

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.

OWNER ACKNOWLEDGES THE CONDITIONAL PUBLIC DEDICATION OF THE RIGHT-OF-WAYS DEPICTED ON THE MAP, PENDING SUBDIVIDER'S COMPLETION OF THE IMPROVEMENTS, AND CONSENTS TO THE RECORDATION OF ONE OR MORE CORRESPONDING NOTICE(S) OF MEMORANDUM OF UNDERSTANDING DEPICTING THE RIGHT-OF-WAYS, INCLUDING THE RIGHT-OF-WAY IMPROVEMENTS AND UTILITY IMPROVEMENTS IN SUCH RIGHT-OF-WAYS. LOT B, ALSO KNOWN AS LOUISIANA STREET, BETWEEN 20TH AND 21ST/ STREETS, WILL BE OFFERED FOR PUBLIC DEDICATION TO THE SAN FRANCISCO PORT COMMISSION AND MAINTAINED BY THE SAN FRANCISCO PORT COMMISSION. OWNER ALSO ACKNOWLEDGES THE CONDITIONAL PUBLIC DEDICATION OF THE OPEN SPACE IMPROVEMENTS AND UTILITY IMPROVEMENTS UNDER SUCH OPEN SPACE IMPROVEMENTS, AS DEPICTED ON THE MAP, PENDING SUBDIVIDER'S COMPLETION OF SUCH UTILITY IMPROVEMENTS UNDER OPEN SPACE IMPROVEMENTS, AND CONSENTS TO THE RECORDATION OF ONE OR MORE NOTICE(S) OF MEMORANDUM OF UNDERSTANDING DEPICTING THE AREAS SUBJECT TO THE CORRESPONDING UTILITY RIGHTS UNDER OPEN SPACE IMPROVEMENTS.

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

OWNER: CITY AND COUNTY OF SAN FRANCISCO, ACTING BY AND THROUGH THE SAN FRANCISCO PORT COMMISSION, AS TRUSTEE, PURSUANT TO THE BURTON ACT AND CHAPTER 477, STATUTES OF 2011 (AB418).

BY: Elaine Forbes
ELAINE FORBES
EXECUTIVE DIRECTOR

OWNER: CITY AND COUNTY OF SAN FRANCISCO, OPERATING BY AND THROUGH THE SAN FRANCISCO PORT COMMISSION, PURSUANT TO CHAPTER 477, STATUTES OF 2011 (AB418)

BY: Elaine Forbes
ELAINE FORBES
EXECUTIVE DIRECTOR

SUBDIVIDER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE SUBDIVIDER AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

WE HEREBY IRREVOCABLY OFFER TO THE CITY AND COUNTY OF SAN FRANCISCO, ALL OF THE IMPROVEMENTS FOR STREET AND ROADWAY PURPOSES AND UNDERGROUND PUBLIC UTILITY FACILITIES CONSTRUCTED OR INSTALLED BY OR ON BEHALF OF THE SUBDIVIDER, AFFECTING LOTS A, C, D, E AND F, AS DESCRIBED IN THAT PUBLIC IMPROVEMENT AGREEMENT, EXECUTED ON _____, 2020.

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

SUBDIVIDER: FC PIER 70, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Jack Sylvan
JACK SYLVAN
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 SEPTEMBER 15 2020 BEFORE ME, Julie Garduno

PERSONALLY APPEARED ELAINE FORBES
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: Elaine Forbes

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2255706

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

MY COMMISSION EXPIRES: AUG. 25, 2022

SUBDIVIDER'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 SEPTEMBER 15 2020 BEFORE ME, Julie Garduno

PERSONALLY APPEARED JACK SYLVAN
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: Jack Sylvan

NOTARY PUBLIC, STATE OF CALIFORNIA COMMISSION NO.: 2255706

MY COMMISSION EXPIRES: AUG. 25, 2022

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

FINAL MAP 9585

PIER 70; PID 9585 - PHASE 1

AN 18 LOT SUBDIVISION
A 306 RESIDENTIAL UNIT AND 70 COMMERCIAL UNIT
NEW MIXED-USE CONDOMINIUM PROJECT

BEING A SUBDIVISION OF A PORTION OF THE LANDS AS SHOWN
ON "FINAL TRANSFER MAP 9597", RECORDED FEBRUARY 7, 2019,
IN BOOK HH OF SURVEY MAPS, PAGES 89-98, OFFICIAL RECORDS

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors
859 HARRISON STREET, SUITE 200
San Francisco, California 94107

SEPTEMBER 2020

SHEET 1 OF 10

APN: 3941-042; 4111-005, 007, 009; 4113-001 THRU 003; 4114-001, 002, 004, 007 THRU 010; 4116-001, 002, 004, 008

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 _____, 2020.

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

CLERK'S STATEMENT:

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____, ADOPTED _____, 2020, APPROVED THIS MAP ENTITLED "FINAL MAP 9585", AND ACCEPTS ON BEHALF OF THE PUBLIC, SUBJECT TO COMPLETION AND ACCEPTANCE, THE OFFERS OF DEDICATION AND IMPROVEMENTS IDENTIFIED IN THE OWNER'S AND SUBDIVIDER'S STATEMENT.

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 _____ DAY OF _____, 2020

BY ORDER NO. _____

BY: _____ DATE: _____

ALARIC DEGRAFINRIED
ACTING DIRECTOR OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM:

DENNIS J. HERRERA, CITY ATTORNEY

BY: _____
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL:

ON _____, 2020, 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. _____.

CERTIFICATE OF PUBLIC IMPROVEMENT AGREEMENT:

THIS CERTIFICATE EVIDENCES THAT A PUBLIC IMPROVEMENT AGREEMENT HAS BEEN EXECUTED ON THE 25 DAY OF September, 2020, BETWEEN FC PIER 70, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THE CITY AND COUNTY OF SAN FRANCISCO.

BY: _____

ALARIC DEGRAFINRIED
ACTING DIRECTOR OF PUBLIC WORKS
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.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY: _____
BRUCE R. STORRS L.S. 6914

DATE: September 23 2020



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 FC PIER 70, LLC, ON JUNE 1, 2019. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN THOSE POSITIONS INDICATED WITHIN THREE YEARS FROM THE RECORDATION OF THIS FINAL MAP, 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: _____
BRUCE A. GOWDY
PLS No. 6725

DATE: September 8, 2020



RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2020, AT _____ M. IN BOOK _____

OF FINAL MAPS, AT PAGES _____, AT THE REQUEST OF MARTIN M. RON ASSOCIATES.

SIGNED: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 9585

PIER 70; PID 9585 - PHASE 1

AN 18 LOT SUBDIVISION
A 306 RESIDENTIAL UNIT AND 70 COMMERCIAL UNIT
NEW MIXED-USE CONDOMINIUM PROJECT

BEING A SUBDIVISION OF A PORTION OF THE LANDS AS SHOWN
ON "FINAL TRANSFER MAP 9597", RECORDED FEBRUARY 7, 2019,
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CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors

859 HARRISON STREET, SUITE 200

San Francisco, California 94107

SEPTEMBER 2020

SHEET 2 OF 10

APN: 3941-042; 4111-005, 007, 009; 4113-001 THRU 003; 4114-001, 002, 004, 007 THRU 010; 4116-001, 002, 004, 008

ASSESSOR'S PARCEL NUMBERS FOR
PROPOSED CONDOMINIUM UNITS

LOT NO.	CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
LOT 1	1 THRU 10	APN 4111-011 THRU 020
LOT 2	1 THRU 185	APN 4114-011 THRU 195
LOT 3	1 THRU 12	APN 4114-196 THRU 207
LOT 4	1 THRU 10	APN 4114-208 THRU 217
LOT 5	1 THRU 12	APN 4113-004 THRU 015
LOT 6	1 THRU 135	APN 4113-016 THRU 150
LOT 7	1 THRU 12	APN 4116-010 THRU 021

LOT INFORMATION TABLE

LOTS	APN	AREA (Sq.Ft.)	PRIMARY LAND USE	TOTAL RESIDENTIAL CONDOMINIUM UNITS	PROPOSED APN'S FOR RESIDENTIAL CONDOMINIUM UNITS	TOTAL COMMERCIAL CONDOMINIUM UNITS	PROPOSED APN'S FOR COMMERCIAL CONDOMINIUM UNITS	PUBLIC TRUST STATUS
LOT 1	4111-009	53,981	OFFICE	0		10	4111-011 THRU 020	NO
LOT 2	4114-007	24,552	RESIDENTIAL	175	4114-021 THRU 195	10	4114-011 THRU 020	NO
LOT 3	4114-009	19,941	MIXED-USE	2	4114-206 THRU 207	10	4114-196 THRU 205	NO
LOT 4	4114-010	64,311	RALI	0		10	4114-208 THRU 217	NO
LOT 5	4113-002	16,590	RESIDENTIAL	2	4113-014 THRU 015	10	4113-004 THRU 013	NO
LOT 6	4113-003	11,520	RESIDENTIAL	125	4113-026 THRU 150	10	4113-016 THRU 025	NO
LOT 7	4116-008	50,875	RESIDENTIAL	2	4116-020 THRU 021	10	4116-010 THRU 019	NO
LOT A	3941-042	15,943	PUBLIC STREET	N/A	N/A	N/A	N/A	YES
LOT B	4111-005	8,379	PUBLIC STREET	N/A	N/A	N/A	N/A	NO
LOT C	4114-001	49,608	PUBLIC STREET	N/A	N/A	N/A	N/A	YES
LOT D	4111-007	16,703	PUBLIC STREET	N/A	N/A	N/A	N/A	NO
LOT E	4114-002	28,589	PUBLIC STREET	N/A	N/A	N/A	N/A	NO
LOT F	4116-004	53,620	PUBLIC STREET	N/A	N/A	N/A	N/A	YES
LOT G	4114-008	24,692	OPEN SPACE	N/A	N/A	N/A	N/A	NO
LOT H	4116-001	98,908	OPEN SPACE	N/A	N/A	N/A	N/A	YES
LOT I	4116-002	8,547	OPEN SPACE	N/A	N/A	N/A	N/A	NO
LOT J	4114-004	12,017	OPEN SPACE	N/A	N/A	N/A	N/A	NO
LOT K	4113-001	24,556	OPEN SPACE	N/A	N/A	N/A	N/A	NO

NOTES:

1. RALI – RETAIL, ARTS AND LIGHT INDUSTRIAL
2. THE PROPOSED ASSESSOR'S PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.
3. LOTS A, C AND F WILL INCLUDE STREET IMPROVEMENTS THAT WILL BE DEDICATED TO THE CITY AS PUBLIC RIGHT-OF-WAYS, WHERE THE UNDERLYING FEE WILL REMAIN SUBJECT TO THE PUBLIC TRUST, UNDER THE PORT OF SAN FRANCISCO'S JURISDICTION.
4. LOTS D AND E WILL INCLUDE STREET IMPROVEMENTS THAT WILL BE DEDICATED TO THE CITY AS PUBLIC RIGHT-OF-WAYS, WHERE THE UNDERLYING FEE WILL BE HELD UNDER THE PORT OF SAN FRANCISCO'S JURISDICTION, BUT FREE OF THE PUBLIC TRUST.
5. LOT B WILL INCLUDE STREET IMPROVEMENTS THAT WILL BE DEDICATED TO THE PORT UNDER THE DDA AND WHERE THE UNDERLYING FEE WILL BE HELD UNDER THE PORT OF SAN FRANCISCO'S JURISDICTION, BUT FREE OF THE PUBLIC TRUST.
6. AWNINGS, OVERHANGS, AND ENCROACHMENTS LOCATED IN AND OVER LOTS G, H, I, J AND K SHALL COMPLY WITH ALL APPLICABLE BUILDING CODE COMPLIANCE ISSUES, WHICH MAY INCLUDE RECORDATION OF A NOTICE OF SPECIAL RESTRICTIONS OR COMPARABLE RECORDED COVENANT THAT MAKES THE PORT A THIRD-PARTY BENEFICIARY WITH THE RIGHT TO ENFORCEMENT OF THE RESTRICTIONS.
7. NO BUILDING ENCROACHMENTS INTO OPEN SPACE LOTS OR PORT STREET LOTS WILL BE ALLOWED UNLESS THE SUBDIVIDER OBTAINS A LICENSE OR SIMILAR INSTRUMENT FROM THE PORT.

THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS
OF THE FOLLOWING DOCUMENTS:

1. CONDITIONS, RESTRICTIONS, EASEMENTS RESERVATIONS AND LIMITATIONS, RIGHTS, POWERS, DUTIES AND TRUST CONTAINED IN CHAPTER 477 OF THE STATUTES OF 2011 (AB418) AND AS MAY BE FURTHER AMENDED AS TO THE LAND OR ANY PORTION THEREOF.
2. "SEWER EASEMENT", RECORDED NOVEMBER 26, 1940, BOOK 3689, PAGE 185, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
3. "ORDER NO. 76214", RECORDED JUNE 25, 1967, BOOK B162, PAGE 939, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
4. "ORDER NO 77055", RECORDED OCTOBER 26, 1967, BOOK B187, PAGE 998, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
5. "AGREEMENT RELATING TO TRANSFER OF THE PORT OF SAN FRANCISCO FROM THE STATE OF CALIFORNIA TO THE CITY AND COUNTY OF SAN FRANCISCO", RECORDED JANUARY 30, 1969 IN BOOK 308, PAGE 686, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO AND AS AMENDED BY THE "COMPROMISE TITLE SETTLEMENT AND LAND EXCHANGE AGREEMENT FOR PIER 70", (TRUST EXCHANGE), RECORDED SEPTEMBER 14, 2018, IN DOCUMENT NO. 2018-K672968, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
6. "STREET ENCROACHMENT AGREEMENT", RECORDED JULY 6, 1976, BOOK C196, PAGE 780, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
7. "COVENANT AND ENVIRONMENTAL RESTRICTION ON PROPERTY", RECORDED AUGUST 19, 2016, IN DOCUMENT NO. 2016-K308328, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
8. "DEVELOPMENT AGREEMENT", RECORDED MAY 25, 2018, IN DOCUMENT NO. 2018-K619432, AND AS AMENDED BY THE FOLLOWING: "MEMORANDUM OF TECHNICAL CORRECTIONS", RECORDED JANUARY 16 2020, IN DOCUMENT NO. 2020-K891133 AND "DEVELOPMENT AGREEMENT ASSIGNMENT AND ASSUMPTION AGREEMENT", RECORDED JANUARY 22, 2020, IN DOCUMENT NO. 2020-K892660, ALL OF OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
9. "DISPOSITION AND DEVELOPMENT AGREEMENT", RECORDED MAY 25, 2018, IN DOCUMENT NO. 2018-K619435, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO, AND AS AMENDED BY THE FOLLOWING: "FIRST MEMORANDUM OF TECHNICAL CORRECTIONS", RECORDED SEPTEMBER 12, 2019, IN DOCUMENT NO. 2019-K830531; "SECOND MEMORANDUM OF TECHNICAL CORRECTIONS", RECORDED JANUARY 16, 2020, IN DOCUMENT NO. 2020-K891134 AND "PARTIAL RELEASE OF DISPOSITION AND DEVELOPMENT AGREEMENT", RECORDED JANUARY 22, 2020, IN DOCUMENT NO. 2020-K892657, ALL OF OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
10. "MEMORANDUM OF MASTER LEASE", RECORDED MAY 25, 2018, IN DOCUMENT NO. 2018-K619436, AND AS AMENDED BY THE FOLLOWING: "FIRST MEMORANDUM OF TECHNICAL CORRECTIONS", RECORDED SEPTEMBER 12, 2019, IN DOCUMENT NO. 2019-K830531 AND "PARTIAL RELEASE OF MASTER LEASE", RECORDED JANUARY 22, 2020, IN DOCUMENT NO. 2020-K892656, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO. ALL OF OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
11. THAT CERTAIN PATENT ENTITLED, "STATE OF CALIFORNIA, TRUST TERMINATION PATENT", FROM THE STATE OF CALIFORNIA, BY AND THROUGH THE STATE LANDS COMMISSION, TO THE CITY AND COUNTY OF SAN FRANCISCO, ACTING BY AND THROUGH THE SAN FRANCISCO PORT COMMISSION, RECORDED SEPTEMBER 14, 2018, IN DOCUMENT NO. 2018-K672971, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
12. "MEMORANDUM OF MOU", RECORDED JANUARY 4, 2019, IN DOCUMENT NO. 2019-K718824, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
13. "DECLARATION OF RESTRICTIONS", RECORDED JANUARY 4, 2019, IN DOCUMENT NO. 2019-K718821, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO AND AS AMENDED BY "COMPROMISE TITLE SETTLEMENT AND LAND EXCHANGE AGREEMENT FOR PIER 70", RECORDED SEPTEMBER 14, 2018, IN DOCUMENT NO. 2018-K672968, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
14. "DECLARATION OF RESTRICTIONS", RECORDED JANUARY 4, 2019, IN DOCUMENT NO. 2019-K718822, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
15. "DECLARATION OF RESTRICTIONS", RECORDED JANUARY 4, 2019, IN DOCUMENT NO. 2019-K718823, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
16. "SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT PERMIT NO. 2018.008.00.00" RECORDED DECEMBER 30, 2019 IN DOCUMENT NO. 2019-K884625, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
17. "NOTICE OF SPECIAL RESTRICTIONS UNDER CITY AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO", RECORDED JANUARY 16, 2020 IN DOCUMENT NO. 2020-K891135, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
18. "MEMORANDUM OF VERTICAL DISPOSITION AND DEVELOPMENT AGREEMENT", RECORDED JANUARY 22, 2020 IN DOCUMENT NO. 2020-K892658, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
19. "AGREEMENT TO COMPLY WITH CFD MATTERS", RECORDED JANUARY 22, 2020 IN DOCUMENT NO. 2020-K892661, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
20. "MEMORANDUM OF LEASE", RECORDED JANUARY 22, 2020, IN DOCUMENT NO. 2020-K892659, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
21. PUBLIC IMPROVEMENT AGREEMENT (PIER 70 28-ACRE SITE PROJECT)", RECORDED _____, 2020, IN DOCUMENT NO. 2020-_____, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
22. "OFFER OF IMPROVEMENTS", RECORDED _____, 2020 IN DOCUMENT NO. 2020-_____, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO.
23. RIGHTS OF THE PUBLIC FOR STREET PURPOSES, WHICH LIE WITHIN THE STREET RIGHT-OF-WAYS WITHIN THE PUBLIC TRUST PROPERTY, BEING MARYLAND STREET AND WATERFRONT STREET.

CONDOMINIUM NOTES:

- a) THIS MAP IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 306 TOTAL DWELLING UNITS IN LOTS 2, 3, 5, 6 AND 7.
- b) ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
- c) UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS AND RESTRICTIONS, OR MAINTAINED BY CITY AND COUNTY OF SAN FRANCISCO SPECIAL TAX DISTRICTS NO. 2019-1 AND NO. 2019-2, THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
- (i) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
- (ii) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES
- d) IN THE EVENT THE AREAS IDENTIFIED IN (c) (ii) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.
- e) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.
- f) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER 20th STREET, LOUISIANA STREET, MARYLAND STREET, 21st STREET AND 22nd STREET, LOTS G, H, I, J AND K, 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 AND/OR BY PERMISSION OF THE SAN FRANCISCO PORT COMMISSION. 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 9585

PIER 70; PID 9585 – PHASE 1

AN 18 LOT SUBDIVISION
A 306 RESIDENTIAL UNIT AND 70 COMMERCIAL UNIT
NEW MIXED-USE CONDOMINIUM PROJECT

BEING A SUBDIVISION OF A PORTION OF THE LANDS AS SHOWN
ON "FINAL TRANSFER MAP 9597", RECORDED FEBRUARY 7, 2019,
IN BOOK HH OF SURVEY MAPS, PAGES 89-98, OFFICIAL RECORDS

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

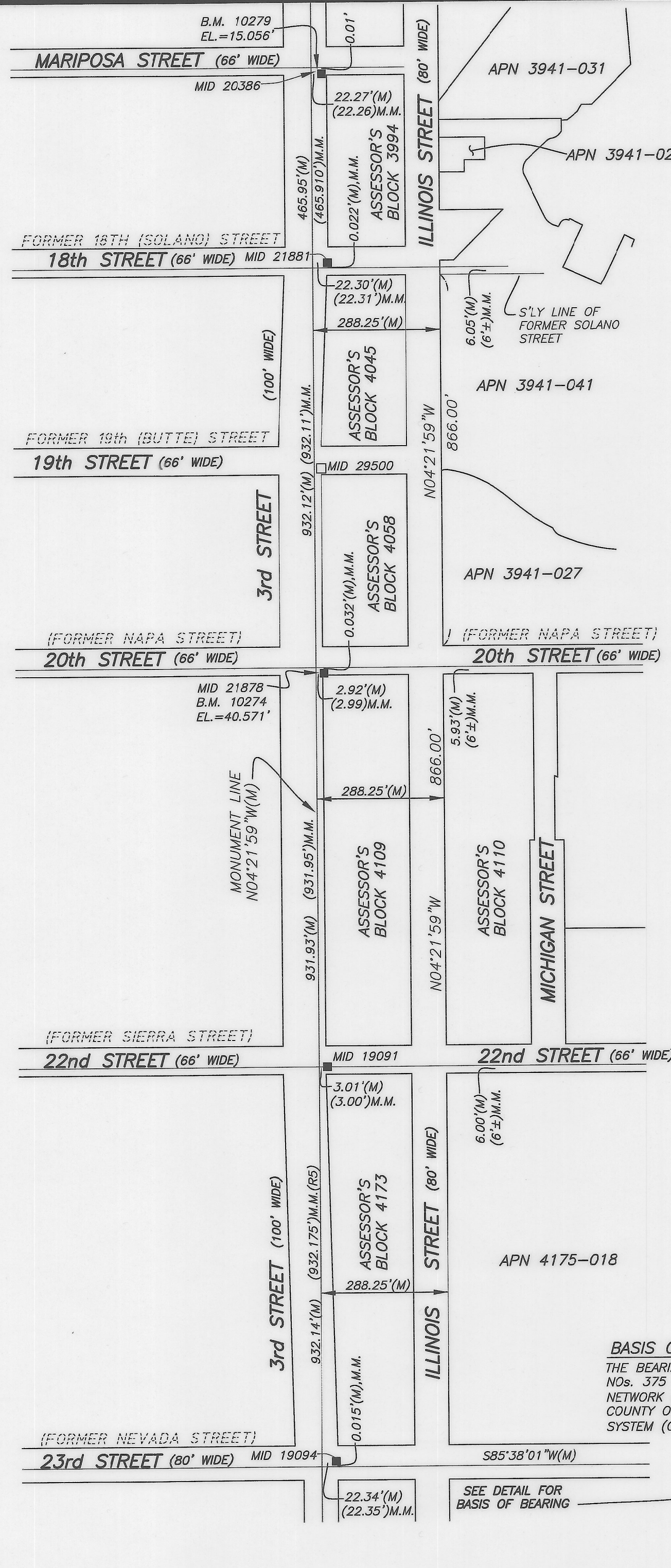
MARTIN M. RON ASSOCIATES, INC.

Land Surveyors
859 HARRISON STREET, SUITE 200
San Francisco, California 94107

SEPTEMBER 2020

SHEET 3 OF 10

APN: 3941-042; 4111-005, 007, 009; 4113-001 THRU 003; 4114-001, 002, 004, 007 THRU 010; 4116-001, 002, 004, 008



MAP REFERENCES

R1. RECORD OF SURVEY, RECORDED APRIL 23, 2002 IN BOOK AA OF MAPS, PAGES 13-14, IN THE OFFICE OF THE CITY & COUNTY RECORDER. A SUBSEQUENT CORNER RECORD, ON FILE AS AB4175 LOT 007, FILED JUNE 12, 2012 IN THE OFFICE OF THE CITY & COUNTY SURVEYOR.

R2. RECORD OF SURVEY No. 6938, RECORDED FEBRUARY 27, 2012 IN BOOK DD OF SURVEY MAPS, PAGES 198-199, IN THE OFFICE OF THE CITY & COUNTY RECORDER.

R3. "RECORD OF SURVEY #8080, OF THE SAN FRANCISCO HIGH PRECISION GNSS NETWORK SURVEY...", RECORDED APRIL 4, 2014 IN BOOK EE OF SURVEY MAPS, PAGES 147-157, IN THE OFFICE OF THE CITY AND COUNTY RECORDER.

R4. THE CITY OF SAN FRANCISCO MONUMENT MAP NO. 324, ON FILE IN THE OFFICE OF THE CITY & COUNTY SURVEYOR.

R5. THE CITY OF SAN FRANCISCO MONUMENT MAP NO. 326, ON FILE IN THE OFFICE OF THE CITY & COUNTY SURVEYOR.

R6. "RECORD OF SURVEY 9584", RECORDED SEPTEMBER 17, 2018, BOOK HH OF SURVEY MAPS, PAGES 46-53, IN THE OFFICE OF THE CITY & COUNTY RECORDER.

R7. "FINAL TRANSFER MAP 9597", RECORDED FEBRUARY 7, 2019, BOOK HH OF SURVEY MAPS, PAGES 89-98, IN THE OFFICE OF THE CITY & COUNTY RECORDER.

R8. RECORD OF SURVEY 8565, RECORDED APRIL 30, 2015, BOOK FF OF SURVEY MAPS, PAGES 59-61, IN THE OFFICE OF THE CITY & COUNTY RECORDER.

BASIS OF SURVEY:

THE MONUMENT LINE ON 3rd STREET BETWEEN 23rd STREET AND MARIPOSA STREET, AS SHOWN ON THE CITY OF SAN FRANCISCO MONUMENT MAPS NOS. 324 AND 326, ON FILE IN THE OFFICE OF THE CITY & COUNTY SURVEYOR. THIS SURVEY MEASURED A BEST-FIT MONUMENT LINE, THE MAXIMUM DEVIATION OF THE MONUMENTS TO THE BEST-FIT MONUMENT LINE, COMPARED TO THE RECORD DISTANCES, IS NO GREATER THAN 0.01', WITH THE EXCEPTION OF THE MONUMENT AT 20th STREET, HAVING A DEVIATION OF 0.07'.

PROJECT DATUMS, REFERENCE SYSTEMS & PROJECTION

GEOMETRIC DATUM: NORTH AMERICAN DATUM OF 1983: NAD83(2011) 2010.00 EPOCH

REFERENCE NETWORK: "CCSF-2013 HPN" (HIGH PRECISION NETWORK PER RECORD OF SURVEY #8080)

PROJECTION: THE PLANE COORDINATES ARE BASED ON A LOCAL GRID COORDINATE SYSTEM KNOWN AS THE CITY & COUNTY OF SAN FRANCISCO 2013 COORDINATE SYSTEM (CCSF-CS13). SEE RECORD OF SURVEY #8080 RECORDED IN BOOK EE OF SURVEY MAPS, PAGE 147-157, S.F.C.R. AND THE CCSF DPW WEB SITE FOR PROJECTION PARAMETERS.

HORIZONTAL CONTROL: THE HORIZONTAL DATUM WAS RECOVERED BASED ON HPND POINTS 375 AND 376 SHOWN HEREON.

VERTICAL DATUM: "CCSF 2013 NAVD88 VERTICAL DATUM" (CCSF-VD13)

REFERENCE NETWORK: CCSF 2013 HIGH PRECISION LEVELING NETWORK

VERTICAL CONTROL: THE VERTICAL DATUM WAS RECOVERED BASED ON BENCHMARKS 10279 AND 10274, SHOWN HEREON AND DESCRIBED ON THE CCSF DPW WEB SITE.

NOTES:

1.) ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

2.) ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.

3.) DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES (SFCS13), MULTIPLY GROUND DISTANCES BY 1.00001193.

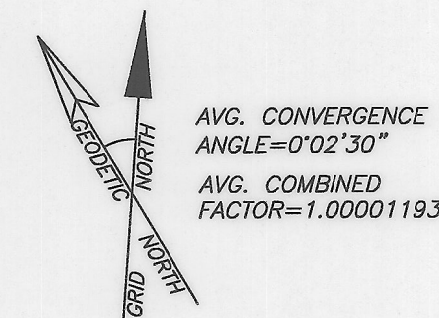
4.) THE MEAN HIGH WATER (MHW) LINE SHOWN HEREON WAS DETERMINED TO BE AT AN ELEVATION OF 5.8 FEET (NAVD88 DATUM) AS SHOWN ON THAT "RECORD OF SURVEY 9584", RECORDED SEPTEMBER 17, 2018, BOOK HH OF SURVEY MAPS, PAGES 46-53, IN THE OFFICE OF THE CITY & COUNTY RECORDER.

5.) THE LINE OF THE PUEBLO LANDS OF SAN FRANCISCO (PUEBLO LINE OF 1883) WAS PLOTTED FROM THE ORIGINAL FIELD NOTES OF THE PUEBLO LANDS SURVEY, BY F. VON LEICHT, DEPUTY SURVEYOR, DATED DECEMBER 1883.

6.) THE CITY MONUMENT FOUND ON 20TH STREET AND THIRD STREET (MID 21878), WAS LOCATED IN 1998 BY MARTIN M. RON ASSOCIATES AND WAS FOUND TO BE 2.99 FEET FROM THE MONUMENT LINE (MONUMENT MAP AND MEASURED) (R2). PER THIS CURRENT SURVEY AND PER (R7), IT WAS FOUND TO BE 2.92 FEET (MEASURED) FROM THE MONUMENT LINE. IT IS BELIEVED THAT THE MONUMENT MAY HAVE BEEN DISTURBED DURING RECENT CONSTRUCTION ON THIRD STREET.

FIELD SURVEY COMPLETION

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON NOVEMBER 26, 2019. ALL PHYSICAL FEATURES, INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.



NOT TO SCALE

LEGEND

APN 4111-005	ASSESSOR'S PARCEL NUMBER (BLOCK-LOT) (FOR TAXATION PURPOSES ONLY)
B.M.	BENCH MARK
DN	DOCUMENT NUMBER
EL.	ELEVATION
EVA	EMERGENCY VEHICULAR ACCESS
M.M.	MONUMENT MAP
(M)	MEASURED
MID	MONUMENT IDENTIFICATION NUMBER PER CITY & COUNTY OF SAN FRANCISCO
MOU(PUE)	MEMORANDUM OF UNDERSTANDING FOR PUBLIC UTILITY
O.R.	OFFICIAL RECORDS
PL	PROPERTY LINE
MAPS/S.M.	RECORD OF SURVEY OR TRANSFER MAP
LOT 12	FORMER LOTS PER HH S.M. 89
■	FOUND 2-1/2" BRASS DISK, "LS 4559" IN STANDARD MONUMENT WELL, PER CITY MONUMENT MAP
□	MONUMENT PER CITY MONUMENT MAP-NOT FOUND
HPND 375	FOUND HIGH PRECISION NETWORK DENSIFICATION (SFCS13) MONUMENT; ANCHOR SCREW & WASHER, STAMPED "CCSF CONTROL 375"
Ø	NAIL & 3/4" BRASS TAG "PLS 6725" PER DD S.M. 198 (UNLESS NOTED OTHERWISE): NOT FOUND
●	SET 2-1/2" BRASS DISK "PLS 6725" IN CONCRETE SIDEWALK
○	SET ANCHOR SCREW & 1-1/2" DIAMETER WASHER "PLS 6725" IN CONCRETE
—	PERIMETER BOUNDARY LINE-PHASE 1 FINAL MAP
—	CITY MONUMENT LINE
—	STREET R/W LINE/PARCEL LINE/LOT LINE
—	EVA, MOU(PUE), EASEMENT LINE

FINAL MAP 9585

PIER 70; PID 9585 - PHASE 1

AN 18 LOT SUBDIVISION
A 306 RESIDENTIAL UNIT AND 70 COMMERCIAL UNIT
NEW MIXED-USE CONDOMINIUM PROJECT

BEING A SUBDIVISION OF A PORTION OF THE LANDS AS SHOWN
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CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

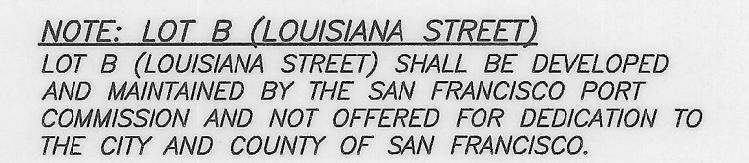
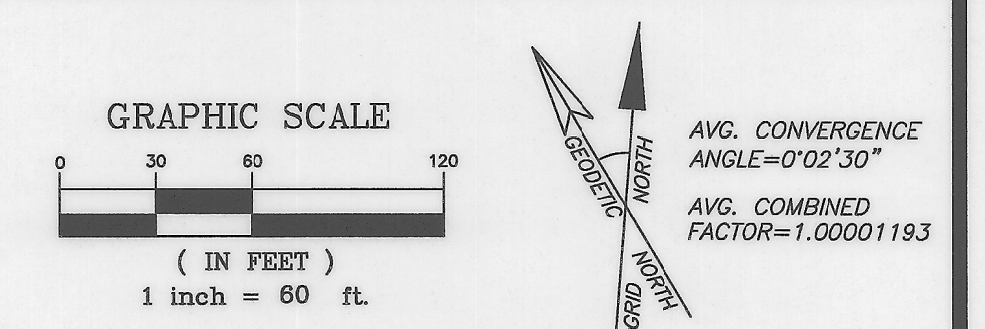
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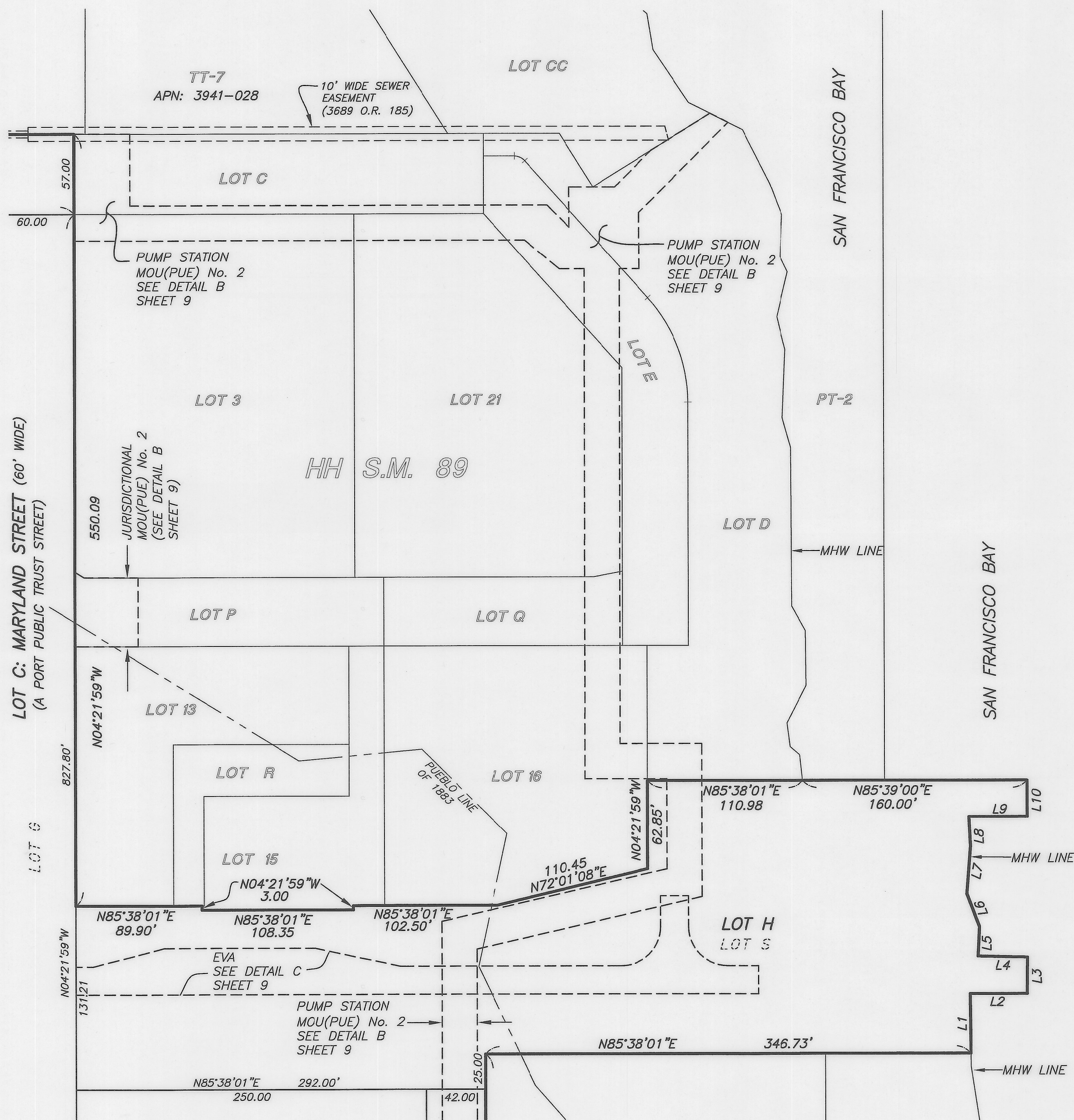
SEPTEMBER 2020

SHEET 4 OF 10

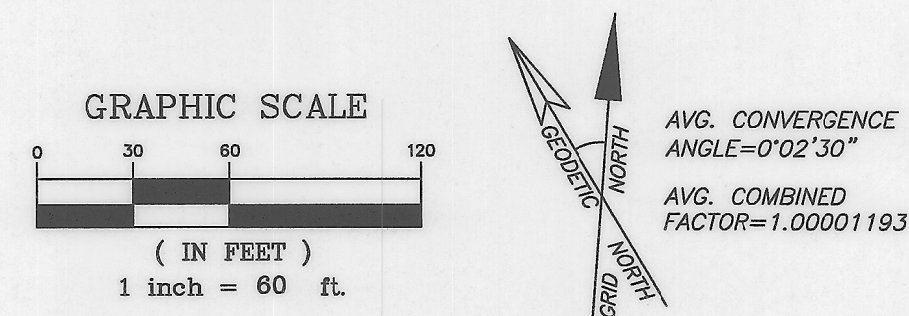
APN: 3941-042; 4111-005, 007, 009; 4113-001 THRU 003; 4114-001, 002, 004, 007 THRU 010; 4116-001, 002, 004, 008



SEE SHEET 5



SEE SHEET 8



MEANDER LINE OF MHW

LINE TABLE		
LINE	BEARING	LENGTH
L1	N05°02'58"W	42.5
L2	N85°31'10"E	40.5
L3	N03°54'53"W	26.0
L4	S86°51'25"W	35.0
L5	N01°27'43"W	21.0
L6	N25°07'10"W	25.0
L7	N00°02'46"W	34.0
L8	N07°16'21"W	21.5
L9	N85°38'31"E	41.5
L10	N04°26'26"W	26.0

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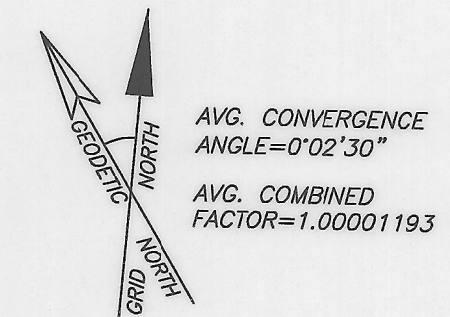
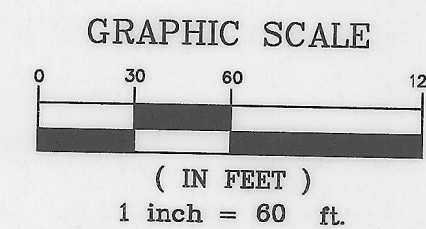
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

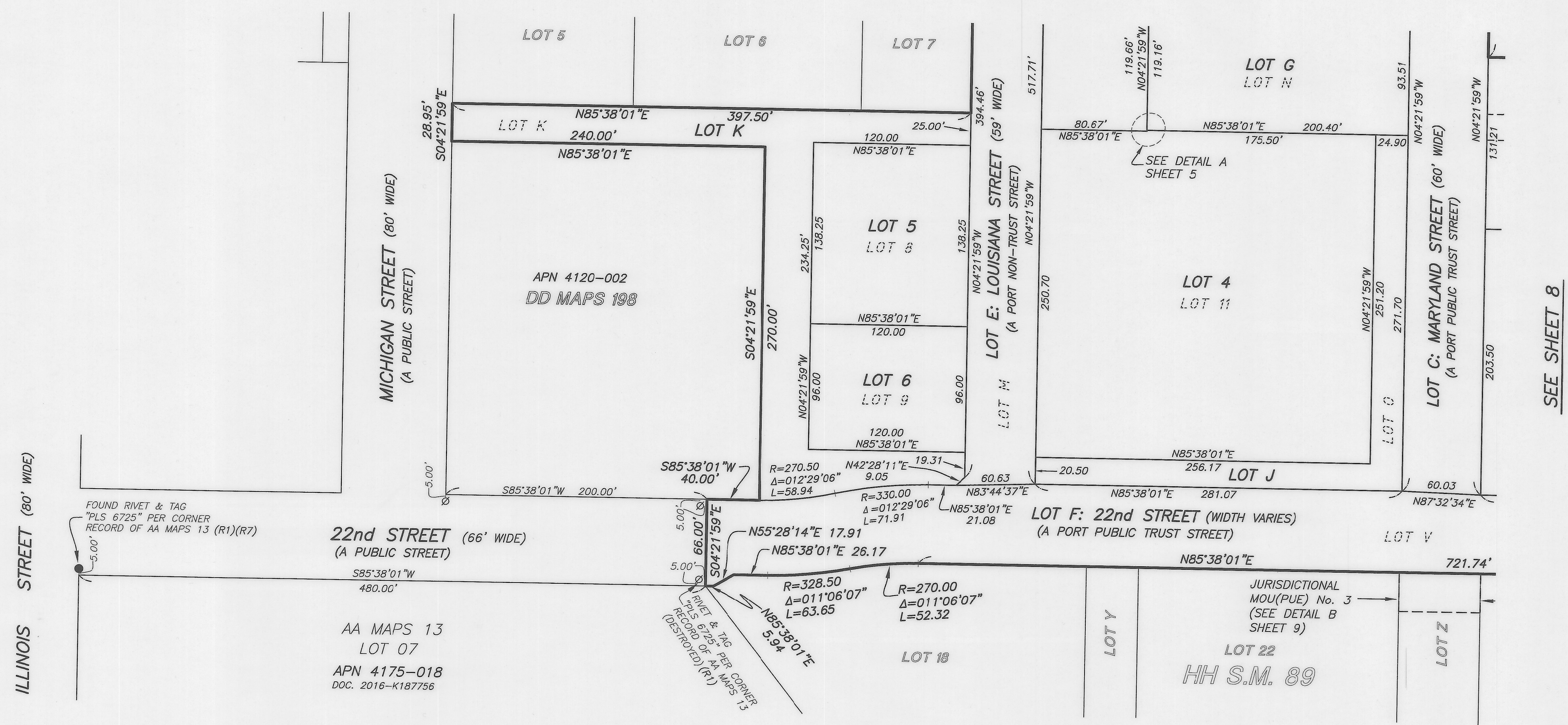
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SEPTEMBER 2020 SHEET 6 OF 10

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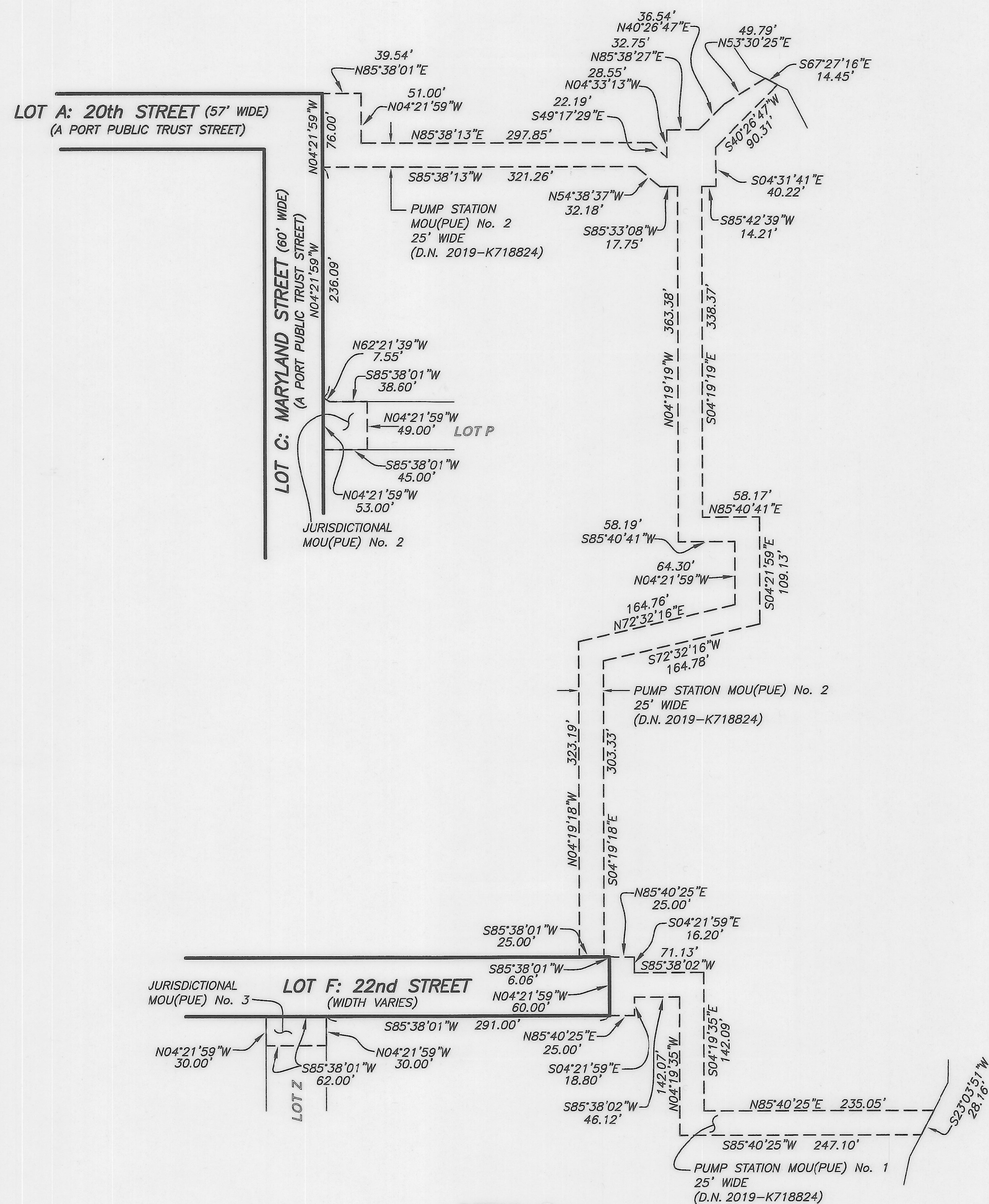
SEE SHEET 5



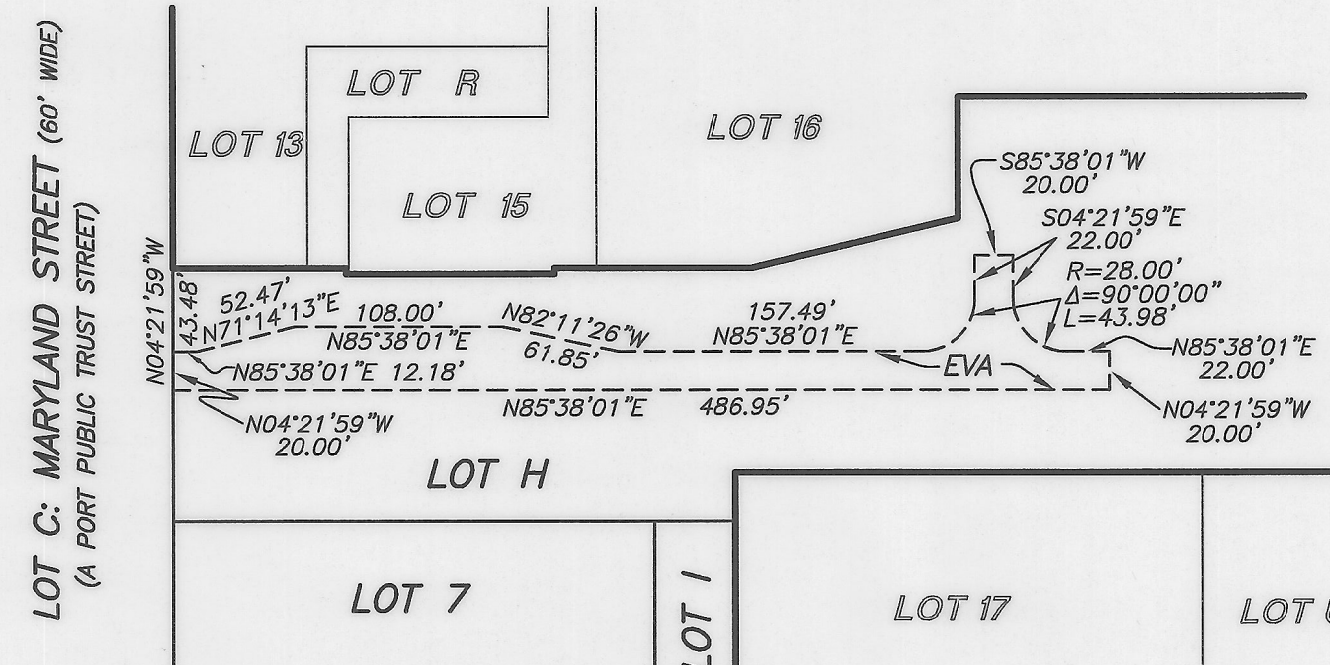
SEE SHEET 8

FINAL MAP 9585

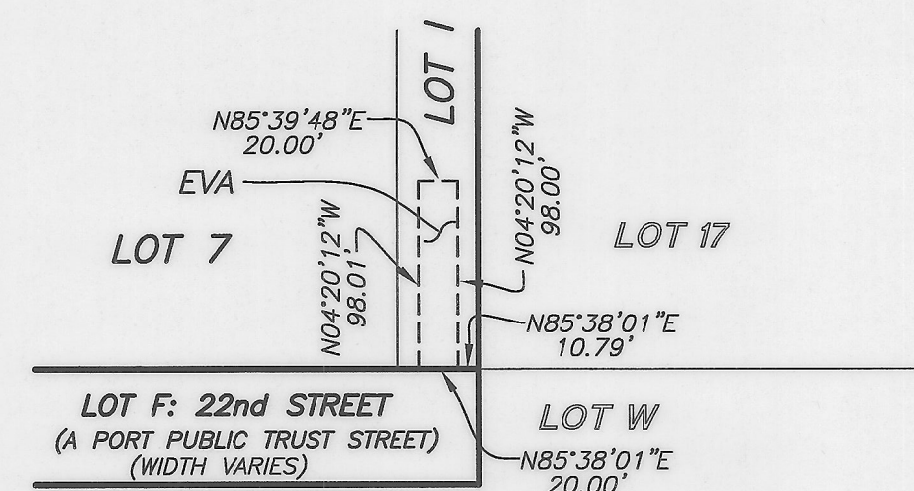
PIER 70; PID 9585 - PHASE 1
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 Land Surveyors
 859 HARRISON STREET, SUITE 200
 San Francisco, California 94107
 SEPTEMBER 2020 SHEET 7 OF 10



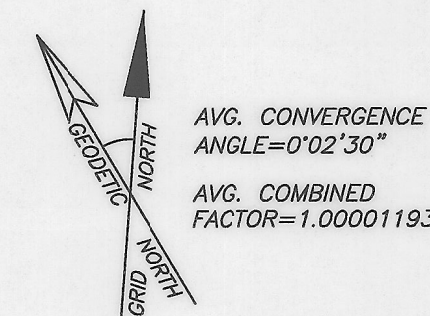
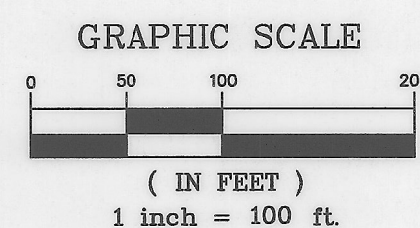
DETAIL B
(REFER TO SHEETS 5-8)



DETAIL C
(REFER TO SHEETS 6 & 8)



DETAIL D
(REFER TO SHEET 8)



NOTE:
THE EVA'S AND JURISDICTIONAL MOU'S SHOWN HEREON AND ON PREVIOUS SHEETS, WILL RECORD FOLLOWING THE RECORDATION OF THIS MAP.

FINAL MAP 9585

PIER 70; PID 9585 - PHASE 1

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SEPTEMBER 2020 SHEET 9 OF 10

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NOTES:

1.) STREET MONUMENTS ARE SET ON A MONUMENT LINE AT A 3 FOOT OFFSET TO THE RIGHT-OF-WAY AND BLOCK LINES. LOT MONUMENTS ARE ALSO SET ON A 3 FOOT OFFSET, PERPENDICULAR TO THE RIGHT-OF-WAY AND BLOCK LINES.

2.) REFER TO SHEETS 5 THROUGH 8 FOR DIMENSIONS OF LOTS AND BLOCKS.

SAN FRANCISCO BAY

PIER 70; PID 9585 - PHASE 1

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SHEET 10 OF 10

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