

**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: FC 5M M2 EXCHANGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: James M. Ostrom

NAME: JAMES M Ostrom

TITLE: AUTHORIZED SIGNATORY

**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 OCTOBER 22, 2019 BEFORE ME, Julie Garduno

PERSONALLY APPEARED James M. Ostrom

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.: 2255706

MY COMMISSION EXPIRES: August 25, 2022

COUNTY OF PRINCIPAL PLACE OF BUSINESS: 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. \_\_\_\_\_.

**CLERK'S STATEMENT:**

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY

ITS MOTION NO. \_\_\_\_\_, ADOPTED \_\_\_\_\_, 2019, APPROVED THIS MAP ENTITLED "FINAL MAP 10101".

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

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

APPROVALS: THIS MAP IS APPROVED THIS 26<sup>th</sup> DAY OF November, 2019

BY ORDER NO. 202301

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

**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

**CERTIFICATE OF PUBLIC IMPROVEMENT AGREEMENT:**

THIS CERTIFICATE EVIDENCES THAT A PUBLIC IMPROVEMENT AGREEMENT HAS BEEN EXECUTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, FC 5M M2 EXCHANGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THE CITY AND COUNTY OF SAN FRANCISCO.

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

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

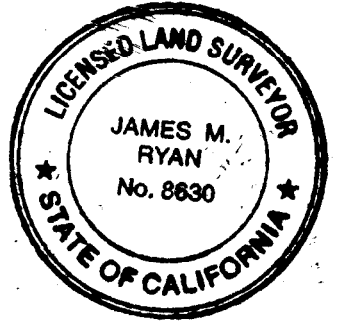
**CITY AND COUNTY SURVEYOR'S STATEMENT:**

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.

**ACTING** CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO

BY: James M. Ryan  
**JAMES M. RYAN L.S. 8630**

DATE: 11-26-19



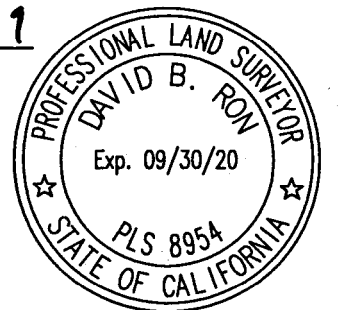
**SURVEYOR'S STATEMENT:**

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 5M PROJECT, LLC, ON DECEMBER 8, 2016. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: [Signature]

DATE: 10/22/19

DAVID B. RON  
PLS No. 8954



**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019,

AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF CONDOMINIUM 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 10101**

5M PROJECT, PID 8731-PHASE NO. 2

BEING A MERGER OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 4, 2017, DOCUMENT NO. 2017-K544770, OFFICIAL RECORDS AND ENTITLING LOT D FOR DEVELOPMENT PURPOSES, AS SAID LOT IS SHOWN ON "FINAL MAP 8731" RECORDED JUNE 11, 2019 IN BOOK 136 OF CONDOMINIUM MAPS, PAGES, 7-12, SAN FRANCISCO COUNTY RECORDS.

BEING A PORTION OF 100 VARA BLOCK 381

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

**MARTIN M. RON ASSOCIATES, INC.**

Land Surveyors

859 Harrison Street, Suite 200

San Francisco California

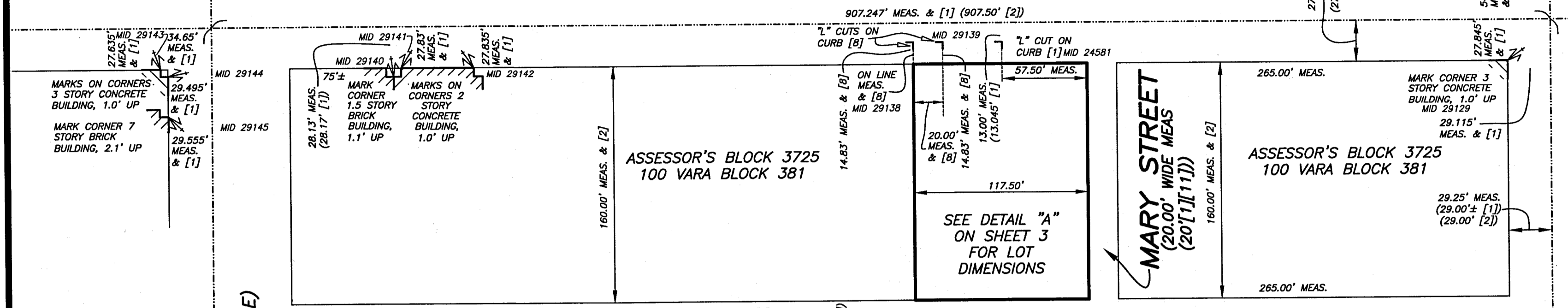
NOVEMBER 2019

SHEET 1 OF 3

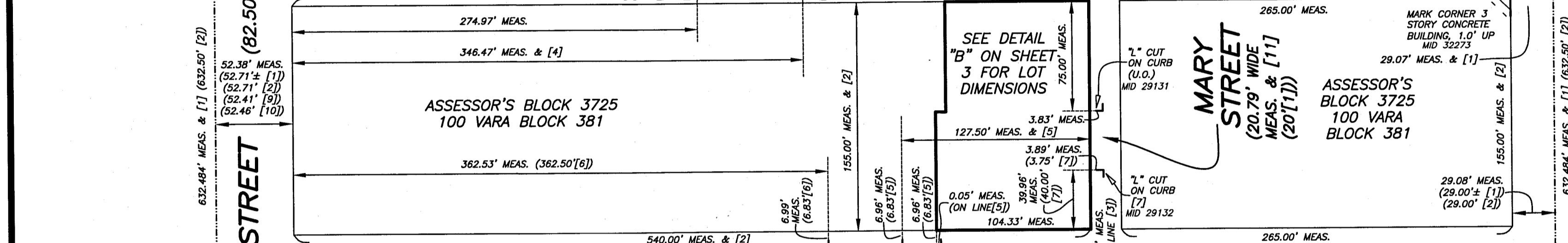
APN 3725-127 & APN  
3725-089 THRU 091

434 MINNA STREET  
44 MARY STREET

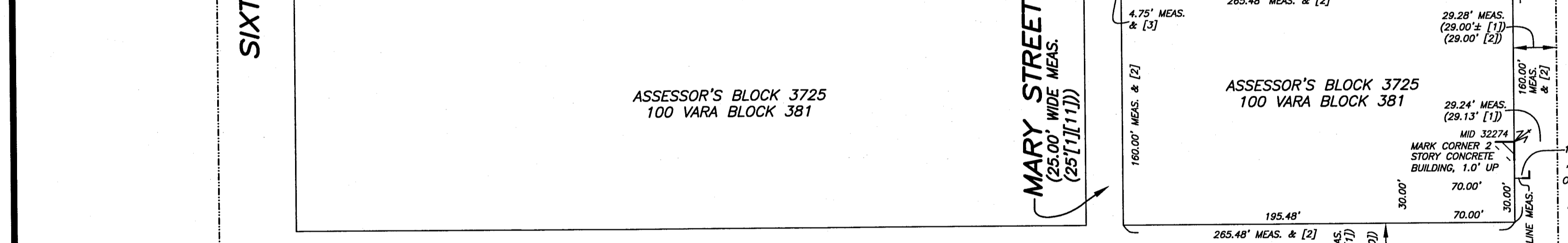
**MISSION STREET (82.50' WIDE)**



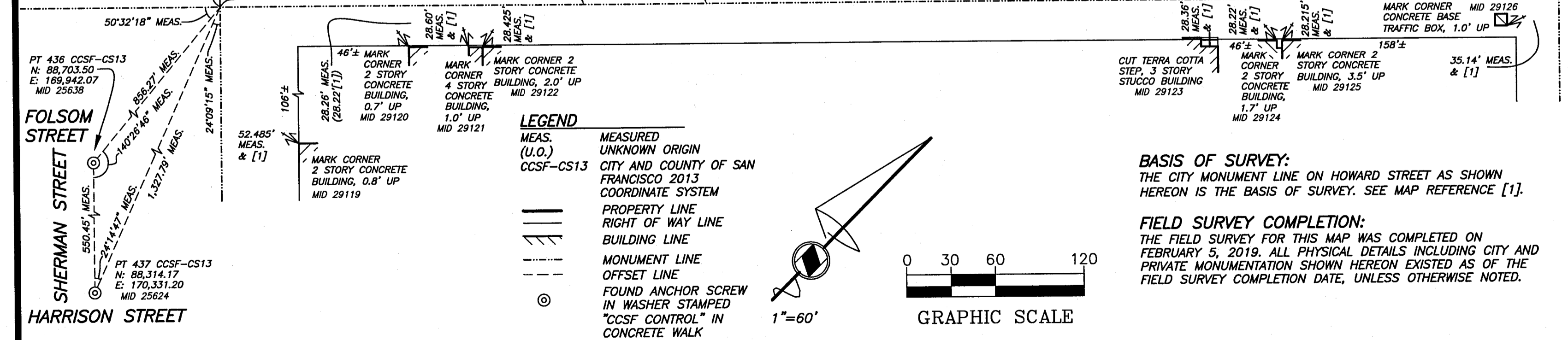
**MINNA STREET (39.08' WIDE MEAS. [2] & [11] (40'[1]))**



**NATOMA STREET (35.33' WIDE MEAS., [2] & [11] (35'[1]))**



**HOWARD STREET (82.50' WIDE)**



**NOTES:**

1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
3. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
4. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:
  - a. "CORPORATION GRANT DEED" RECORDED NOVEMBER 9, 1962 IN BOOK A501, PAGE 113, OFFICIAL RECORDS.
  - b. STREET ENCROACHMENT AGREEMENT" RECORDED SEPTEMBER 28, 1979 IN BOOK C865, PAGE 492, OFFICIAL RECORDS.
  - c. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE" RECORDED JULY 2, 1990 IN BOOK F158, PAGE 1096, OFFICIAL RECORDS.
  - d. "DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO AND 5M PROJECT, LLC" RECORDED JANUARY 4, 2016, DOCUMENT NO. 2016-K183795, OFFICIAL RECORDS.
  - e. "DECLARATION OF COVENANTS AND EASEMENTS FOR THE 5M PROJECT" RECORDED DECEMBER 4, 2017, DOCUMENT NO. 2017-K544769, OFFICIAL RECORDS.
  - f. "PUBLIC IMPROVEMENT AGREEMENT" RECORDED JUNE 11, 2019, DOCUMENT NO. 2019-K780841, OFFICIAL RECORDS.
  - g. THAT CERTAIN DOCUMENT RECORDED JULY 23, 2019, DOCUMENT NO. 2019-K796862, OFFICIAL RECORDS.
  - h. "CONSTRUCTION EASEMENT AGREEMENT" RECORDED OCTOBER 17, 2019, DOCUMENT NO. 2019-K844335, OFFICIAL RECORDS.

**MAP REFERENCES:**

- [1] CITY OF SAN FRANCISCO MONUMENT MAP NO. 314 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [2] BLOCK DIAGRAM OF 100 VARA BLOCK 318 DATED JULY, 1909 ON FILE AS 3725B.TIF IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [3] UNRECORDED SURVEY BY DONEGAN DATED NOVEMBER 15, 1922, ON FILE IN THE OFFICE OF MARTIN M. RON ASSOCIATES, INC.
- [4] UNRECORDED SURVEY BY DONEGAN DATED SEPTEMBER 27, 1916, ON FILE IN THE OFFICE OF MARTIN M. RON ASSOCIATES, INC.
- [5] UNRECORDED SURVEY BY DONEGAN DATED SEPTEMBER 15, 1923, ON FILE IN THE OFFICE OF MARTIN M. RON ASSOCIATES, INC.
- [6] UNRECORDED SURVEY BY DONEGAN DATED JULY 29, 1920, ON FILE IN THE OFFICE OF MARTIN M. RON ASSOCIATES, INC.
- [7] UNRECORDED SURVEY BY DONEGAN DATED DECEMBER 8, 1924, ON FILE IN THE OFFICE OF MARTIN M. RON ASSOCIATES, INC.
- [8] UNRECORDED SURVEY BY DONEGAN DATED SEPTEMBER 2, 1922, ON FILE IN THE OFFICE OF MARTIN M. RON ASSOCIATES, INC.
- [9] THAT CERTAIN PARCEL MAP RECORDED OCTOBER 26, 1995 IN BOOK 42 OF PARCEL MAPS, PAGE 110, SAN FRANCISCO COUNTY RECORDS.
- [10] THAT CERTAIN MAP RECORDED JULY 18, 2000 IN BOOK 63 OF CONDOMINIUM MAPS, PAGES 146-151, SAN FRANCISCO COUNTY RECORDS.
- [11] HISTORIC CITY AND COUNTY OF SAN FRANCISCO FIELD NOTES DATED 6-20-1917 ON FILE AS 3725\_2912M\_06-20-17.PDF IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

NOTE: ALL MONUMENT POINTS SET ON MAP REFERENCE [1] WITHIN THE SUBJECT BLOCK NOT PLOTTED HEREON WERE SEARCHED FOR AND NOT FOUND WHILE PERFORMING THE FIELD WORK. ALL SET SURVEY POINTS SHOWN ON MAP REFERENCES [3]-[10] NOT PLOTTED HEREON WERE SEARCHED FOR AND NOT FOUND WHILE PERFORMING THE FIELD WORK.

**FINAL MAP 10101**

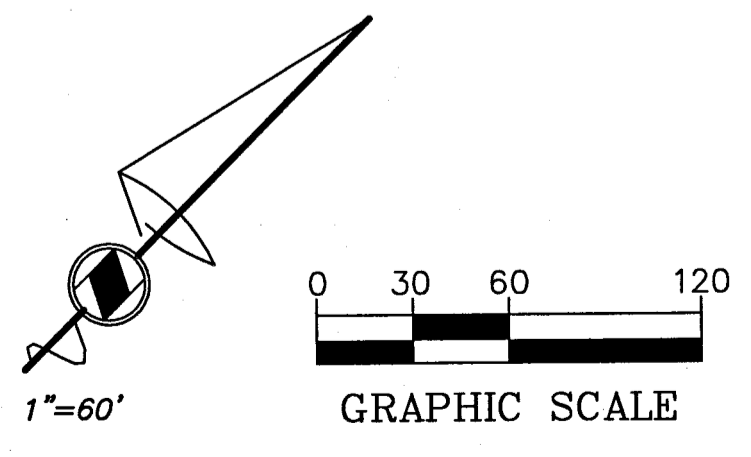
5M PROJECT, PID 8731-PHASE NO. 2  
 BEING A MERGER OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 4, 2017, DOCUMENT NO. 2017-K544770, OFFICIAL RECORDS AND ENTITLING LOT D FOR DEVELOPMENT PURPOSES, AS SAID LOT IS SHOWN ON "FINAL MAP 8731" RECORDED JUNE 11, 2019 IN BOOK 136 OF CONDOMINIUM MAPS, PAGES, 7-12, SAN FRANCISCO COUNTY RECORDS.

BEING A PORTION OF 100 VARA BLOCK 381  
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
**MARTIN M. RON ASSOCIATES, INC.**  
 Land Surveyors  
 859 Harrison Street, Suite 200  
 San Francisco California

NOVEMBER 2019 SHEET 2 OF 3

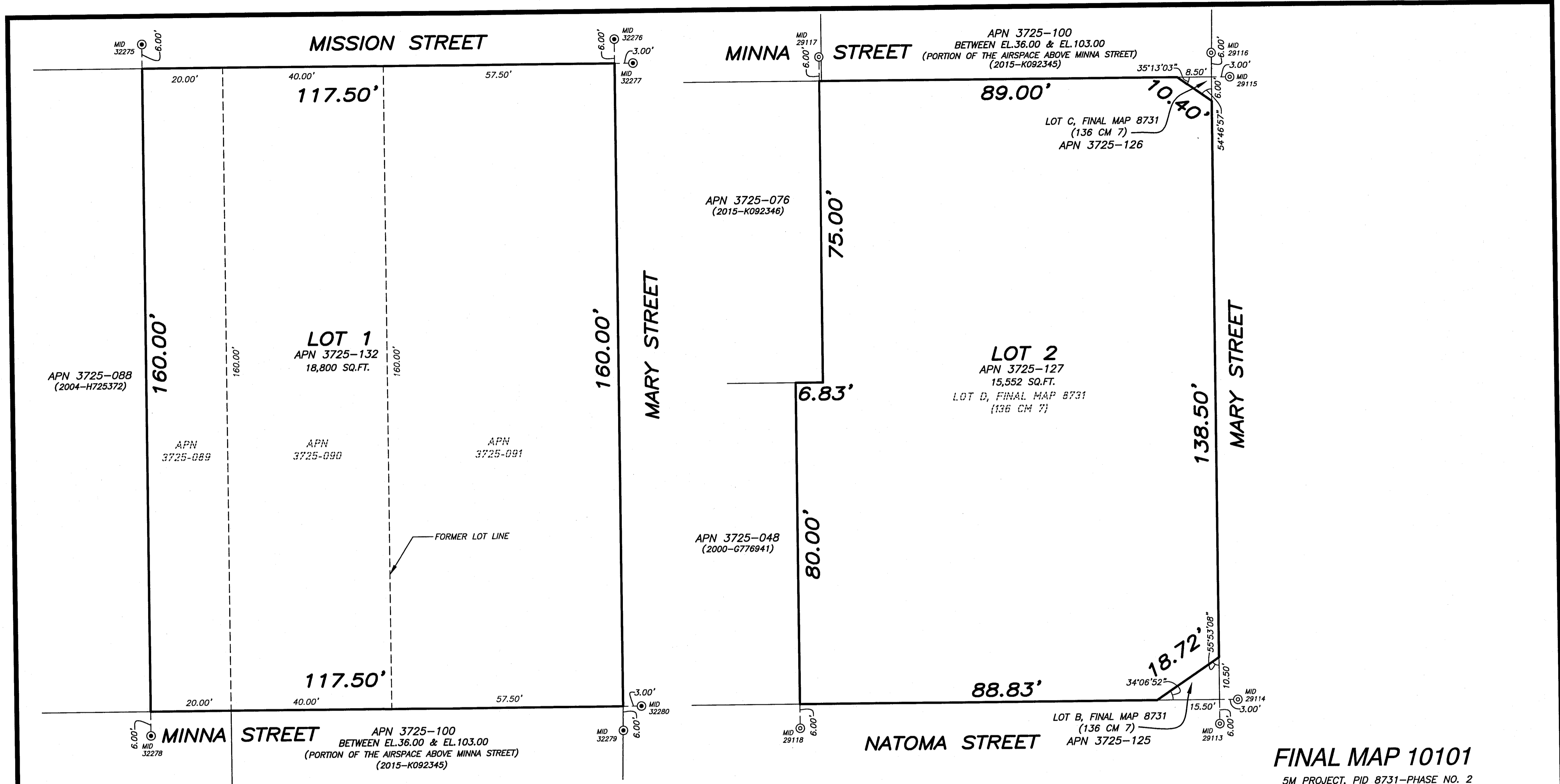
APN 3725-127 & APN 434 MINNA STREET  
 3725-089 THRU 091 44 MARY STREET

- LEGEND**
- MEAS. (U.O.) CITY AND COUNTY OF SAN FRANCISCO 2013 COORDINATE SYSTEM
  - MEASURED UNKNOWN ORIGIN
  - PROPERTY LINE
  - RIGHT OF WAY LINE
  - BUILDING LINE
  - MONUMENT LINE
  - OFFSET LINE
  - FOUND ANCHOR SCREW IN WASHER STAMPED "CCSF CONTROL" IN CONCRETE WALK



**BASIS OF SURVEY:**  
 THE CITY MONUMENT LINE ON HOWARD STREET AS SHOWN HEREON IS THE BASIS OF SURVEY. SEE MAP REFERENCE [1].

**FIELD SURVEY COMPLETION:**  
 THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON FEBRUARY 5, 2019. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.



**DETAIL "A"**

**DETAIL "B"**

SEE SHEET 2 FOR NOTES

**FINAL MAP 10101**

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 BEING A MERGER OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 4, 2017, DOCUMENT NO. 2017-K544770, OFFICIAL RECORDS AND ENTITLING LOT D FOR DEVELOPMENT PURPOSES, AS SAID LOT IS SHOWN ON "FINAL MAP 8731" RECORDED JUNE 11, 2019 IN BOOK 136 OF CONDOMINIUM MAPS, PAGES, 7-12, SAN FRANCISCO COUNTY RECORDS.

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NOVEMBER 2019 SHEET 3 OF 3

APN 3725-127 & APN 3725-089 THRU 091 434 MINNA STREET 44 MARY STREET

- LEGEND**
- APN ASSESSOR'S PARCEL NUMBER
  - EL ELEVATION ON OLD SAN FRANCISCO CITY DATUM
  - CM CONDOMINIUM MAPS
  - ⊙ SET NAIL & 3/4" BRASS TAG IN SIDEWALK STAMPED PLS 8954
  - ⊙ FOUND NAIL & 3/4" BRASS TAG IN SIDEWALK STAMPED PLS 8954 AS SHOWN ON "FINAL MAP 8731-5M PROJECT, PID 8731-PHASE NO. 1" (136 CM 7)
  - PROPERTY LINE
  - RIGHT OF WAY LINE
  - - - APN/PARCEL LINE TO BE REMOVED

