

File No. 191214

Committee Item No. _____

Board Item No. 59

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____
Board of Supervisors Meeting

Date: _____
Date: December 10, 2019

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- Public Works Order No. 202190 - 11/06/19
- Tentative Map Decision - 01/03/19
- Ofc of Community Investment and Infrastructure Memo - 01/09/14
- Tax Certificates - 11/04/19
- Final Maps
- _____
- _____
- _____

Prepared by: Lisa Lew
Prepared by: _____

Date: December 6, 2019
Date: _____

1 [Final Map 7970 - 700, 706, and 738 Mission Street, and 86 Third Street]

2
3 **Motion approving Final Map 7970, a merger and four lot vertical subdivision, a 146 unit**
4 **residential condominium project within lot 1, located at 700, 706, and 738 Mission**
5 **Street, and 86 Third Street, being a merger and subdivision of Assessor's Parcel Block**
6 **No. 3706, Lot Nos. 093, 275, and 300; and adopting findings pursuant to the General**
7 **Plan, and the eight priority policies of Planning Code, Section 101.1.**

8
9 MOVED, That the certain map entitled "FINAL MAP 7970", a merger and four lot
10 vertical subdivision, a 146 unit residential condominium project within lot 1, located at 700,
11 706, and 738 Mission Street, and 86 Third Street, being a merger and subdivision of
12 Assessor's Parcel Block No. 3706, Lot Nos. 093, 275, and 300, comprising 15 sheets,
13 approved November 6, 2019, by Department of Public Works Order No. 202190 is hereby
14 approved and said map is adopted as an Official Final Map 7970; and, be it

15 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
16 and incorporates by reference herein as though fully set forth the findings made by the
17 Planning Department, by its letter dated January 6, 2014, that the proposed subdivision is
18 consistent with the General Plan, and the eight priority policies of Planning Code, Section
19 101.1; and, be it

20 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
21 and incorporates by reference herein as though fully set forth the findings made by the Office
22 of Community Investment and Infrastructure recommending that the City approve the subject
23 Final Map, by its letter dated JANUARY 9, 2014; and, be it

24 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
25 the Director of the Department of Public Works to enter all necessary recording information on

1 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's
2 Statement as set forth herein; and, be it

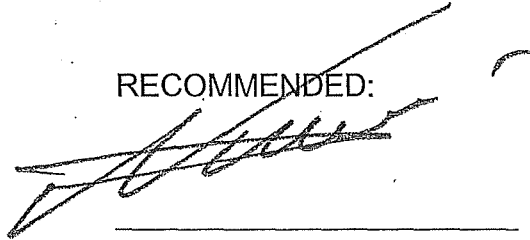
3 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
4 the subdivider with all applicable provisions of the San Francisco Subdivision Code and
5 amendments thereto.

6
7 DESCRIPTION APPROVED:

8 
9 _____

10 Bruce R. Storrs, PLS
11 City and County Surveyor

RECOMMENDED:



12 Mohammed Nuru
13 Director of Public Works
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City and County of San Francisco

San Francisco Public Works



GENERAL - DIRECTOR'S OFFICE
City Hall, Room 348
1 Dr. Carlton B. Goodlett Place, S.F., CA 94102
(415) 554-6920 www.SFPublicWorks.org



London N. Breed, Mayor
Mohammed Nuru, Director

Public Works Order No: 202190

CITY AND COUNTY OF SAN FRANCISCO
SAN FRANCISCO PUBLIC WORKS

APPROVING FINAL MAP 7970, 700, 706, & 738 MISSION STREET & 86 THIRD STREET, A MERGER AND FOUR LOT VERTICAL SUBDIVISION, A 146 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 1, BEING A MERGER AND SUBDIVISION OF LOTS 093, 275, & 300 IN ASSESSORS BLOCK NO. 3706 (OR ASSESSORS PARCEL NUMBERS 3706-093, 3706-275, & 3705-300). [SEE MAP]

A 146 UNIT RESIDENTIAL NEW CONDOMINIUM PROJECT

The City Planning Department in its letter dated JANUARY 6, 2014 stated that the subdivision is consistent with the General Plan and the Priority Policies of City Planning Code Section 101.1.

The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that said Final Map complies with all subdivision requirements related thereto. Pursuant to the California Subdivision Map Act and the San Francisco Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Map.

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 7970", comprising 15 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated JANUARY 6, 2014, from the City Planning Department stating the subdivision is consistent with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

It is recommended that the Board of Supervisors adopt this legislation.

RECOMMENDED:

APPROVED:

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
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San Francisco Public Works
Making San Francisco a beautiful, livable, vibrant, and sustainable city.

X

DocuSigned by:

Bruce Storrs

Storrs, Bruce 97ABC41507B0494...

County Surveyor

X

DocuSigned by:

Nuru, Mohammed

Nuru, Mohammed 8145AB17F474FA...

Director



Edwin M. Lee, Mayor
Mohammed Nuru, Director
Fuad S. Sweiss, PE, PLS,
City Engineer & Deputy Director of Engineering



Phone: (415) 554-5827
Fax: (415) 554-5324
www.sfdpw.org
Subdivision.Mapping@sfdpw.org

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14 JAN -7 PM 1:13

Department of Public Works
Office of the City and County Surveyor
1155 Market St 3rd Floor
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

TENTATIVE MAP DECISION

Date: December 10, 2013

Department of City Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103

Project ID:	7970		
Project Type:	5 Lot Subdivision and New Residential Condominiums Proposed Parcel "A" 165 units Proposed Parcel "B" 25 units		
Address #	Street Name	Block	Lot
700, 738 & 738 86	Mission Street Third Street	3706	93, 275 and 277

Attention: Mr. Scott F. Sanchez

The subject Vesting Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from environmental review per Class 1 California Environmental Quality Act Guidelines.

KB
The subject Vesting Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address): *see attached per case no. 2008-1081X*

The subject Vesting Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code. Due to the following reasons (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

- Enclosures:
- Application
 - Print of Tentative Map

Sincerely,

Bruce R. Storrs, P.L.S.
City and County Surveyor

PLANNING DEPARTMENT

DATE 1/6/2014

F/S

Mr. Scott F. Sanchez, Zoning Administrator



SAN FRANCISCO PLANNING DEPARTMENT

Per the conditions of approval for Case No. 2008.1084EHKXRTZ adopted on May 23, 2013 by the Planning Commission of the City and County of San Francisco as set forth in Planning Commission Motion No. 18894, for the rehabilitation of the existing 10-story, 144 foot tall Aronson Building, construction of a new, adjacent 43-story tower with up to 190 dwelling units, an approximately 52,000 square foot "core-and-shell" museum space that will house the permanent home of the Mexican Museum, and approximately 4,800 square feet of retail space. Additionally, the project would reconfigure portions of the existing Jessie Square Garage to increase the number of parking spaces from 442 to 470 spaces, add loading and service vehicle spaces and allocate up to 190 parking spaces within the garage for the new residential units.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

GC: Document3

EXHIBIT A

AUTHORIZATION

This authorization is to grant a Planning Code Section 309 Determination of Compliance and Request for Exceptions, in connection with a project to rehabilitate an existing 10-story, 144-foot tall building (the Aronson Building), and construct a new, adjacent 43-story tower, reaching a roof height of 480 feet with a 30-foot tall mechanical penthouse. The two buildings would be connected and would contain up to 190 dwelling units, a "core-and-shell" museum space measuring approximately 52,000 square feet, and approximately 4,800 square feet of retail space. The project would reconfigure portions of the existing Jessie Square Garage to increase the number of parking spaces from 442 spaces to 470 spaces, add loading and service vehicle spaces, and would allocate up to 190 parking spaces within the garage to serve the proposed residential uses. The project is located at 706 Mission Street, Lots 093, 275, and portions of Lot 277 within Assessor's Block 3706 ("Project Site"), within the C-3-R District and the 400-I Height and Bulk District. The Project shall be completed in general conformance with plans dated May 23, 2013 and stamped "EXHIBIT B" included in the docket for Case No. 2008.1084X and subject to conditions of approval reviewed and approved by the Commission on May 23, 2013 under Motion No. 18894. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on May 23, 2013 under Motion No 18894:

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 18894 shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Section 309 Determination of Compliance and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Section 309 Determination of Compliance.

Conditions of approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. Validity and Expiration for Rezoning and Text Map Amendment Applications. The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. The construction of the approved Project shall commence within three (3) years from the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) become effective, or this authorization shall no longer be valid. A building permit from the Department of Building Inspection to construct the project and commence the approved use must be issued as this Section 309 Determination of Compliance is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. Extension. This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. Additional Project Authorization. The Project Sponsor must obtain a height reclassification from the 400-I Height and Bulk District to the 480-I Height and Bulk District, along with Zoning Text Amendment and Zoning Map Amendment to adopt the "Yerba Buena Center Mixed-Use Special Use District" associated with the Project for the subject property. The Project also requires findings under Section 295 to raise the absolute cumulative shadow limit for Union Square, and to determine that the shadow cast by the project on Union Square would not be adverse to the use of the park. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. Shadow Analysis. Prior to the issuance of a site permit, the Project Sponsor shall submit an updated technical shadow analysis for the Project which reflects the final building envelope authorized by this approval. The content of the technical shadow analysis shall be subject to review and approval by the Planning Department, and shall quantify the amount of net new shadow that would be cast by the Project on Union Square.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

5. Mitigation Measures. Mitigation measures and improvement measures described in the MMRP attached as Exhibit A to Motion No. 18875 are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

6. Final Materials. The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance. In particular, the Project may be further refined to provide a unique identity for the Mexican Museum, with particular attention given to

- Color and texture of exterior materials.
- Amount, location, and transparency of glazing
- Signage

Further design development of the Project, including the Mexican Museum, may be approved administratively by the Planning Department provided that such design development substantially conforms to the Architectural Design Intent Statement contained in the Environmental Impact Report for the project, and that the design development does not result in any new or substantially more severe environmental impacts than disclosed in the Environmental Impact Report for the Project.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

7. Garbage, composting and recycling storage. Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

8. Rooftop Mechanical Equipment. Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

9. Streetscape Plan. Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

10. Signage. The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to compliment, not compete with, the existing architectural character and architectural features of the building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

11. Transformer Vault. The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

1. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
2. On-site, in a driveway, underground;
3. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
4. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
5. Public right-of-way, underground; and based on Better Streets Plan guidelines;
6. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
7. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

12. Overhead Wiring. The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415-701-4500, www.sfmta.org

13. Noise, Ambient. Interior occupiable spaces shall be insulated from ambient noise levels. Specifically, in areas identified by the Environmental Protection Element, Map 1, "Background Noise Levels," of the General Plan that exceed the thresholds of Article 29 in the Police Code, new developments shall install and maintain glazing rated to a level that insulate interior occupiable areas from Background Noise and comply with Title 24.

For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org

14. Street Trees. Pursuant to Planning Code Section 138.1 (formerly 143), the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements may be modified or waived by the Zoning Administrator to the extent necessary.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

15. Pedestrian Conditions Analysis. Prior to the issuance of site permit, the Project Sponsor shall collaborate with the Planning Department, DPW, and SFMTA to conduct a study of pedestrian conditions on Block 3706. The scope of the study shall be determined by the Planning Department, and shall be subject to review and approval by the Planning Director. The study shall evaluate the feasibility and desirability of measures and treatments to enhance pedestrian comfort and accessibility in the area, and, in particular, shall make recommendations for improving the pedestrian realm along the western side of Third Street between Market Street and Mission Street. Measures and amenities that would enhance pedestrian comfort and accessibility to be assessed for feasibility include the construction of bulb-outs at the intersection of Third and Mission Streets, additional signage, alternative pavement treatment for sidewalks at driveways, audible signals at driveways, the reconfiguration of the porte-cochere at the Westin Hotel to eliminate one of its two existing curb cuts, and the potential for reconfiguration of other parking and loading strategies in the area. The Project Sponsor shall cooperate with the City in seeking the consent to participating in such measures by other property owners on Third Street between Mission and Market Streets, provided that such measures shall not be required for the project where such consent or participation cannot be secured in a reasonable, timely, and economic manner.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

16. Car Share. Pursuant to Planning Code Section 166, no fewer than two car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services

for its service subscribers. A reduction in the number of dwelling units may result in a proportionate reduction in the required number of car share parking spaces, consistent with the ratios specified in Section 166.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

17. Car Share Memberships. Pursuant to Section 151.1(1)(f)(2), the Project Sponsor or successor property owners shall pay the annual membership fee to a certified car-share organization for any resident of the project who so requests and otherwise qualifies for such membership, provided that such requirement shall be limited to one membership per dwelling unit.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

18. Bicycle Parking. The Project shall provide no fewer than 60 Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.5. A reduction in the number of dwelling units may result in a proportionate reduction in the required number of bicycle parking spaces, consistent with the ratios specified in Section 155.5.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

19. Parking Maximum. Pursuant to Planning Code Section 151.1, the Project shall provide no more than 190 off-street parking spaces to serve the residential units, at a ratio of one space per dwelling unit. Any reduction in the number of dwelling units shall require a proportionate reduction in the maximum number of allowable parking spaces

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

20. Off-street Loading. Pursuant to Planning Code Section 152, the Project will provide two full-sized off-street loading spaces, and four service vehicle spaces.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

21. Managing Traffic During Construction. The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

22. First Source Hiring. The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator,

pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org

23. Transit Impact Development Fee. Pursuant to Planning Code Section 411 (formerly Chapter 38 of the Administrative Code), the Project Sponsor shall pay the Transit Impact Development Fee (TIDE) as required by and based on drawings submitted with the Building Permit Application. Prior to the issuance of a temporary certificate of occupancy, the Project Sponsor shall provide the Planning Director with certification that the fee has been paid.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

24. Inclusionary Affordable Housing Program.

a. **Requirement.** Pursuant to Planning Code 415.5; the Project Sponsor must pay an Affordable Housing Fee at a rate equivalent to the applicable percentage of the number of units in an off-site project needed to satisfy the Inclusionary Affordable Housing Program Requirement for the principal project. The applicable percentage for this project is twenty percent (20%).

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.

b. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and the terms of the City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the Mayor's Office of Housing ("MOH") at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at: <http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>.

As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale or rent.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.

i. The Project Sponsor must pay the Fee in full sum to the Development Fee Collection Unit at the DBI for use by MOH prior to the issuance of the first construction document, with an option for the Project Sponsor to defer a portion of the payment prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge that would be deposited into the Citywide Inclusionary Affordable Housing Fund in accordance with Section 107A.13.3 of the San Francisco Building Code.

- ii. Prior to the issuance of the first construction permit by the DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that records a copy of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOH or its successor.
- iii. If project applicant fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Sections 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all other remedies at law.

25. Art - C-3 District. Pursuant to Planning Code Section 429 (formerly 149), the Project shall either include work(s) of art valued at an amount equal to one percent of the hard construction costs for the Project as determined by the Director of the Department of Building Inspection, or shall comply with the requirements of Section 429 through the payment of the Public Art Fee. The Project Sponsor shall provide to the Director necessary information to make the determination of construction cost hereunder.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

26. Art Plaques - C-3 District. Pursuant to Planning Code Section 429(b) (formerly 149(b)), if the Project Sponsor elects to satisfy the requirements of Section 429 by providing works of art on-site, the Project Sponsor shall provide a plaque or cornerstone identifying the architect, the artwork creator and the Project completion date in a publicly conspicuous location on the Project Site. The design and content of the plaque shall be approved by Department staff prior to its installation.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

27. Art - C-3 District. Pursuant to Planning Code Section 429 (formerly 149), if the Project Sponsor elects to satisfy the requirements of Section 429 by providing works of art on-site, the Project Sponsor and the Project artist shall consult with the Planning Department during design development regarding the height, size, and final type of the art. The final art concept shall be submitted for review for consistency with this Motion by, and shall be satisfactory to, the Director of the Planning Department in consultation with the Commission. The Project Sponsor and the Director shall report to the Commission on the progress of the development and design of the art concept prior to the submittal of the first building or site permit application

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

28. Art - C-3 District. Pursuant to Planning Code Section 429 (formerly 149), if the Project Sponsor elects to satisfy the requirements of Section 429 by providing works of art on-site, prior to issuance of any certificate of occupancy, the Project Sponsor shall install the public art generally as described in this Motion and make it available to the public. If the Zoning Administrator concludes that it is not feasible to install the work(s) of art within the time herein specified and the Project Sponsor provides adequate

assurances that such works will be installed in a timely manner, the Zoning Administrator may extend the time for installation for a period of not more than twelve (12) months.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

29. Enforcement. Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

30. Revocation due to Violation of Conditions. Should implementation of this Project result in ~~complaints from interested property owners, residents, or commercial lessees which are not resolved by~~ the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

31. Garbage, Recycling, and Composting Receptacles. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

32. Sidewalk Maintenance. The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

33. Community Liaison. Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made

aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

34. Lighting. All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org



Department of Public Works
Office of the City and County Surveyor

1155 Market Street 3rd Floor
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

Edwin M. Lee, Mayor
Mohammed Nuru, Director
Fuad S. Sweiss, PE, PLS,
City Engineer & Deputy Director of Engineering

LETTER # 1
RESPOND BY: January 10, 2014

To: Subdivision.mapping@sfdpw.org

Re: Tentative Map No. 7970
Assessor's Block/Lot: 3706/93, 275 and a portion of 277
Address: 700, 706 & 738 Mission Street and 86 Third Street
San Francisco, Ca

Check One:

- The above-referenced application is approved as-is and there are no conditions required.
- The above referenced application requires the following conditions below:
- The above referenced application is disapproved for the following reasons:

Signed *Christine Maher*
Print Name Christine Maher
Bureau/division OVI



TAX CERTIFICATE

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office regarding the subdivision identified below:

1. There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.
2. The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: 3706
Lot: 093
Address: 700-706 MISSION ST

A handwritten signature in black ink, appearing to read "David Augustine".

David Augustine, Tax Collector

Dated **November 4, 2019** this certificate is valid for the earlier of 60 days from **November 4, 2019** or **December 31, 2019**. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at tax.certificate@sfgov.org to obtain another certificate.



TAX CERTIFICATE

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office regarding the subdivision identified below:

1. There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.
2. The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: 3706
Lot: 275
Address: 706 MISSION ST

David Augustine, Tax Collector

Dated **November 4, 2019** this certificate is valid for the earlier of 60 days from **November 4, 2019** or **December 31, 2019**. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at tax.certificate@sfgov.org to obtain another certificate.



TAX CERTIFICATE

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office regarding the subdivision identified below:

1. There are no liens for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.
2. The City and County property taxes and special assessments which are a lien, but not yet due, including estimated taxes, have been paid.

Block: 3706
Lot: 300
Address: 738 MISSION STREET

A handwritten signature in black ink, appearing to read "David Augustine".

David Augustine, Tax Collector

Dated **November 4, 2019** this certificate is valid for the earlier of 60 days from **November 4, 2019** or **December 31, 2019**. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector at tax.certificate@sfgov.org to obtain another certificate.

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF RECORD TITLE INTEREST IN THE REAL PROPERTY SUBMITTED 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: 706 MISSION STREET CO LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
NAME: DIEGO RICO
TITLE: VICE PRESIDENT

BENEFICIARY: HSBC BANK USA NATIONAL ASSOCIATION

BY: [Signature]
NAME: MICHAEL M. VASTO
TITLE: VICE PRESIDENT

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.

OWNER'S ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Palm Beach)
ON October 16, 2019 BEFORE ME,
Susan M. Maniscalco A NOTARY PUBLIC, PERSONALLY APPEARED

Diego Rico
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 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:

SIGNATURE Susan M. Maniscalco
COMMISSION # OF NOTARY: GG 124364
COMMISSION EXPIRES: August 1, 2021
PRINCIPAL COUNTY OF BUSINESS: Palm Beach

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.

BENEFICIARY'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO)
ON OCTOBER 17, 2019 BEFORE ME,
JOETIA LU NG A NOTARY PUBLIC, PERSONALLY APPEARED

MICHAEL M. VASTO
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 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:

SIGNATURE [Signature]
COMMISSION # OF NOTARY: 2284134
COMMISSION EXPIRES: APR 2, 2023
PRINCIPAL COUNTY OF BUSINESS: SAN FRANCISCO

CLERK'S 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 SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____ ADOPTED _____ 2019, APPROVED THIS MAP ENTITLED "FINAL MAP 7970".

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

SIGNED: _____
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 _____ DAY OF _____, 2019.

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 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. _____

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 ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME 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: NOVEMBER 6 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 706 MISSION STREET CO LLC ON DECEMBER 15, 2013. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JUNE 1, 2020 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 APPROVED TENTATIVE MAP.

BY: Benjamin B. Ron DATE: 10.25.2019
BENJAMIN B. RON
PLS No. 5015



RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2019, AT _____
MINUTES PAST _____ m., IN BOOK _____ OF CONDOMINIUM MAPS, AT
PAGES _____ INCLUSIVE, AT THE REQUEST OF MARTIN M. RON ASSOCIATES.
BY: _____ DATE: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 7970

A MERGER AND FOUR LOT VERTICAL SUBDIVISION
A 146 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 1
BEING A MERGER AND SUBDIVISION OF THE LANDS
DESCRIBED IN THOSE CERTAIN GRANT DEEDS
RECORDED JANUARY 25, 2006 IN DOCUMENT NO. 2006-119026 AND
MAY 24, 2016 IN DOCUMENT NO. 2016-K250104, TRACT TWO, AND OF
PARCEL A OF PARCEL MAP 7969 RECORDED FEBRUARY 8, 2016 IN
BOOK 49 OF PARCEL MAPS, PAGES 84-90, OFFICIAL RECORDS
BEING A PORTION OF 100 VARA BLOCK 352

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

OCTOBER 2019 SHEET 1 OF 15

APN 3706-093 86 THIRD STREET
APN 3706-275 700, 706 & 738 MISSION STREET
APN 3706-300

BASIS OF SURVEY:

THE CITY MONUMENT LINE ON MISSION STREET BETWEEN 2ND AND 5TH STREETS AS SHOWN HEREON IS THE BASIS OF SURVEY. SEE MAP REFERENCE [1].

BENCHMARK:

LETTER "O" IN "OPEN" TOP OF HPFS HYDRANT AT THE NORTHWEST INTERSECTION OF 4TH AND MISSION STREETS. ELEVATION = 26.66 FEET SAN FRANCISCO "OLD CITY DATUM".

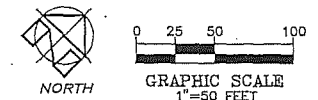
FIELD SURVEY COMPLETION:

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 8/1/2019. 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 6/1/2020.

MONUMENT IDENTIFICATION	
A	MID 31588
B	MID 31589
C	MID 31574
D	MID 31578
E	MID 31571
F	MID 31570
G	MID 31603
H	MID 31604
I	MID 31610
J	MID 31603
K	MID 31611
L	MID 31612
M	MID 31572
N	MID 31606
O	MID 31607
P	MID 31609
Q	MID 31608

**ASSESSOR'S BLOCK 3706
100 VARA BLOCK 362**

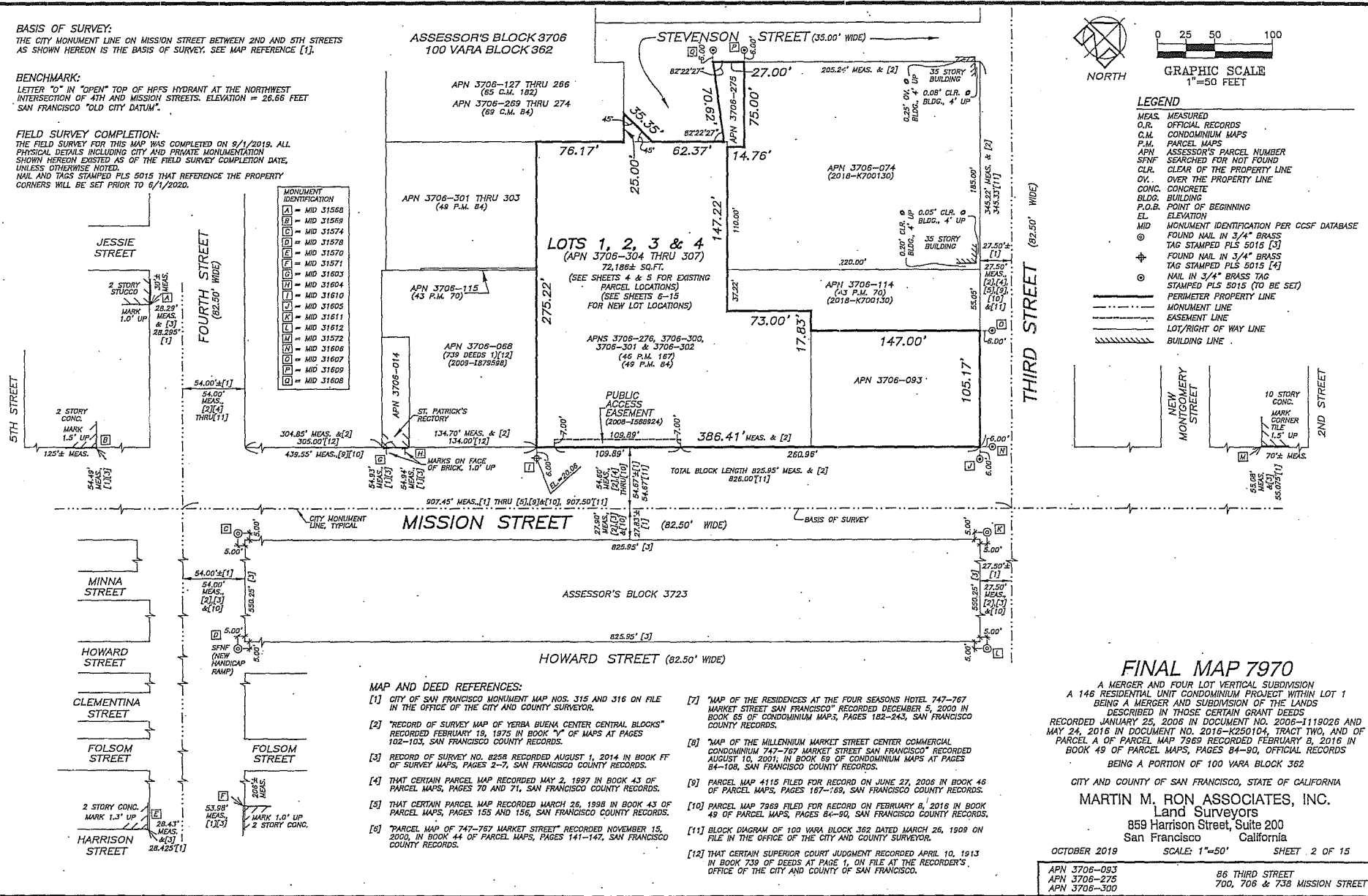
STEVENSON STREET (35.00' WIDE)



LEGEND

- MEAS. MEASURED
- O.R. OFFICIAL RECORDS
- C.M. CONDOMINIUM MAPS
- PARCEL MAPS
- APN ASSESSOR'S PARCEL NUMBER
- SNFN SEARCHED FOR NOT FOUND
- CLR. CLEAR OF THE PROPERTY LINE
- OV. OVER THE PROPERTY LINE
- CONC. CONCRETE
- BLDG. BUILDING
- P.O.B. POINT OF BEGINNING
- EL. ELEVATION
- MID MONUMENT IDENTIFICATION PER CCFD DATABASE
- FOUND NAIL IN 3/4" BRASS TAG STAMPED PLS 5015 [3]
- ⊕ FOUND NAIL IN 3/4" BRASS TAG STAMPED PLS 5015 [4]
- NAIL IN 3/4" BRASS TAG STAMPED PLS 5015 (TO BE SET)
- ⊕ PERMETER PROPERTY LINE
- MONUMENT LINE
- - - EASEMENT LINE
- ▨ LOT/RIGHT OF WAY LINE
- ▨ BUILDING LINE

2607



MAP AND DEED REFERENCES:

- [1] CITY OF SAN FRANCISCO MONUMENT MAP NOS. 315 AND 316 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [2] "RECORD OF SURVEY MAP OF YERBA BUENA CENTER CENTRAL BLOCKS" RECORDED FEBRUARY 19, 1975 IN BOOK "Y" OF MAPS AT PAGES 102-103, SAN FRANCISCO COUNTY RECORDS.
- [3] RECORD OF SURVEY NO. 8258 RECORDED AUGUST 1, 2014 IN BOOK FF OF SURVEY MAPS, PAGES 2-7, SAN FRANCISCO COUNTY RECORDS.
- [4] THAT CERTAIN PARCEL MAP RECORDED MAY 2, 1997 IN BOOK 43 OF PARCEL MAPS, PAGES 70 AND 71, SAN FRANCISCO COUNTY RECORDS.
- [5] THAT CERTAIN PARCEL MAP RECORDED MARCH 26, 1998 IN BOOK 43 OF PARCEL MAPS, PAGES 155 AND 156, SAN FRANCISCO COUNTY RECORDS.
- [6] "PARCEL MAP OF 747-767 MARKET STREET" RECORDED NOVEMBER 15, 2000, IN BOOK 44 OF PARCEL MAPS, PAGES 141-142, SAN FRANCISCO COUNTY RECORDS.
- [7] "MAP OF THE RESIDENCES AT THE FOUR SEASONS HOTEL 747-767 MARKET STREET SAN FRANCISCO" RECORDED DECEMBER 5, 2000 IN BOOK 69 OF CONDOMINIUM MAPS, PAGES 182-243, SAN FRANCISCO COUNTY RECORDS.
- [8] "MAP OF THE MILLENNIUM MARKET STREET CENTER COMMERCIAL CONDOMINIUM 747-767 MARKET STREET SAN FRANCISCO" RECORDED AUGUST 10, 2001, IN BOOK 69 OF CONDOMINIUM MAPS AT PAGES 84-108, SAN FRANCISCO COUNTY RECORDS.
- [9] PARCEL MAP 4115 FILED FOR RECORD ON JUNE 27, 2006 IN BOOK 46 OF PARCEL MAPS, PAGES 167-169, SAN FRANCISCO COUNTY RECORDS.
- [10] PARCEL MAP 7869 FILED FOR RECORD ON FEBRUARY 8, 2016 IN BOOK 49 OF PARCEL MAPS, PAGES 84-90, SAN FRANCISCO COUNTY RECORDS.
- [11] BLOCK DIAGRAM OF 100 VARA BLOCK 362 DATED MARCH 26, 1909 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [12] THAT CERTAIN SUPERIOR COURT JUDGMENT RECORDED APRIL 10, 1913 IN BOOK 739 OF DEEDS AT PAGE 1, ON FILE AT THE RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.

FINAL MAP 7970

A MERGER AND FOUR LOT VERTICAL SUBDIVISION
A 146 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 1
BEING A MERGER AND SUBDIVISION OF THE LANDS
DESCRIBED IN THOSE CERTAIN GRANT DEEDS
RECORDED JANUARY 25, 2006 IN DOCUMENT NO. 2006-1119026 AND
MAY 24, 2016 IN DOCUMENT NO. 2016-K250104, TRACT TWO, AND OF
PARCEL A OF PARCEL MAP 7969 RECORDED FEBRUARY 8, 2016 IN
BOOK 49 OF PARCEL MAPS, PAGES 84-90, OFFICIAL RECORDS
BEING A PORTION OF 100 VARA BLOCK 362

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

OCTOBER 2019 SCALE: 1"=50' SHEET .2 OF 15

APN 3706-093 86 THIRD STREET
APN 3706-275 700, 706 & 738 MISSION STREET
APN 3706-300

NOTES:

- A. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
- B. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- C. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
- D. ALL SURVEY POINTS REFERENCING PROPERTY LINES PER MAP REFERENCE ITEMS [1] THRU [10] THAT ARE NOT SHOWN HEREON WERE SEARCHED FOR AND NOT FOUND.
- E. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:

1. PREMISES LIES WITHIN THE BOUNDS OF THE YERBA BUENA CENTER REDEVELOPMENT PROJECT AREA D-1 AND IS SUBJECT TO ALL COVENANTS AND CONDITIONS WITHIN THE REDEVELOPMENT PLAN AND ALL AMENDMENTS.
2. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF RESTRICTIONS RECORDED DECEMBER 13, 1966, IN BOOK 8103, PAGE 210, OFFICIAL RECORDS.
3. DECLARATION OF RESTRICTIONS YERBA BUENA CENTER APPROVED REDEVELOPMENT PROJECT AREA D-1, RECORDED DECEMBER 13, 1966, IN BOOK 8103, PAGE 210, OFFICIAL RECORDS.
4. COVENANTS, CONDITIONS AND RESTRICTIONS IN THAT CERTAIN DEED RECORDED NOVEMBER 21, 1978, IN BOOK C881, PAGE 481, OFFICIAL RECORDS. CERTIFICATE OF COMPLETION OF IMPROVEMENTS RECORDED MAY 27, 2016 AS DOCUMENT NO. 2016-K251631, OFFICIAL RECORDS.
5. "JESSIE SQUARE GARAGE CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT" RECORDED APRIL 29, 2003, DOCUMENT NO. 2003-H425880, OFFICIAL RECORDS. FIRST AMENDMENT RECORDED JANUARY 27, 2015, DOCUMENT NO. 2015-K012772, OFFICIAL RECORDS.
6. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DEED RECORDED MAY 2, 1997, IN REEL C874, IMAGE 154, OFFICIAL RECORDS. AMENDED BY THAT GRANT OF EASEMENT AND AGREEMENT (MEXICAN MUSEUM EMERGENCY EXIT) RECORDED APRIL 29, 2003, DOCUMENT NO. 2003-H425882, OFFICIAL RECORDS. FIRST AMENDMENT RECORDED JANUARY 27, 2015, AS DOCUMENT NO. 2015-K012773, OFFICIAL RECORDS.
7. "DECLARATION OF RECIPROCAL EASEMENT AGREEMENT (JEWISH MUSEUM AND GARAGE PARCELS)" RECORDED APRIL 29, 2003, AS DOCUMENT NO. 2003-H425883, OFFICIAL RECORDS. EASEMENTS AS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "GRANT DEED (AGENCY DISPOSITION PARCEL CB-1-JSS)" RECORDED JUNE 29, 2006, DOCUMENT NO. 2006-1202463, OFFICIAL RECORDS.
8. "EASEMENT AGREEMENT (ELEVATOR AIR INTAKE, GARAGE EXHAUST, EMERGENCY EGRESS) AND LICENSE AGREEMENT (STRUCTURAL TIEBACKS)" RECORDED APRIL 29, 2003, DOCUMENT NO. 2003-H425884, OFFICIAL RECORDS.
9. "EASEMENT AGREEMENT" RECORDED JANUARY 25, 1990 IN BOOK F48, PAGE 994, OFFICIAL RECORDS. AMENDED BY AN INSTRUMENT ENTITLED "GRANTS OF EASEMENTS, AMENDMENT TO 1989 EASEMENT AGREEMENT AND QUITCLAIM AGREEMENT" RECORDED APRIL 29, 2003, DOCUMENT NO. 2003-H425885, OFFICIAL RECORDS. A QUITCLAIM DEED PERTAINING TO THE TERMINATION OF TEMPORARY AND CONSTRUCTION EASEMENTS RECORDED APRIL 29, 2003, DOCUMENT NO. 2003-H425886, OFFICIAL RECORDS.
10. "RIGHT OF ENTRY AGREEMENT" RECORDED APRIL 29, 2003, DOCUMENT NO. 2003-H425885, OFFICIAL RECORDS.
11. "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT FOR TIEBACKS ON MISSION AND MARKET STREETS AND SOLDIER PILES ON JESSIE ALLEY RECORDED AUGUST 21, 2003, DOCUMENT NO. 2003-H517852, OFFICIAL RECORDS.
12. "GRANT OF EASEMENTS AND DECLARATION OF RESTRICTIONS ON GRANT OF EASEMENTS (ELEVATOR OPENING PROTECTION AND GARAGE EXHAUST)" RECORDED APRIL 8, 2005, DOCUMENT NO. 2005-H933692, OFFICIAL RECORDS.
13. "GRANT OF EASEMENTS AND DECLARATION OF RESTRICTIONS ON GRANT OF EASEMENTS (CHURCH STAIRS EASEMENT AND ACCESSIBILITY EASEMENT)" RECORDED APRIL 8, 2005, DOCUMENT NO. 2005-H933693, OFFICIAL RECORDS.
14. "GRANT OF EASEMENTS AND DECLARATION OF RESTRICTIONS ON GRANT OF EASEMENTS (AIR INTAKE AND GARAGE EXHAUST EASEMENTS)" RECORDED APRIL 8, 2005, DOCUMENT NO. 2005-H933694, OFFICIAL RECORDS.
15. "GRANT OF EASEMENTS AND DECLARATION OF RESTRICTIONS ON GRANT OF EASEMENTS (JEWISH MUSEUM EXIT STAIRS)" RECORDED APRIL 8, 2005, DOCUMENT NO. 2005-H933695, OFFICIAL RECORDS.

16. "DECLARATION OF RESTRICTIONS ON GRANT OF EASEMENTS (STEVENSON STREET RAMP AIR INTAKE AND SUBTERRANEAN OPENINGS)" RECORDED APRIL 8, 2005, DOCUMENT NO. 2005-H933697, OFFICIAL RECORDS.
17. "DECLARATION OF USE LIMITATION (UNDERGROUND CONNECTING PASSAGE)" RECORDED MAY 5, 2005, DOCUMENT NO. 2005-H947905, OFFICIAL RECORDS.
18. MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "GRANT DEED (AGENCY DISPOSITION PARCEL CB-1-JSS)" RECORDED JUNE 29, 2006, DOCUMENT NO. 2006-1202463, OFFICIAL RECORDS.
19. "GRANT OF EASEMENT (MUSEUM ULN CONNECTION)" RECORDED JUNE 29, 2006, DOCUMENT NO. 2006-1202465, OFFICIAL RECORDS.
20. "GRANT OF EASEMENT AND DECLARATION OF RESTRICTIONS (BURDENS JESSIE SQUARE PARCEL)" RECORDED MAY 29, 2008, DOCUMENT NO. 2008-1588824, OFFICIAL RECORDS.
21. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED FEBRUARY 25, 2013, DOCUMENT NO. 2013-J607112, OFFICIAL RECORDS.
22. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED FEBRUARY 25, 2013, DOCUMENT NO. 2013-J607113, OFFICIAL RECORDS.
23. "AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE" RECORDED APRIL 17, 2014, DOCUMENT NO. 2014-J964850, OFFICIAL RECORDS.
24. "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT FOR SUB-SIDEWALK BASEMENT AND ACCESS DOORS TO THE BASEMENT RECORDED JANUARY 5, 2016, DOCUMENT NO. 2016-K184181, OFFICIAL RECORDS.
25. "DECLARATION OF USE" - VAULT PERMIT FOR A SINGLE TRANSFORMER VAULT TO BE INSTALLED IN THE RIGHT-OF-WAY ALONG MISSION STREET SIDEWALK. LIFT-OUT PANEL SHALL BE CONSTRUCTED WITH A NON-SLIP/NON-SKID SURFACE, RECORDED JANUARY 29, 2016, DOCUMENT NO. 2016-K186171, OFFICIAL RECORDS.
26. "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT FOR TEMPORARY SHORING AND TIEBACK/UNDERPINNING ALONG MISSION STREET, RECORDED FEBRUARY 5, 2016, DOCUMENT NO. 2016-K198408, OFFICIAL RECORDS.
27. CONDITIONS AND RESTRICTIONS SET FORTH IN THE UNRECORDED MINOR SIDEWALK ENCROACHMENT PERMIT NO. 151E-0113.
28. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED MAY 24, 2016, DOCUMENT NO. 2016-K250098, OFFICIAL RECORDS.
29. "DECLARATION AND GRANT OF EASEMENTS AGREEMENT AND DECLARATION OF USE AND RESTRICTIONS (JESSIE SQUARE PARCEL AND 706 MISSION PROPERTY)" RECORDED MAY 24, 2016, DOCUMENT NO. 2016-K250103, OFFICIAL RECORDS.
30. MATTERS CONTAINED IN THAT CERTAIN GRANT DEED RECORDED MAY 24, 2016, DOCUMENT NO. 2016-K250104, OFFICIAL RECORDS.
31. "EASEMENT AGREEMENT (GARAGE EXHAUST)" RECORDED JUNE 28, 2017, DOCUMENT NO. 2017-K470702, OFFICIAL RECORDS.
32. "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT FOR A CRANE TOWER FOUNDATION WITHIN THE SIDEWALK RECORDED DECEMBER 21, 2017, DOCUMENT NO. 2017-K555159, OFFICIAL RECORDS.
33. "DECLARATION OF EASEMENTS, COVENANTS, AND EQUITABLE SERVITUDES (MISSION STREET RAMP AND EMERGENCY EXIT STAIRS)" RECORDED AUGUST 16, 2018, DOCUMENT NO. 2018-K656541, OFFICIAL RECORDS.

34. "DECLARATION OF RESTRICTIONS ON DECLARATION OF EASEMENTS, COVENANTS, AND EQUITABLE SERVITUDES (MISSION STREET RAMP AND EMERGENCY EXIT STAIRS)" RECORDED AUGUST 16, 2018, DOCUMENT NO. 2018-K656542, OFFICIAL RECORDS.
35. "DECLARATION OF USE LIMITATION" RECORDED AUGUST 16, 2018, DOCUMENT NO. 2018-K656543, OFFICIAL RECORDS.
36. "DECLARATION OF USE LIMITATION" RECORDED AUGUST 16, 2018, DOCUMENT NO. 2018-K656544, OFFICIAL RECORDS.
37. "DECLARATION OF USE LIMITATION" RECORDED AUGUST 16, 2018, DOCUMENT NO. 2018-K656545, OFFICIAL RECORDS.
38. "DECLARATION OF USE LIMITATION" RECORDED AUGUST 16, 2018, DOCUMENT NO. 2018-K656546, OFFICIAL RECORDS.
39. "GAS ROOM AGREEMENT" BETWEEN 706 MISSION STREET CO LLC AND PG&E RECORDED MAY 30, 2019, DOCUMENT NO. 2019-K778232, OFFICIAL RECORDS.
40. "TRANSFORMER ROOM AGREEMENT" BETWEEN 706 MISSION STREET CO LLC AND PG&E RECORDED MAY 30, 2019, DOCUMENT NO. 2019-K778233, OFFICIAL RECORDS.
41. "TRANSFORMER ROOM AGREEMENT" BETWEEN 706 MISSION STREET CO LLC AND PG&E RECORDED MAY 30, 2019, DOCUMENT NO. 2019-K778234, OFFICIAL RECORDS.

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 OPEN TO 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 A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 146 DWELLING UNITS IN LOT 1.
- b) ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COVENANTS, EXIT PATHWAYS(S) AND PASSAGEWAYS(S), STAIRWAYS(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 AS SPECIFIED IN THE GOVERNING DOCUMENTS FOR THE PROPERTY.
- 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) (i) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE 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. FAILURES 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 MISSION STREET, THIRD STREET OR STEVENSON 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.

FINAL MAP 7970

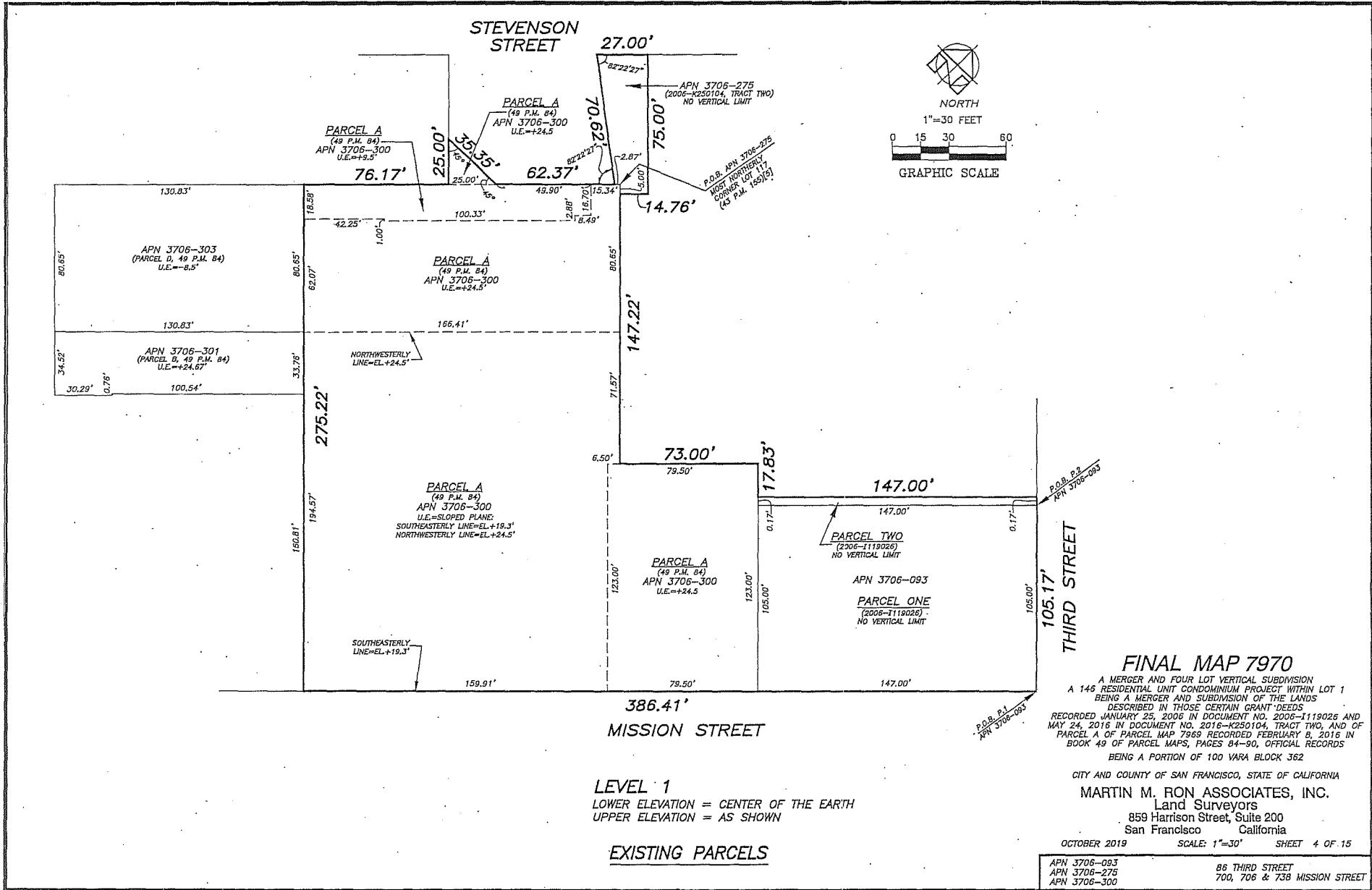
A MERGER AND FOUR LOT VERTICAL SUBDIVISION
 A 146 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 1
 BEING A MERGER AND SUBDIVISION OF THE LANDS
 DESCRIBED IN THOSE CERTAIN GRANT DEEDS
 RECORDED JANUARY 25, 2006 IN DOCUMENT NO. 2006-I119026 AND
 MAY 24, 2016 IN DOCUMENT NO. 2016-K250104, TRACT TWO, AND OF
 PARCEL A OF PARCEL MAP 7969 RECORDED FEBRUARY 8, 2015 IN
 BOOK 49 OF PARCEL MAPS, PAGES 84-90, OFFICIAL RECORDS
 BEING A PORTION OF 100 VARA BLOCK 362

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco California

OCTOBER 2019 SHEET 3 OF 15

APN 3706-093	86 THIRD STREET
APN 3706-275	706, 706 & 738 MISSION STREET
APN 3706-300	

2609



FINAL MAP 7970

A MERGER AND FOUR LOT VERTICAL SUBDIVISION
 A 146 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 1
 BEING A MERGER AND SUBDIVISION OF THE LANDS
 DESCRIBED IN THOSE CERTAIN GRANT DEEDS
 RECORDED JANUARY 25, 2006 IN DOCUMENT NO. 2006-1119026 AND
 MAY 24, 2016 IN DOCUMENT NO. 2016-K250104, TRACT TWO, AND OF
 PARCEL A OF PARCEL MAP 7969 RECORDED FEBRUARY 8, 2016 IN
 BOOK 49 OF PARCEL MAPS, PAGES 84-90, OFFICIAL RECORDS
 BEING A PORTION OF 100 VARA BLOCK 362

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

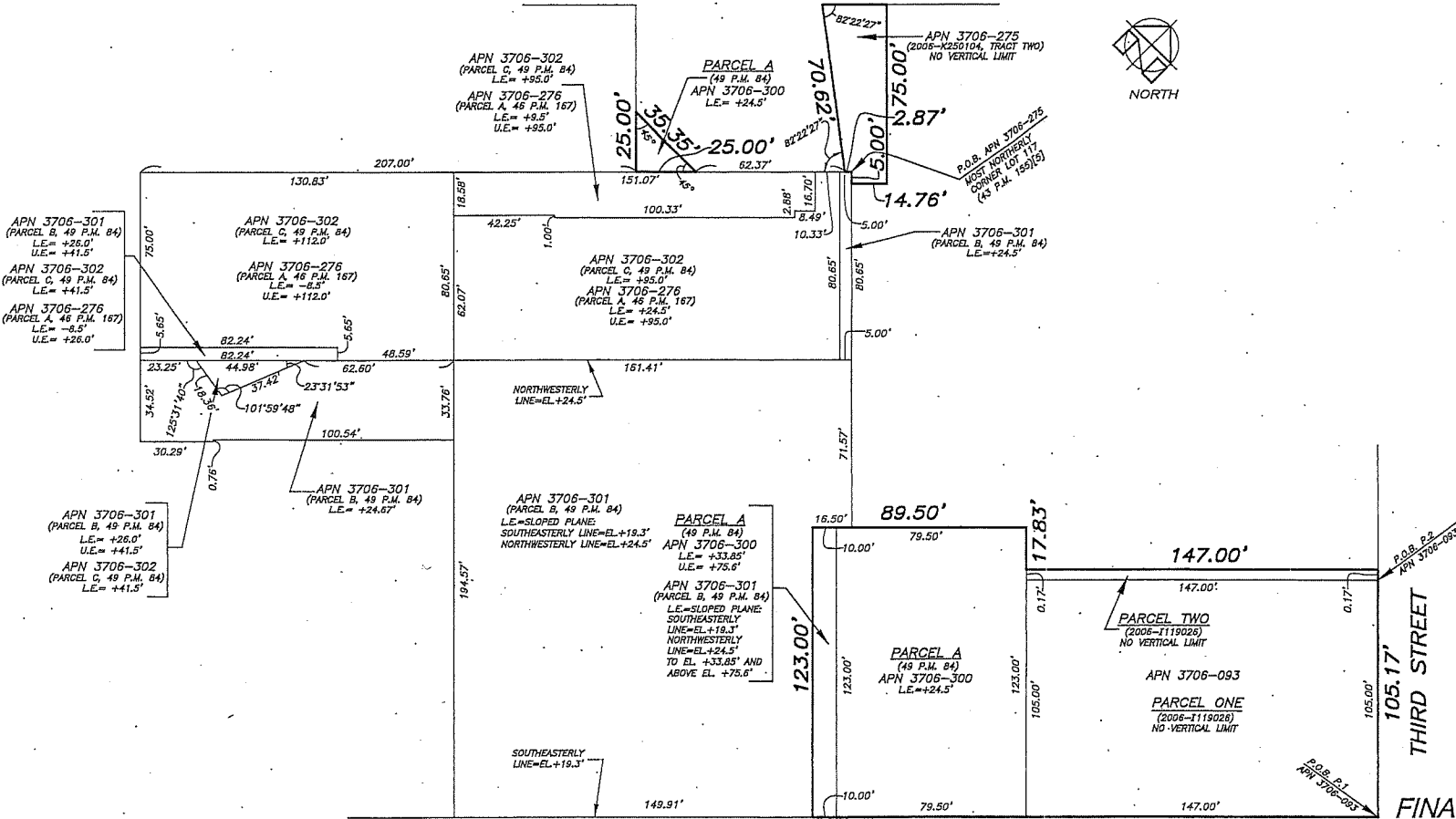
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco, California

OCTOBER 2019 SCALE: 1"=30' SHEET 4 OF 15

APN 3706-093	86 THIRD STREET
APN 3706-275	700, 706 & 738 MISSION STREET
APN 3706-300	

2610

STEVENSON STREET 27.00'



MISSION STREET

236.50'

FINAL MAP 7970

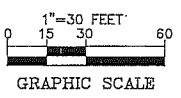
A MERGER AND FOUR LOT VERTICAL SUBDIVISION
 A 146 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 1
 BEING A MERGER AND SUBDIVISION OF THE LANDS
 DESCRIBED IN THOSE CERTAIN GRANT DEEDS
 RECORDED JANUARY 25, 2006 IN DOCUMENT NO. 2006-1119026 AND
 MAY 24, 2016 IN DOCUMENT NO. 2016-K250104, TRACT TWO, AND OF
 PARCEL A OF PARCEL MAP 7869 RECORDED FEBRUARY 8, 2016 IN
 BOOK 49 OF PARCEL MAPS, PAGES 84-90, OFFICIAL RECORDS
 BEING A PORTION OF 100 VARA BLOCK 362

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

LEVEL 2
 LOWER ELEVATION = AS SHOWN.
 UPPER ELEVATION = INFINITY ABOVE (EXCEPT AS SHOWN)

EXISTING PARCELS



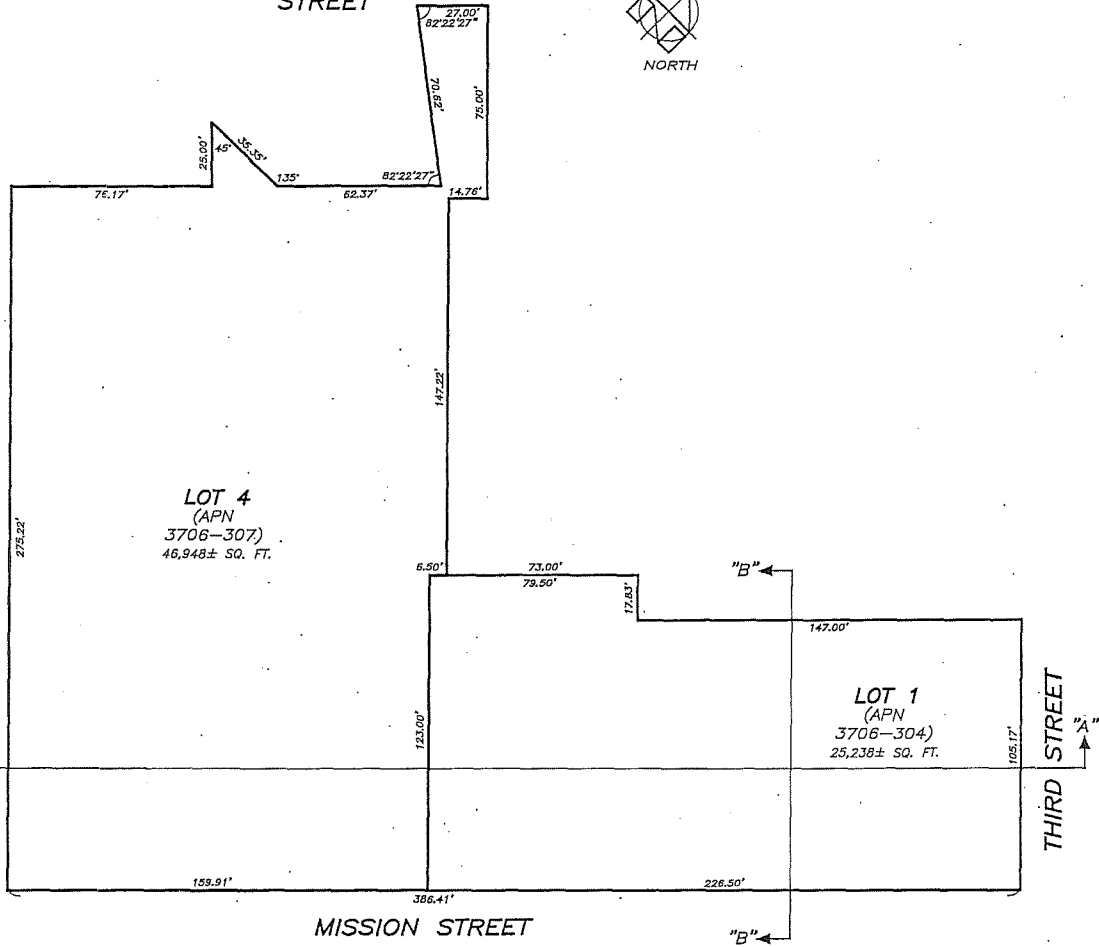
OCTOBER 2019	SCALE: 1"=30'	SHEET 5 OF 15
APN 3706-093		86 THIRD STREET
APN 3706-275		700, 706 & 738 MISSION STREET
APN 3706-300		

2611

STEVENSON STREET



LEGEND:
—— LOT LINE
APN ASSESSOR'S
PARCEL NUMBER



LOT 4
(APN
3706-307)
46,948± SQ. FT.

LOT 1
(APN
3706-304)
25,238± SQ. FT.

MISSION STREET

THIRD STREET

LEVEL A (FLOOR #4 AND BELOW)
UPPER ELEVATION = -17.9'
LOWER ELEVATION = CENTER OF THE EARTH

NEW LOTS



FINAL MAP 7970
A MERGER AND FOUR LOT VERTICAL SUBDIVISION
A 146 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 1
BEING A MERGER AND SUBDIVISION OF THE LANDS
DESCRIBED IN THOSE CERTAIN GRANT DEEDS
RECORDED JANUARY 25, 2006 IN DOCUMENT NO. 2006-1119026 AND
MAY 24, 2016 IN DOCUMENT NO. 2016-K250104, TRACT TWO, AND OF
PARCEL A OF PARCEL MAP 7969 RECORDED FEBRUARY 5, 2015 IN
BOOK 49 OF PARCEL MAPS, PAGES 84-90, OFFICIAL RECORDS
BEING A PORTION OF 100 VARA BLOCK 362
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California
OCTOBER 2019 SCALE: 1"=30' SHEET 6 OF 15

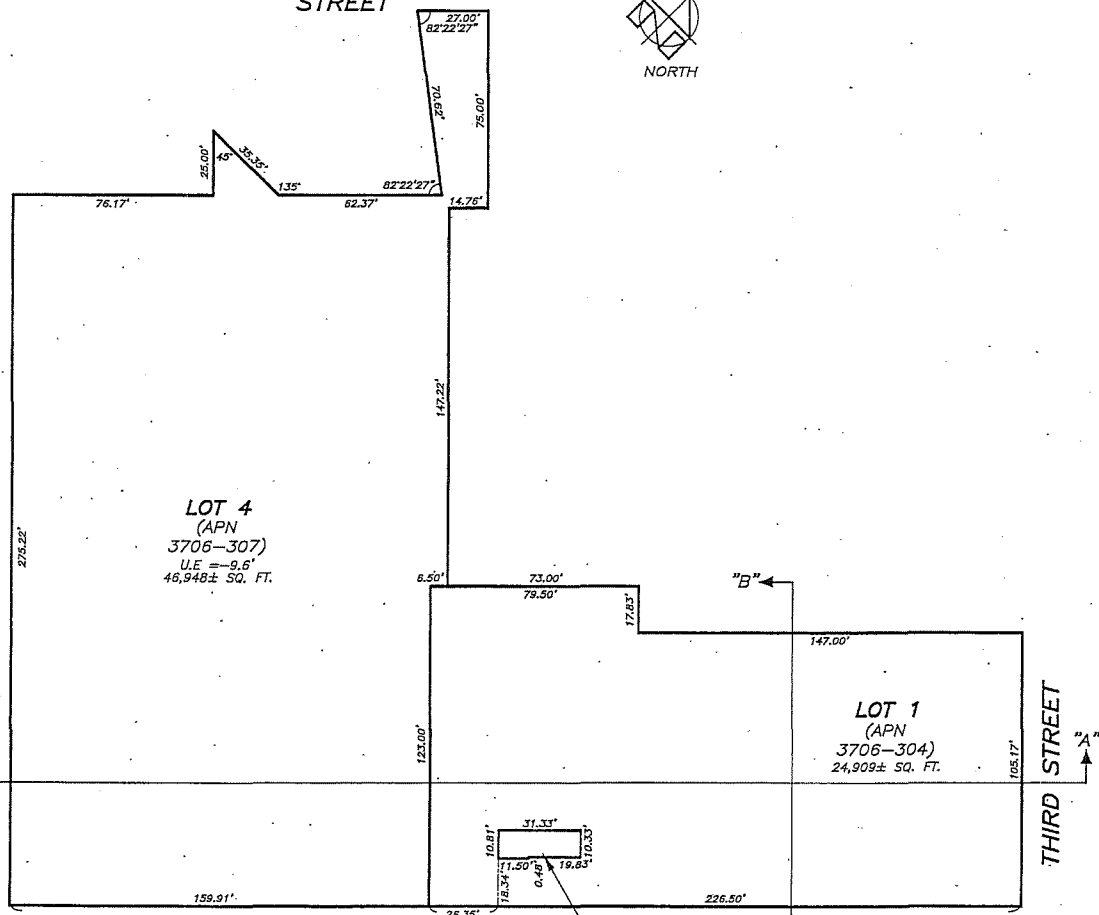
APN 3706-093	86 THIRD STREET
APN 3706-275	700, 706 & 738 MISSION STREET
APN 3706-300	

2612

STEVENSON STREET



LEGEND:
 ——— LOT LINE
 - - - TIE LINE
 U/E UPPER ELEVATION
 APN ASSESSOR'S
 PARCEL NUMBER

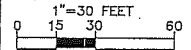


LOT 4
 (APN
 3706-307)
 U/E = -9.6'
 46,948± SQ. FT.

LOT 1
 (APN
 3706-304)
 24,909± SQ. FT.

LOT 3
 (APN
 3706-306)
 329± SQ. FT.

LEVEL B (FLOOR B3)
 UPPER ELEVATION = -8.7' (EXCEPT AS SHOWN)
 LOWER ELEVATION = -17.9'



GRAPHIC SCALE

NEW LOTS

FINAL MAP 7970

A MERGER AND FOUR LOT VERTICAL SUBDIVISION
 A 146 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 1
 BEING A MERGER AND SUBDIVISION OF THE LANDS
 DESCRIBED IN THOSE CERTAIN GRANT DEEDS
 RECORDED JANUARY 25, 2005 IN DOCUMENT NO. 2006-1119026 AND
 MAY 24, 2016 IN DOCUMENT NO. 2016-K250104, TRACT TWO, AND OF
 PARCEL A OF PARCEL MAP 7969 RECORDED FEBRUARY 8, 2016 IN
 BOOK 49 OF PARCEL MAPS, PAGES 84-90, OFFICIAL RECORDS
 BEING A PORTION OF 100 VARA BLOCK 362

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

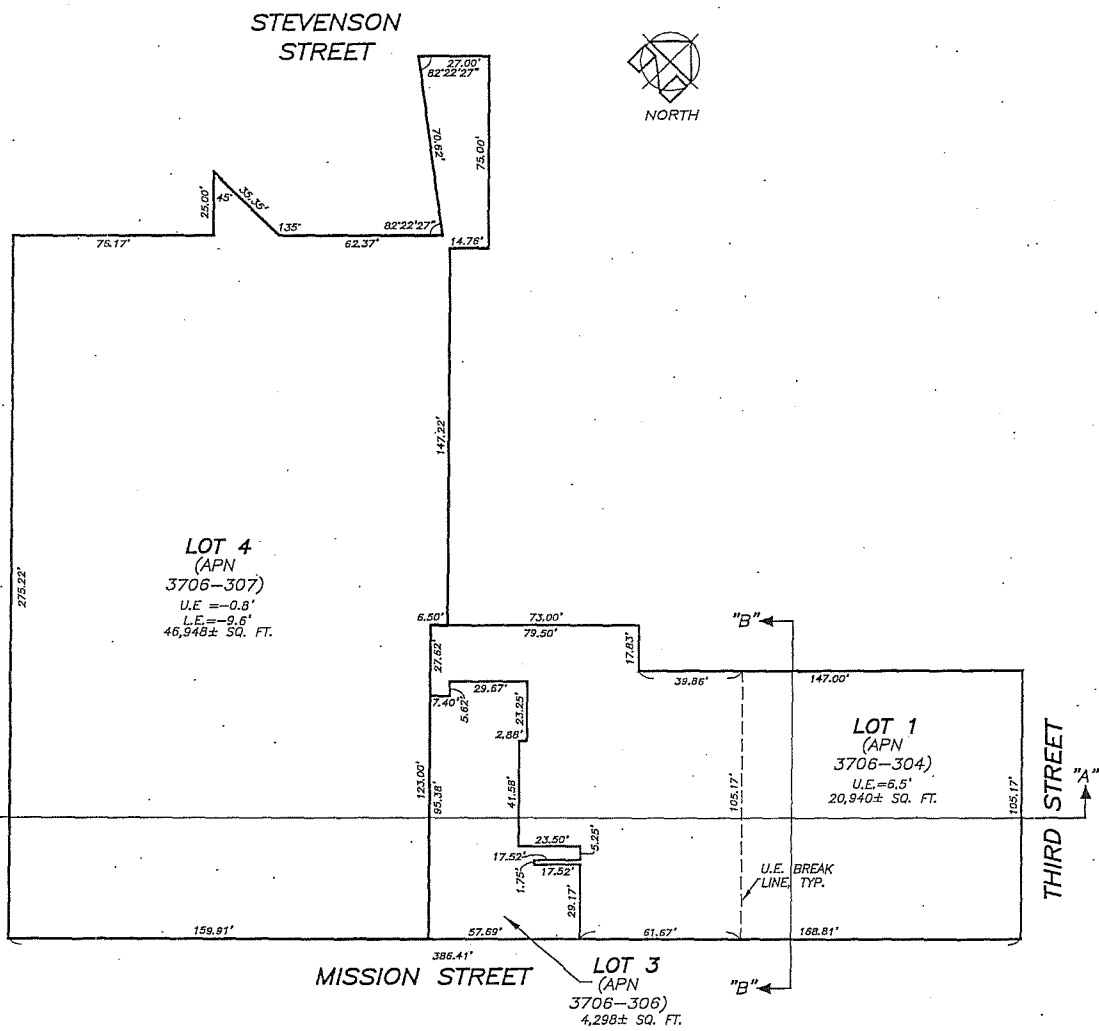
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco California

OCTOBER 2019 SCALE: 1"=30' SHEET 7 OF 15

APN 3706-083	86 THIRD STREET
APN 3706-275	700, 706 & 738 MISSION STREET
APN 3706-300	

2613

LEGEND:
 --- LOT LINE
 --- U.E. LOWER ELEVATION
 --- U.E. UPPER ELEVATION
 --- APN ASSESSOR'S PARCEL NUMBER

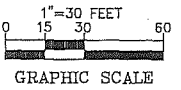


LOT 4
 (APN 3706-307)
 U.E. = -0.8'
 L.E. = -9.6'
 46,948± SQ. FT.

LOT 1
 (APN 3706-304)
 U.E. = 6.5'
 20,940± SQ. FT.

LOT 3
 (APN 3706-306)
 4,298± SQ. FT.

LEVEL C (FLOOR B2)
 UPPER ELEVATION = 2.9' (EXCEPT AS SHOWN)
 LOWER ELEVATION = -8.7' (EXCEPT AS SHOWN)

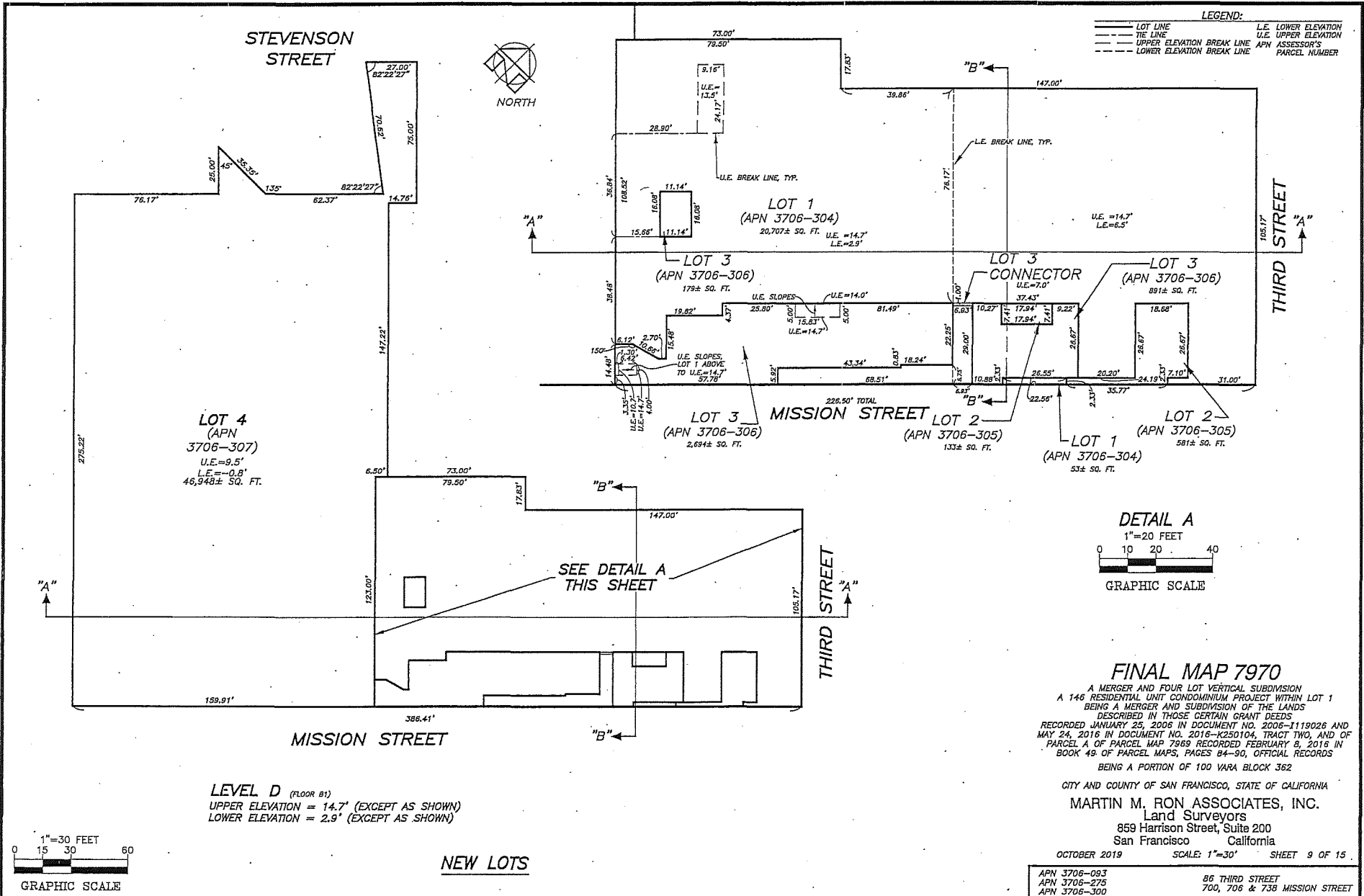


NEW LOTS

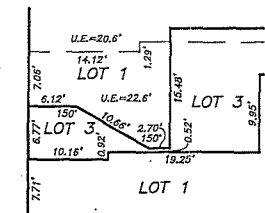
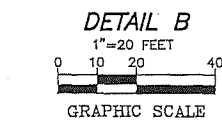
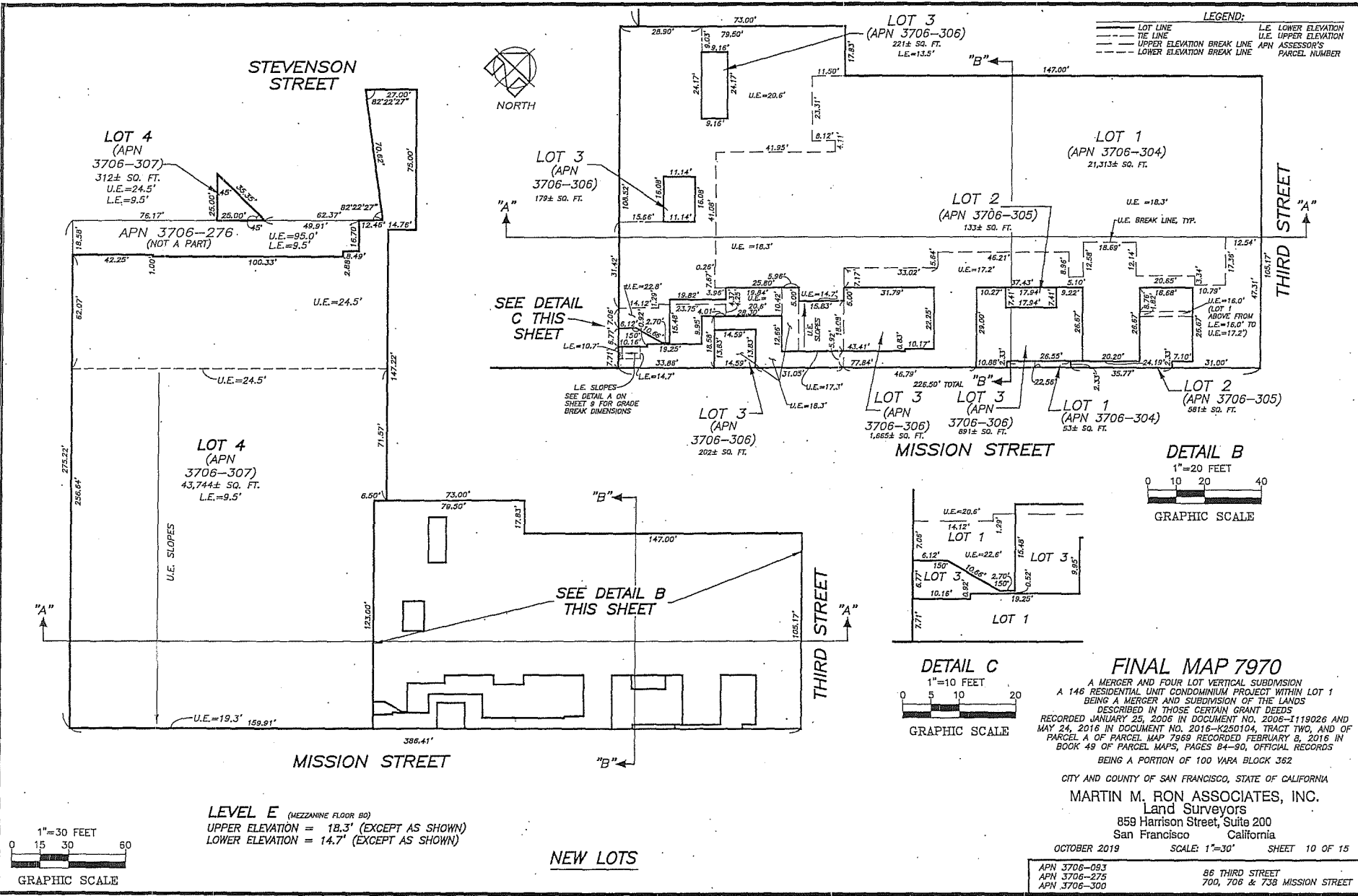
FINAL MAP 7970
 A MERGER AND FOUR LOT VERTICAL SUBDIVISION
 A 146 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 1
 BEING A MERGER AND SUBDIVISION OF THE LANDS
 DESCRIBED IN THOSE CERTAIN GRANT DEEDS
 RECORDED JANUARY 25, 2006 IN DOCUMENT NO. 2006-1119026 AND
 MAY 24, 2016 IN DOCUMENT NO. 2016-K250104, TRACT TWO, AND OF
 PARCEL A OF PARCEL MAP 7969 RECORDED FEBRUARY 8, 2016 IN
 BOOK 49 OF PARCEL MAPS, PAGES 34-39, OFFICIAL RECORDS
 BEING A PORTION OF 100 VARA BLOCK 362
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco California
 OCTOBER 2019 SCALE: 1"=30' SHEET 8 OF 15

APN 3706-093	86 THIRD STREET
APN 3706-275	700, 706 & 738 MISSION STREET
APN 3706-300	

2614



2615



FINAL MAP 7970
 A MERGER AND FOUR LOT VERTICAL SUBDIVISION
 BEING A MERGER AND SUBDIVISION OF THE LANDS
 DESCRIBED IN THOSE CERTAIN GRANT DEEDS
 RECORDED JANUARY 25, 2006 IN DOCUMENT NO. 2006-1119026 AND
 MAY 24, 2016 IN DOCUMENT NO. 2016-K250104, TRACT TWO, AND OF
 PARCEL A OF PARCEL MAP 7969 RECORDED FEBRUARY 8, 2016 IN
 BOOK 49 OF PARCEL MAPS, PAGES 84-90, OFFICIAL RECORDS
 BEING A PORTION OF 100 VARA BLOCK 362
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco California
 OCTOBER 2019 SCALE: 1"=30' SHEET 10 OF 15
 APN 3706-093
 APN 3706-275
 APN 3706-300
 86 THIRD STREET
 700, 706 & 738 MISSION STREET

2616



STEVENSON STREET

LOT 4
(APN 3706-307)
312± SQ. FT.
U.E.=INFINITY
L.E.=24.5'

LOT 4
(GARAGE RAMP)
(APN 3706-307)
1,636± SQ. FT.
U.E.=INFINITY
L.E.=24.5'

(APN 3706-302)
(APN 3706-276)
(JEWISH MUSEUM)
(NOT A PART)
U.E.=95.0'
L.E.=24.5'

(JESSIE SQUARE)
(APN 3706-301)
(NOT A PART)
U.E.=INFINITY
L.E.=24.5'

LOT 3
(APN 3706-306)
6,210± SQ. FT.
L.E.=20.5'

LEGEND:
--- LOT LINE
--- THE LINE
--- UPPER ELEVATION BREAK LINE
--- LOWER ELEVATION BREAK LINE
L.E. LOWER ELEVATION
U.E. UPPER ELEVATION
APN ASSESSOR'S
PARCEL NUMBER

LOT 1
(APN 3706-304)
13,398± SQ. FT.
L.E.=18.3'

LOT 2
(APN 3706-305)
5,029± SQ. FT.
L.E.=17.2'

LOT 3
(APN 3706-306)
230± SQ. FT.
L.E.=17.2'

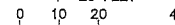
LOT 1
(APN 3706-304)
371± SQ. FT.
L.E.=17.2'

MISSION STREET

THIRD STREET

DETAIL C

1"=20 FEET



GRAPHIC SCALE

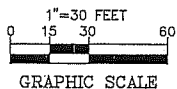
SEE DETAIL C
THIS SHEET

MISSION STREET

THIRD STREET

LEVEL F (GROUND FLOOR)
UPPER ELEVATION = 35.6' (EXCEPT AS SHOWN)
LOWER ELEVATION = 18.3' (EXCEPT AS SHOWN)

NEW LOTS

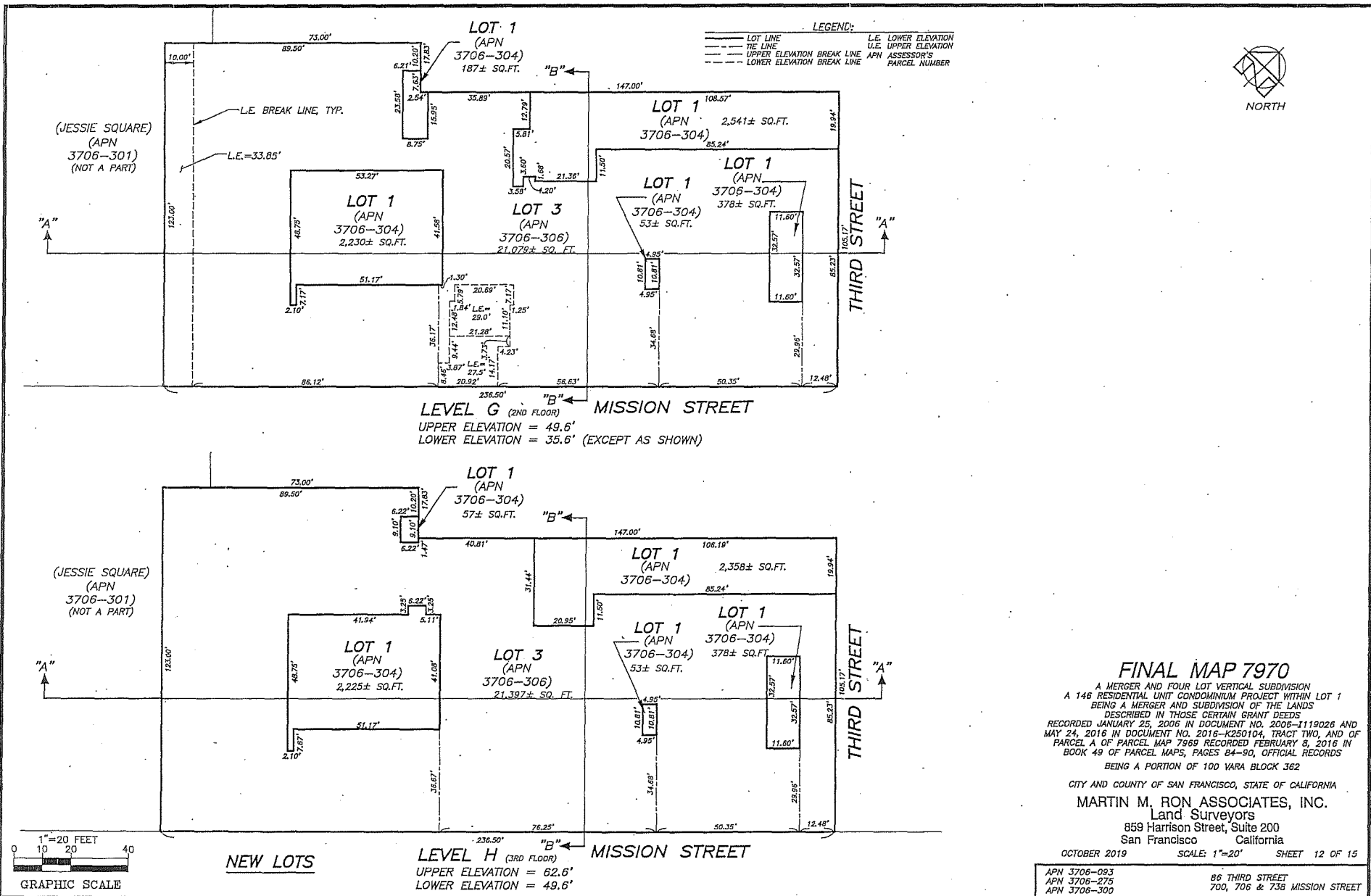


GRAPHIC SCALE

FINAL MAP 7970
A MERGER AND FOUR LOT VERTICAL SUBDIVISION
A 145 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 1
BEING A MERGER AND SUBDIVISION OF THE LANDS
DESCRIBED IN THOSE CERTAIN GRANT DEEDS
RECORDED JANUARY 25, 2006 IN DOCUMENT NO. 2006-1119026 AND
MAY 24, 2016 IN DOCUMENT NO. 2016-K250104, TRACT TWO, AND OF
PARCEL A OF PARCEL MAP 7969 RECORDED FEBRUARY 8, 2016 IN
BOOK 49 OF PARCEL MAPS, PAGES 84-90, OFFICIAL RECORDS
BEING A PORTION OF 100 YARA BLOCK 362
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California
OCTOBER 2019 SCALE: 1"=30' SHEET 11 OF 15

APN 3706-093
APN 3706-275
APN 3706-300
86 THIRD STREET
700, 706 & 738 MISSION STREET

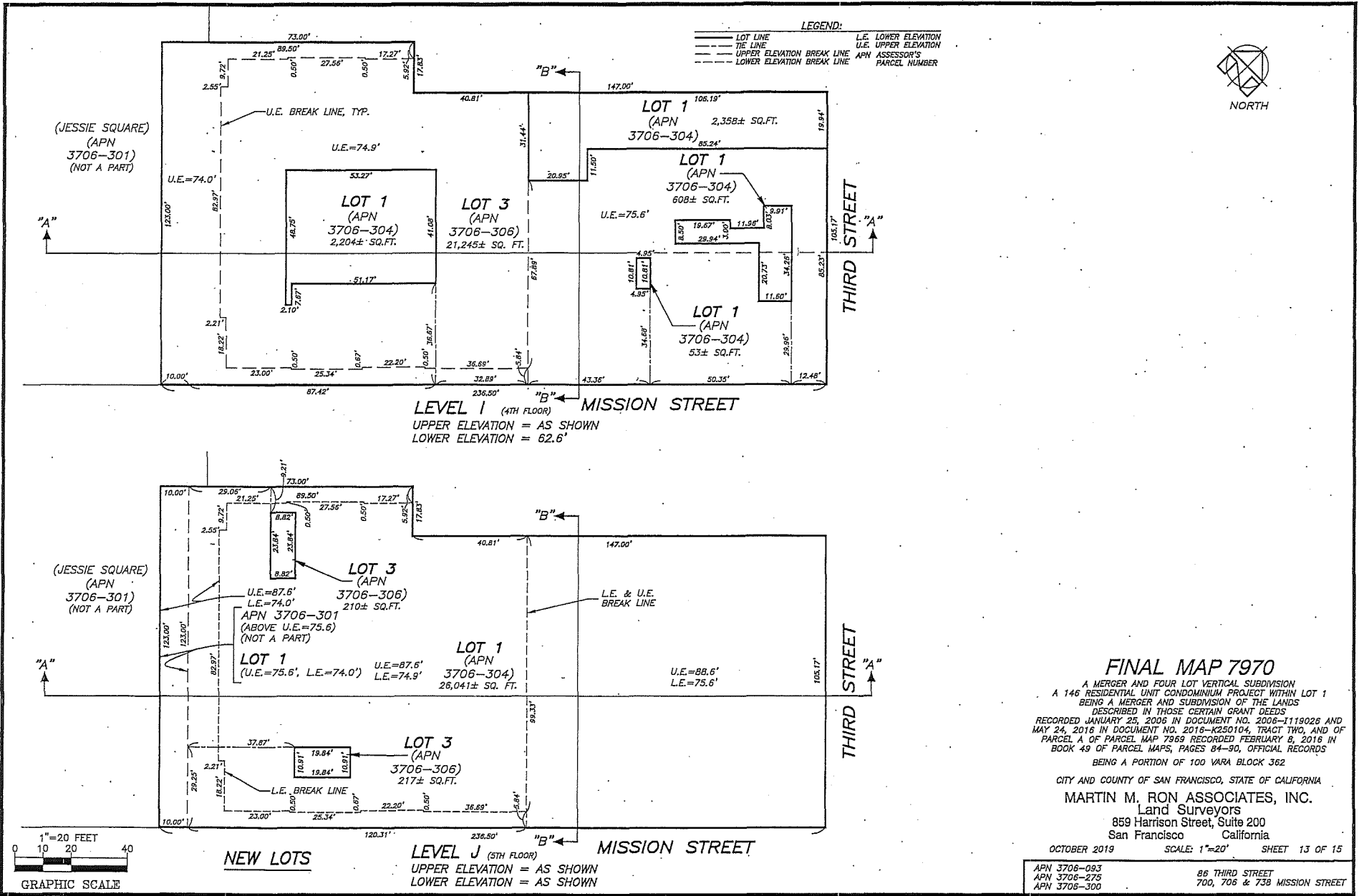
2617



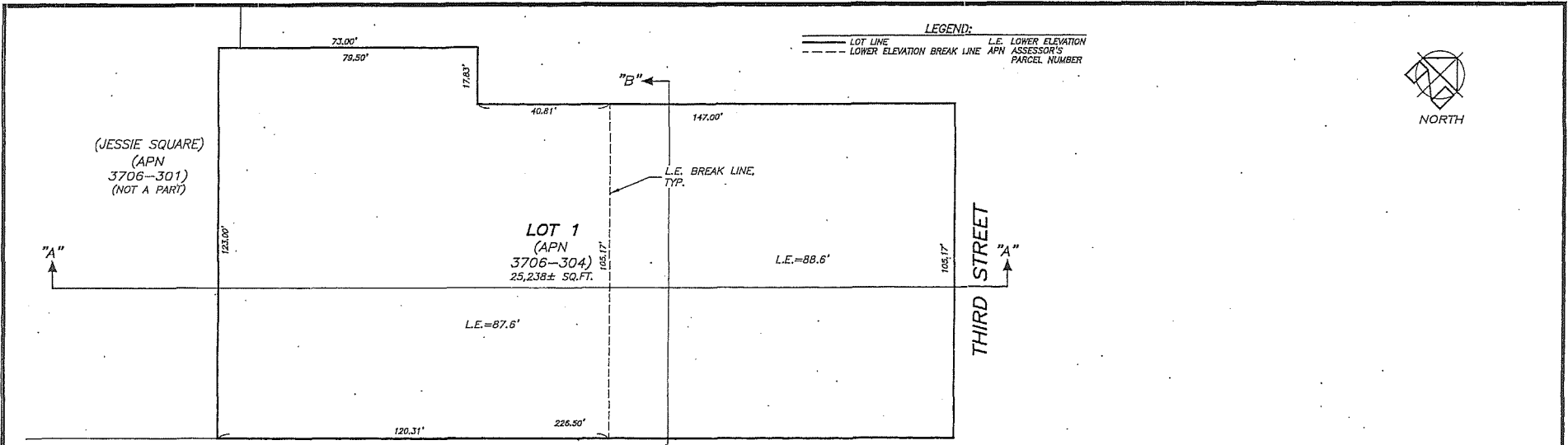
FINAL MAP 7970
 A MERGER AND FOUR LOT VERTICAL SUBDIVISION
 A 146 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 1
 BEING A MERGER AND SUBDIVISION OF THE LANDS
 DESCRIBED IN THOSE CERTAIN GRANT DEEDS
 RECORDED JANUARY 25, 2006 IN DOCUMENT NO. 2006-1119026 AND
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 BEING A PORTION OF 100 VARA BLOCK 362
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco California
 OCTOBER 2019 SCALE: 1"=20' SHEET 12 OF 15

APN 3706-093
 APN 3706-275
 APN 3706-300

86 THIRD STREET
 700, 706 & 738 MISSION STREET



2619



LEGEND:
 ——— LOT LINE
 - - - - - LOWER ELEVATION BREAK LINE
 L.E. LOWER ELEVATION
 APN ASSESSOR'S
 PARCEL NUMBER

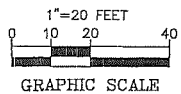


LEVEL K (6TH FLOOR & ABOVE)
 UPPER ELEVATION = INFINITY ABOVE
 LOWER ELEVATION = AS SHOWN

LEVEL	LOT 1 APN 3706-304	LOT 2 APN 3706-305	LOT 3 APN 3706-306	LOT 4 APN 3706-307
A	25,238	-	-	46,948
B	24,909	-	329	46,948
C	20,940	-	4,258	46,948
D	20,780	714	3,764	46,948
E	21,366	714	3,158	44,058
F	13,789	5,029	5,440	1,948
G	5,389	-	21,079	1,948
H	5,071	-	21,387	1,948
I	5,223	-	21,245	1,948
J	26,041	-	427	1,948
K	25,238	-	-	1,948
TOTAL:	183,944	6,457	82,137	243,536

LOT	APN	# OF UNITS	DESCRIPTION
1	3706-304	148	RESIDENTIAL CONDOMINIUMS, APNs: 3706-308 THRU 3708-453
2	3706-305	-	RETAIL
3	3706-306	-	MUSEUM
4	3706-307	-	GARAGE

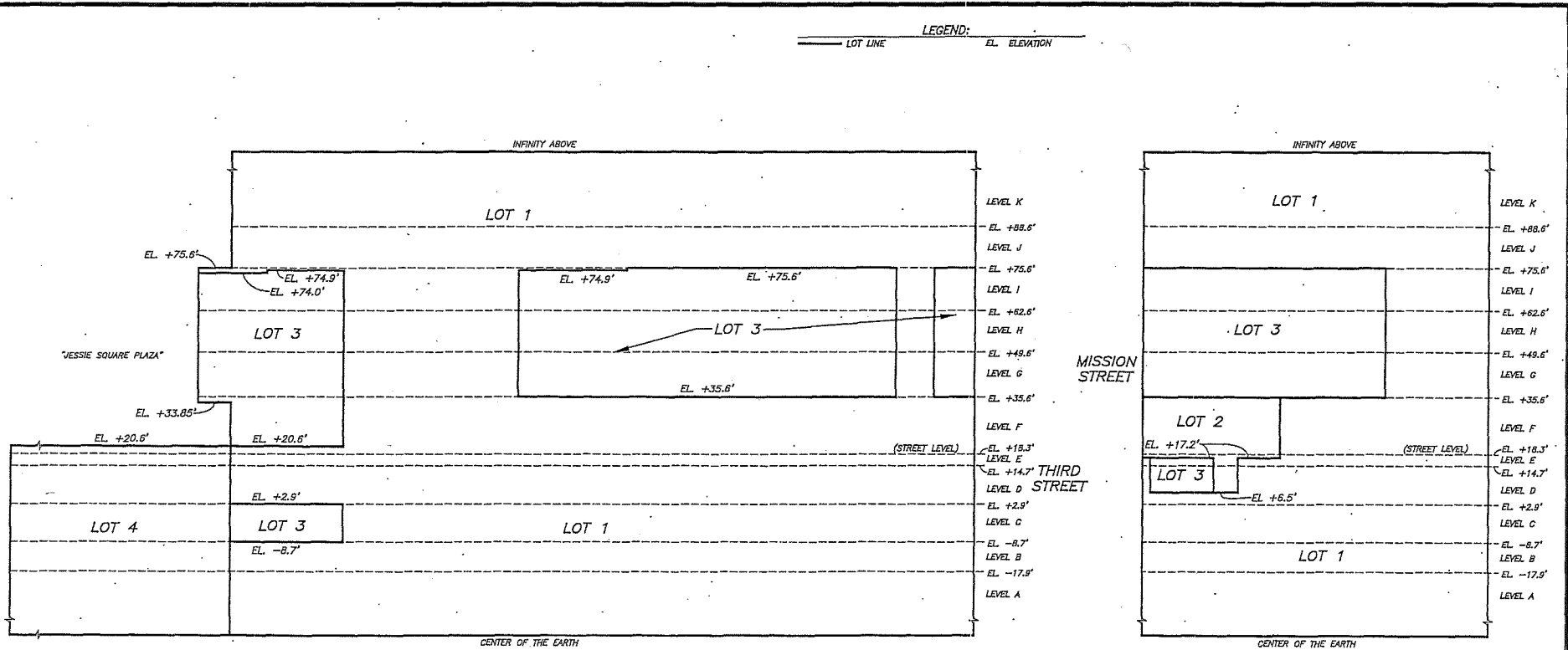
NOTE: THE PROPOSED ASSESSOR'S PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.



NEW LOTS

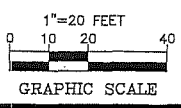
FINAL MAP 7970
 A MERGER AND FOUR LOT VERTICAL SUBDIVISION
 A 146 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 1
 BEING A MERGER AND SUBDIVISION OF THE LANDS
 DESCRIBED IN THOSE CERTAIN GRANT DEEDS
 RECORDED JANUARY 25, 2006 IN DOCUMENT NO. 2006-1119026 AND
 MAY 24, 2016 IN DOCUMENT NO. 2016-K250104, TRACT TWO, AND OF
 PARCEL A OF PARCEL MAP 7969 RECORDED FEBRUARY 8, 2016 IN
 BOOK 49 OF PARCEL MAPS, PAGES 84-90, OFFICIAL RECORDS
 BEING A PORTION OF 100 VARA BLOCK 362
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco California
 OCTOBER 2019 SCALE: 1"=20' SHEET 14 OF 15
 APN 3706-093
 APN 3706-275
 APN 3706-300
 86 THIRD STREET
 700, 706 & 736 MISSION STREET

2620



SECTION "A"

SECTION "B"



NEW LOTS

FINAL MAP 7970
 A MERGER AND FOUR LOT VERTICAL SUBDIVISION
 A 146 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 1
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