCIATES, INC.

LAND SURVEYORS

December 2, 2013

RECEIVED

13 DEC -4 PM 1:29

MARTIN M. RON, L.S. (1923-1983)

BENJAMIN B. RON, P.L.S.

ROSS C. THOMPSON, P.L.S.

BRUCE A. GOWDY, P.L.S.

Mr. Bruce R. Storrs
County Surveyor
San Francisco Department of Public Works
Bureau of Street-Use and Mapping
875 Stevenson Street, Room 460
San Francisco, CA 94103

Re: Vesting Tentative Final Map for the 706 Mission Street – The Mexican Museum and Residential Tower Project; Block 3706, Lots 093, 275, and portions of Lot 277

Dear Mr. Storrs:

On behalf of 706 Mission Street Co LLC (the "Project Applicant") and the Successor Agency to the Redevelopment Agency of the City and County of San Francisco (the "Successor Agency"), and in compliance with the California Subdivision Map Act, the San Francisco Subdivision Code, the San Francisco Subdivision Regulations, and all amendments thereto, we, the undersigned hereby submit to you for your review and processing a proposed Vesting Tentative Final Map subdivision for the 706 Mission Street – The Mexican Museum and Residential Tower Project (the "Project").

The Project, which was approved by the City and County of San Francisco and the Successor Agency earlier this year, includes the rehabilitation of the existing 10-story Aronson Building located at 706 Mission Street, and the construction of a new, adjacent 480 foot tower (with 30 foot mechanical penthouse). The Aronson Building and tower would be connected and would contain between 145 to 190 dwelling units, ground floor retail space, and space for The Mexican Museum. The existing Jessie Square Garage would also be reconfigured as part of the Project.

The Project site includes Block 3706, Lot 093, which is owned by the Project Applicant and is improved with the existing Aronson Building ("Developer Parcel"). The Project site also includes Block 3706, Lot 275 and portions of Lot 277, which are currently owned by the Successor Agency and which include the Jessie Square Garage and the land that is contemplated as the future permanent home of The Mexican Museum ("Conveyance Parcel"). As part of the Project, the Successor Agency will convey the Conveyance Parcel to the Project Applicant pursuant to a Purchase and Sale Agreement between the Successor Agency and the Project Applicant.

The Conveyance Parcel is not currently a separate legal parcel. In order to create the Conveyance Parcel, the Successor Agency has submitted a separate Vesting Tentative Parcel Map application that will subdivide Parcel B (Lot 277) of Block 3706 into four new air space lots, including the Conveyance Parcel. After the map creating the Conveyance Parcel has been recorded and other conditions and requirements of the Purchase and Sale Agreement are satisfied, the Successor Agency will convey the Conveyance Parcel (and Lot 275 which is part of the Stevenson Street entrance/exit ramp to the Jessie Square Garage) to the Project Applicant. At that point, the Project Applicant will own the Conveyance Parcel, Lot 275, and the Developer

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Parcel – which together comprise the real property covered by this Vesting Tentative Final Map application.

The Vesting Tentative Final Map would merge the Conveyance Parcel, Lot 275, and Developer Parcel and resubdivide the merged lands into a five lot airspace subdivision. Two of airspace lots would include residential condominium projects. The Vesting Tentative Final Map would not be approved until after the map creating the Conveyance Parcel had been recorded.

Because we are submitting this application as a Vesting Tentative Final Map application, the San Francisco Subdivision Code requires the submission of certain additional materials and documents in addition to those required for regular parcel and tentative maps. The following summarizes how this application satisfies those additional requirements.

Section 1333.2(a)(1). *Site Survey.*

A site survey is provided with the application; prepared by Martin M. Ron Associates, Inc.

Section 1333.2(a)(2), (3), and (4). *Plot plan showing proposed structures and adjoining structures, floor plans, elevations, sections, parking plans, roof plan for all proposed structures; landscape plans; improvements within public right of way.*

A plot plan is provided with the application; drawings and plans prepared by Handel Architects.

Section 1333.2(a)(5)(A). *Zoning reclassifications and amendments, including any such action affecting the existence, boundary or restrictions of a historic or conservation district.*

A Zoning Height Map Amendment and Planning Code Text Amendment establishing a Special Use District for the Project was approved by the Board of Supervisors (on recommendation of Planning Commission) on July 23 and 30, 2013. A copy of this approval is included in the “Final Approvals” book submitted with this application.

A Major Permit to Alter pursuant to Article 11 for the Project was approved by Historic Preservation Commission on May 15, 2013, and upheld by Board of Supervisors on July 23, 2013. A copy of this approval is included in the “Final Approvals” book submitted with this application.

Section 1333.2(a)(5)(B). *Amendments to the Master Plan, including any applicable Institutional Master Plan.*

Not applicable.

Section 1333.2(a)(5)(C). *Conditional Use approvals under the City Planning Code.*

Not applicable.

Section 1333.2(a)(5)(D). *Variances or exceptions under the City Planning Code.*

A Section 309 Determination and Granting of Exceptions (Downtown Project Authorization) for the Project was approved by the Planning Commission on May 23, 2013, and upheld by the Board of Appeals on July 31, 2013, with the period for requesting rehearing by the Board of Appeals expiring on August 12, 2013, with no rehearing requested (the “Section 309 Approval”). A copy of this approval is included in the “Final Approvals” book submitted with this application.

An amendment of the Proposition K Implementing Guidelines was approved by Planning Commission and Recreation and Park Commission on May 23, 2013, and a Planning Code Section 295 shadow significance determination and allocation was approved by Planning Commission (on recommendation of Recreation and Park Commission) on May 23, 2013. Copies of these approvals are included in the "Final Approvals" book submitted with this application.

Section 1333.2(a)(5)(E). *Amendment, repeal or adoption of setbacks.*

The Section 309 Approval grants an exception from Planning Code Section 134(a)'s rear yard requirements.

Section 1333.2(a)(5)(F). *Completion of, or approval by the public entities involved of any vacation of a public street or other conveyance of public property or right-of-way, which is proposed.*

The subdivision does not require the vacation of public streets or conveyance of public rights of way. However, pursuant to a Purchase and Sale Agreement between the Successor Agency and the 706 Mission Street Co. LLC, as part of the Project, the Successor Agency will convey the Conveyance Parcel and Lot 275 to 706 Mission Street Co. LLC. The Purchase and Sale Agreement was approved by the Successor Agency Commission and the Oversight Board to the Successor Agency earlier this year. Copies of those approvals are included in the "Final Approvals" book submitted with this application.

Section 1333.2(a)(5)(G). *Approvals related to Coastal Zone, Bay Conservation and Development Commission, or Certificate of Appropriateness under Planning Code Article 10.*

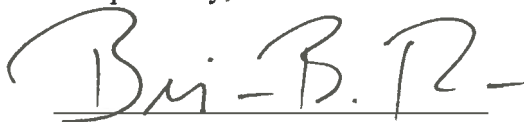
Not applicable. However, a Major Permit to Alter pursuant to Article 11 for the Project was approved by Historic Preservation Commission on May 15, 2013, and upheld by Board of Supervisors on July 23, 2013. A copy of this approval is included in the "Final Approvals" book submitted with this application.

Cortese List Statement.

An executed statement required by Government Code Section 65962.5 is included as part of this application.

The materials outlined above and enclosed herewith, along with the other materials provided by Martin M. Ron Associates, Inc., as part of the application package, constitute the complete Vesting Tentative Final Map application, and comply with all requirements of the San Francisco Subdivision Code and the California Subdivision Map Act. Please let me know if you have any questions or need additional information.

Respectfully,

A handwritten signature in black ink that reads "Brian B. R." with a horizontal line underneath the name.