

*lots 2 & 4 to 13 incl. merged into Lot 1. "1943"*  
*lot 14 into lots 90 to 135 for 1997 roll*  
*lot 20 into lots 136/138 for 1998 roll*  
*lot 138 into lots 139/296 for 1998 roll*

100 VARA BLK.328

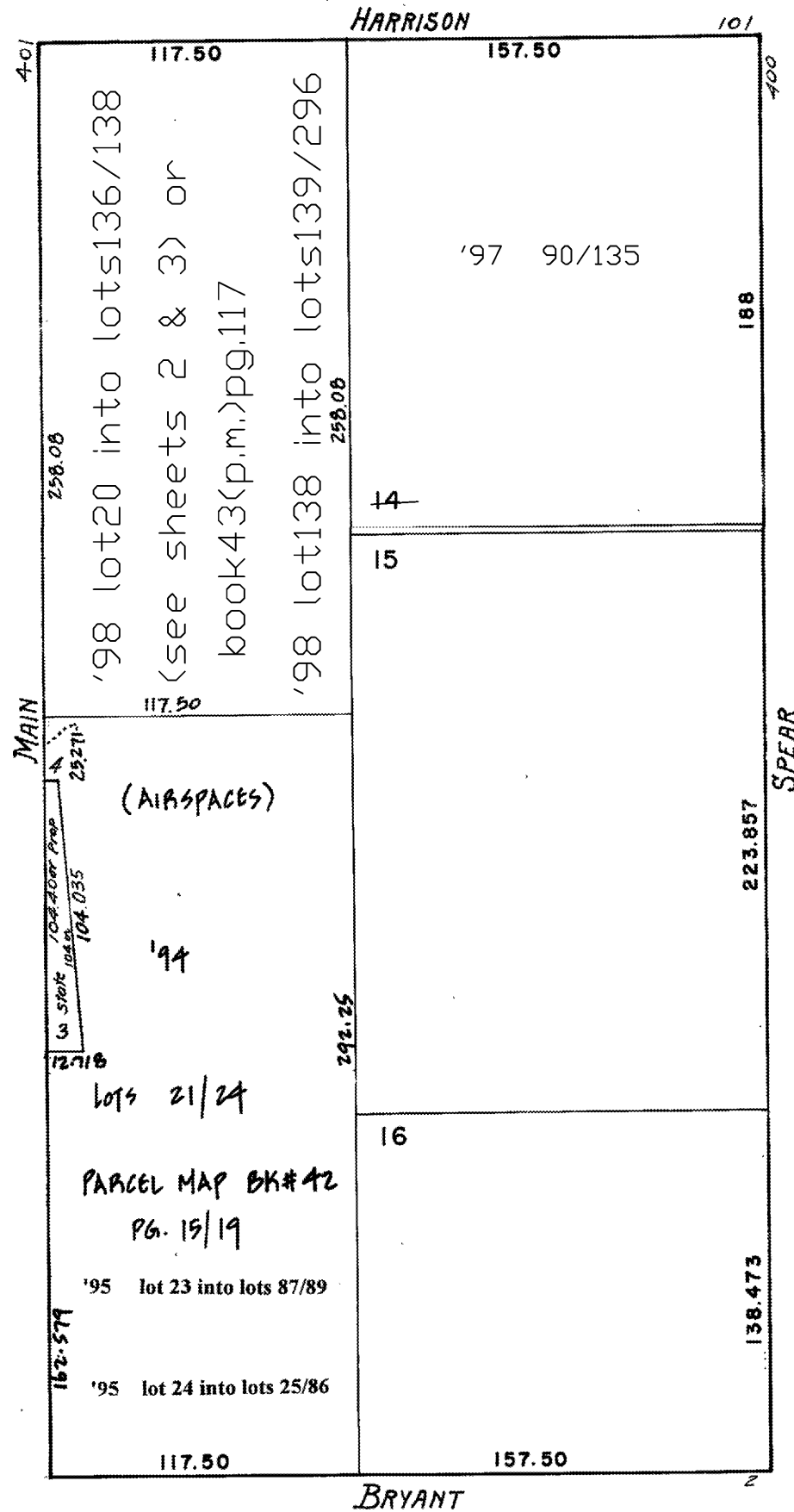
REVISÉD 1986

" '92  
" '94  
" '95  
Revised '97  
Revised '98

## Portside Phase II

A CONDOMINIUM

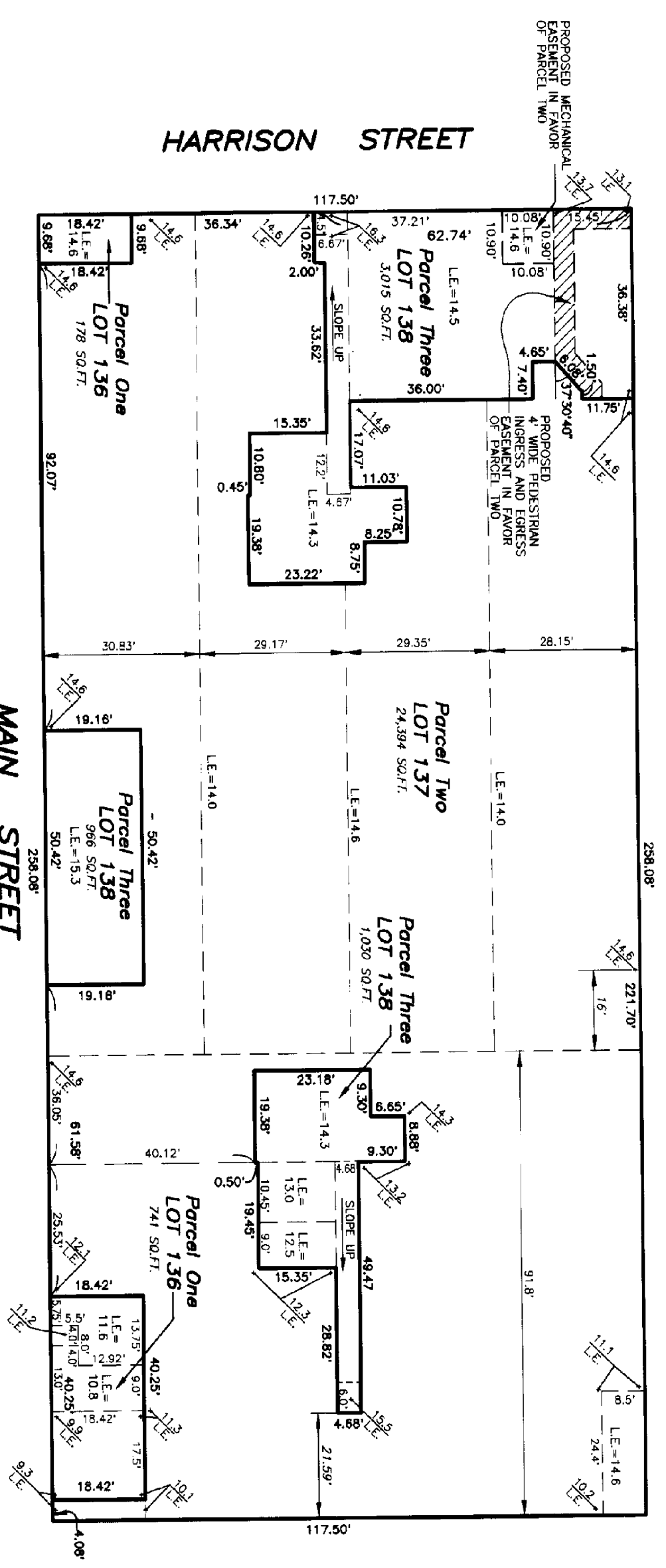
LOT	UNIT	% COMM.	AREA
139	101N	.8	
140	102N	.6	
141	103N	.8	
142	104N	.3	
143	105N	.3	
144	106N	.6	
145	107N	.9	
146	108N	.6	
147	110N	.7	
148	111N	.8	
149	112N	.8	
150	114N	.3	
151	115N	.8	
152	116N	.6	
153	117N	.6	
154	118N	.8	
155	119N	.6	
156	120N	.8	
157	201N	.7	
158	202N	.6	
159	203N	.8	
160	204N	.3	
161	205N	.3	
162	206N	.6	
163	207N	.9	
164	208N	.4	
165	209N	.6	
166	210N	.7	
167	211N	.8	
168	212N	.8	
169	213N	.6	
170	214N	.4	
171	215N	.8	
172	216N	.6	
173	217N	.6	
174	218N	.8	
175	219N	.6	
176	220N	.8	
177	301N	.8	
178	302N	.6	
179	303N	.8	
180	304N	.3	
181	305N	.3	1
182	306N	.6	1
183	307N	.9	1
184	308N	.4	1
185	309N	.6	1
186	310N	.7	1



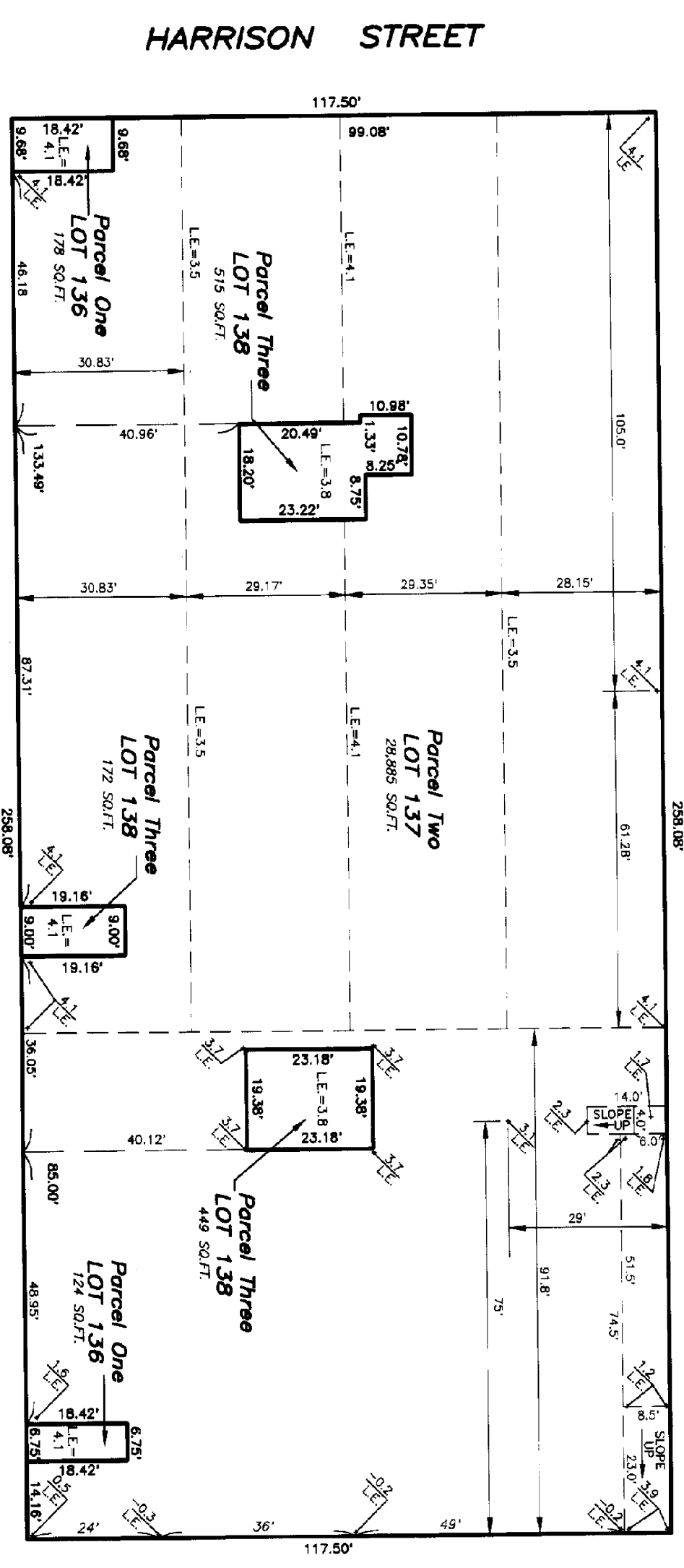
195	319N	.6
196	320N	.8
197	401N	.8
198	402N	.6
199	403N	.8
187	311N	.8
188	312N	.8
189	313N	.6
190	314N	.4
191	315N	.8
192	316N	.6
193	317N	.6
194	318N	.8

200	404N	.3
201	405N	.3
202	406N	.6
203	407N	.9
204	408N	.4
205	409N	.6
206	410N	.7
207	411N	.8
208	412N	.8
209	413N	.6
210	414N	.4

211	415N	.8	269	713N	.5
212	416N	.6	270	714N	.4
213	417N	.6	271	715N	.8
214	418N	.8	272	716N	.6
215	419N	.6	273	717N	.6
216	420N	.8	274	718N	1.0
217	501N	.7	275	719N	.4
218	502N	.6	276	720N	.8
219	503N	.8	277	801N	.8
220	504N	.3	278	802N	.4
221	505N	.3	279	803N	1.0
222	506N	.6	280	804N	.3
223	507N	.9	281	805N	.3
224	508N	.4	282	806N	.6
225	509N	.6	283	807N	.8
226	510N	.7	284	808N	.4
227	511N	.8	285	809N	.5
228	512N	.8	286	810N	.7
229	513N	.6	287	811N	.8
230	514N	.4	288	812N	.8
231	515N	.8	289	813N	.5
232	516N	.6	290	814N	.4
233	517N	.6	291	815N	.8
234	518N	.8	292	816N	.6
235	519N	.6	293	817N	.6
236	520N	.8	294	818N	1.0
237	601N	.8	295	819N	.4
238	602N	.4	296	820N	.8
239	603N	1.0			
240	604N	.3			
241	605N	.3			
242	606N	.6			
243	607N	.8			
244	608N	.4			
245	609N	.6			
246	610N	.7			
247	611N	.8			
248	612N	.8			
249	613N	.6			
250	614N	.4			
251	615N	.8			
252	616N	.6			
253	617N	.6			
254	618N	1.0			
255	619N	.4			
256	620N	.8			
257	701N	.8			
258	702N	.4			
259	703N	1.0			
260	704N	.3			
261	705N	.3			
262	706N	.6			
263	707N	.8			
264	708N	.4			
265	709N	.5			
266	710N	.7			
267	711N	.8			
268	712N	.8			



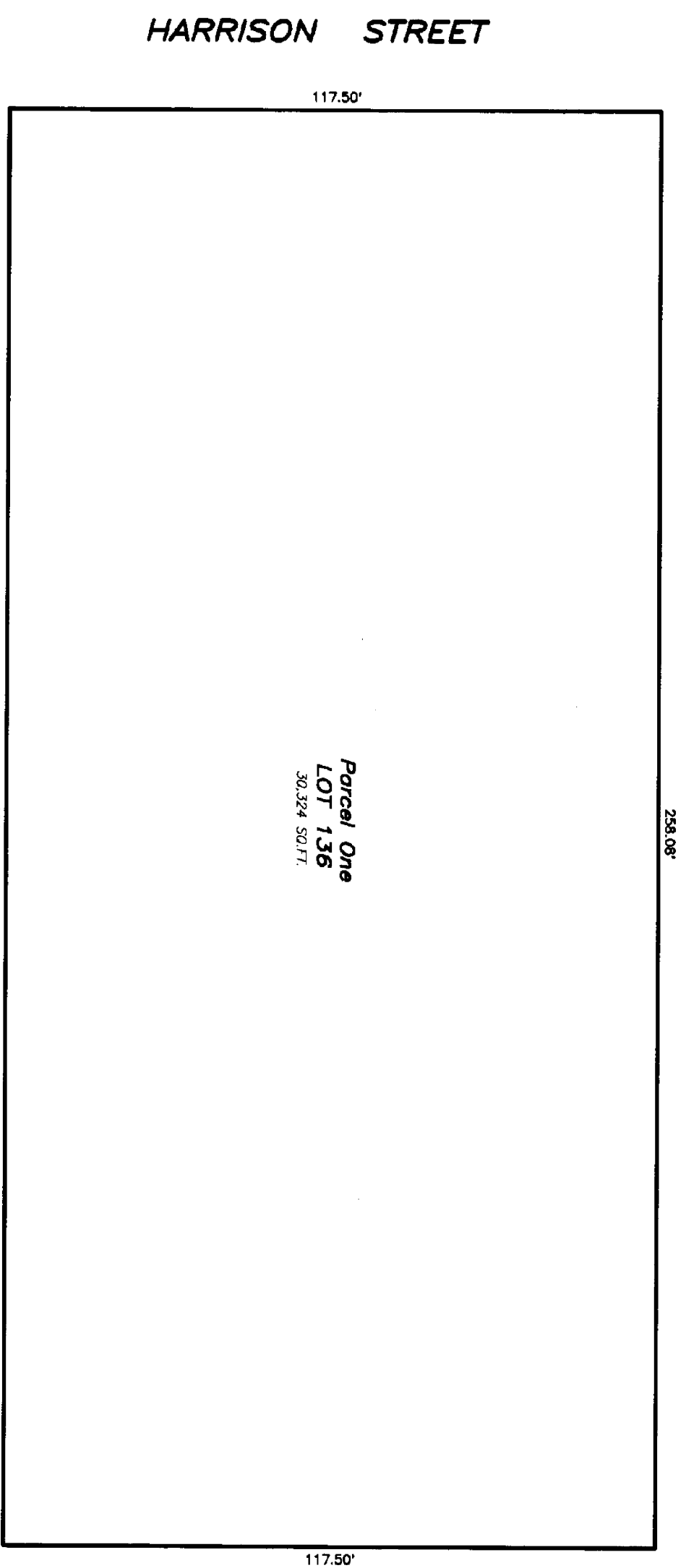
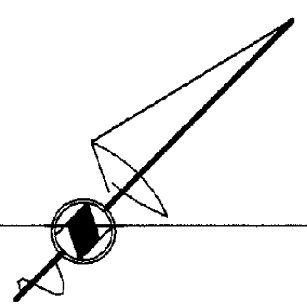
MAIN STREET  
LEVEL TWO  
LOWER ELEVATION = AS SHOWN  
UPPER ELEVATION = 25.6



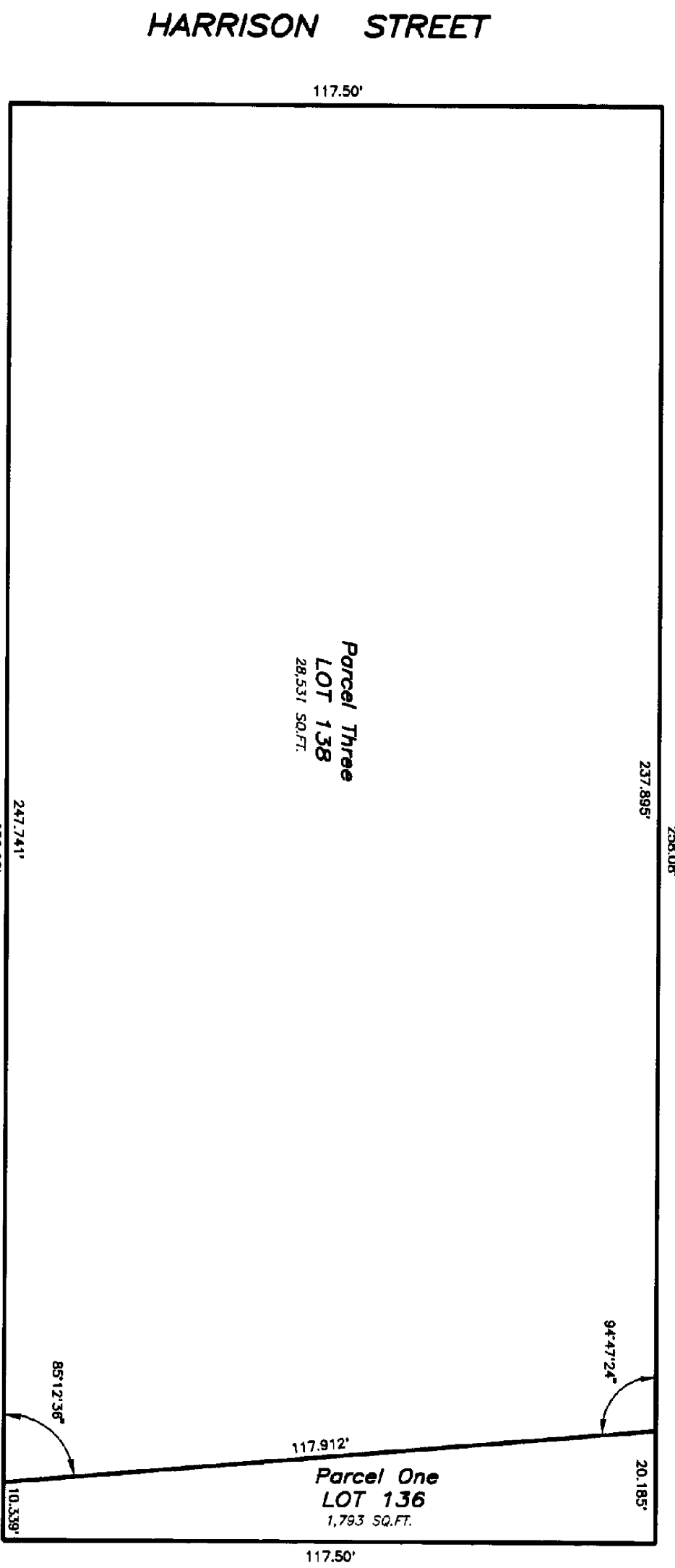
MAIN STREET  
LEVEL ONE  
LOWER ELEVATION = AS SHOWN  
UPPER ELEVATION = LOWER ELEVATION LEVEL TWO

**PARCEL MAP OF  
PORTSIDE PHASE II SUBDIVISION**  
BEING AN AIRSPACE SUBDIVISION OF LOT 20 AS SHOWN ON  
THAT CERTAIN PARCEL MAP FILED JANUARY 29, 1992  
IN BOOK 41 OF PARCEL MAPS, AT PAGES 7 AND 8, OFFICIAL RECORDS  
BEING A PORTION OF ASSESSOR'S BLOCK NO. 3768  
ALSO BEING A PORTION OF 100 VARA BLOCK NO. 328  
SAN FRANCISCO CALIFORNIA  
**MARTIN M. RON ASSOCIATES, INC.**  
Land Surveyors  
501 Second Street, Suite 210  
San Francisco California  
SEPTEMBER 1997  
SCALE: 1" = 20' SHEET 3 OF 4

T-62-39-4



**MAIN STREET**  
**LEVEL FOUR**  
LOWER ELEVATION = 113.6  
UPPER ELEVATION = INFINITY



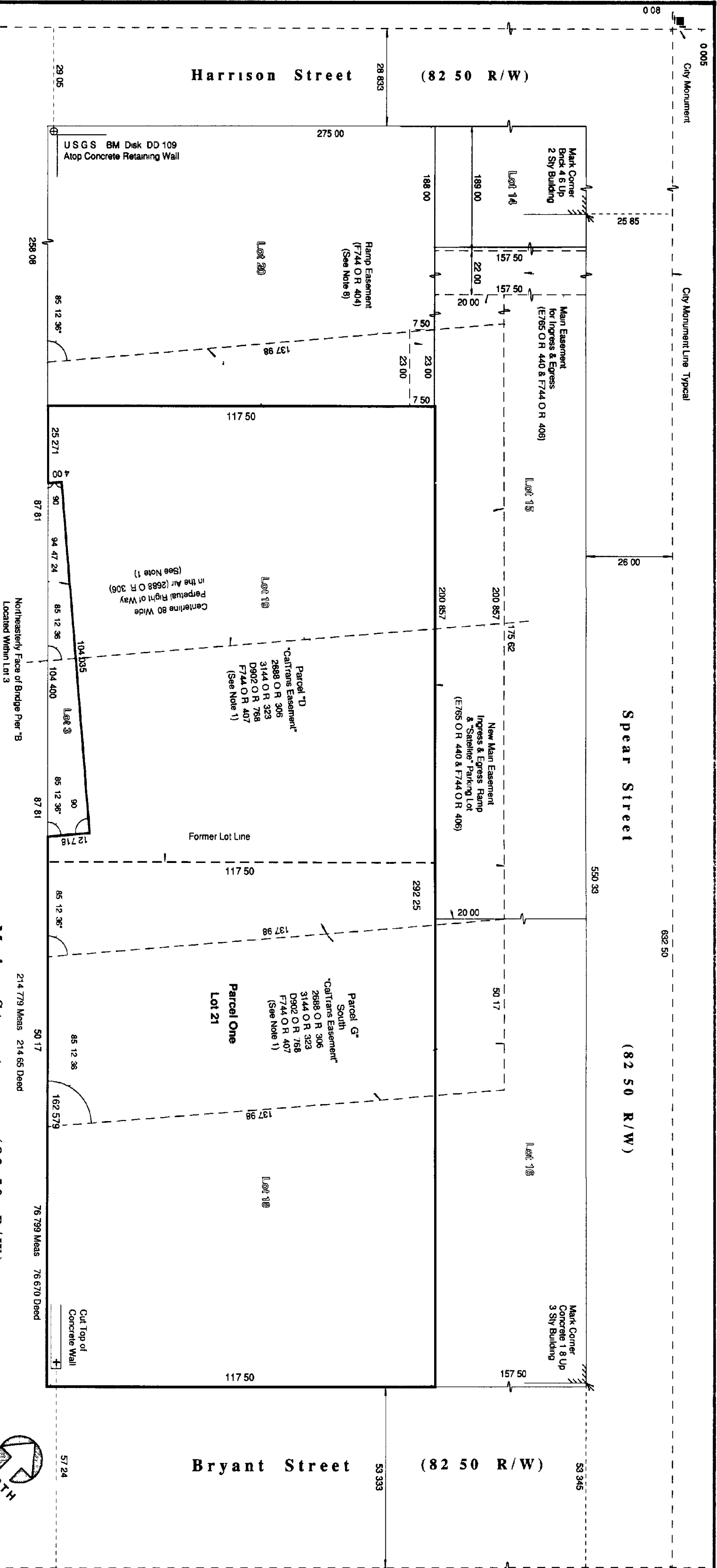
**MAIN STREET**  
**LEVEL THREE**  
LOWER ELEVATION = 25.6  
UPPER ELEVATION = 113.6

NO.	LOT	TOTAL AREA LEVELS ONE-FOUR
PARCEL ONE	LOT 136	33,338± SQ.FT.
PARCEL TWO	LOT 137	53,279± SQ.FT.
PARCEL THREE	LOT 138	34,678± SQ.FT.

**PARCEL MAP OF  
PORTSIDE PHASE II SUBDIVISION**

BEING AN AIRSPACE SUBDIVISION OF LOT 20 AS SHOWN ON  
THAT CERTAIN PARCEL MAP FILED JANUARY 29, 1992  
IN BOOK 41 OF PARCEL MAPS, AT PAGES 7 AND 8, OFFICIAL RECORDS  
BEING A PORTION OF ASSESSOR'S BLOCK NO. 3768  
ALSO BEING A PORTION OF 100 VARA BLOCK NO. 328  
SAN FRANCISCO CALIFORNIA

**MARTIN M. RON ASSOCIATES, INC.**  
Land Surveyors  
501 Second Street, Suite 210  
San Francisco California



**EARTH PARCEL  
(PORTION OF PARCEL ONE)**

LOWER ELEVATION = CENTER OF EARTH  
UPPER ELEVATION = LOWER ELEV. LEVEL ONE

**RECORDER'S STATEMENT**

FILED THIS 19<sup>th</sup> DAY OF JANUARY 1994, AT M. IN BOOK 42 OF PARCEL  
MAPS AT PAGES 15 & 16 INCLUSIVE OFFICIAL RECORDS OF THE CITY AND  
COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA, AT THE REQUEST OF HUN BABY  
ASSOCIATES

SIGNED \_\_\_\_\_  
COUNTY RECORDER  
CITY AND COUNTY OF SAN FRANCISCO

SIGNED \_\_\_\_\_  
CITY ENGINEER  
CITY AND COUNTY OF SAN FRANCISCO

**Parcel Map of  
PORTSIDE SUBDIVISION**

BEING AN AIRSPACE SUBDIVISION OF LOTS 18 AND 19  
BEING A PORTION OF ASSASSOR'S BLOCK NO 3768  
ALSO BEING A PORTION OF 100 VARA BLOCK NO 328  
SAN FRANCISCO CALIFORNIA

**BASIS OF SURVEY**  
THE MONUMENT MAP NOS 318 AND T-51-164 ON FILE  
IN THE OFFICE OF THE CITY ENGINEER

**BENCHMARK NOTE.**  
ELEVATIONS SHOWN ON THIS MAP WERE OBTAINED FROM  
A GROUP OF CITY BENCHMARKS AT THE INTERSECTION OF  
MAIN AND BRYANT STREETS. ELEVATIONS ARE BASED  
UPON CITY OF SAN FRANCISCO DATUM

**LEGEND**  
LE - LOWER ELEVATION  
UE - UPPER ELEVATION

**NOTE**  
ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED

**MARTIN M. RON ASSOCIATES, INC.**  
LAND SURVEYORS  
501 SECOND STREET, SAN FRANCISCO, CALIFORNIA 94107  
JANUARY 1994 SCALE 1" = 20' SHEET 1 OF 5

117.50

201.11

Parcel 2  
Lot 22

UE = 24.0

141.143

Parcel 1  
Lot 21

LE = 6.5

104.035

104.400

Not a Part of this Subdivision

85.12.36"

12.718

90

36.409

Parcel 1  
Lot 21

14.00

35.03

45.0

27.5

14.0

45.0

UE = 24.0

Grade Break

UE = 18.8

33.50

26.29

8.14

7.21

8.14

5.46

3.00

17.72

4.09

Parcel 1  
Lot 21

40.29

25.14

131.0

60.14

Parcel 3  
Lot 23

UE = 12.6

28.3

UE = 14.6

9.5

9.5

9.5

79.90

26.04

11.56

0.56

8.48

32.16

12.15

19.75

20.82

1.71

7.00

5.96

Parcel 3  
Lot 23

R = 4.25  
A = 73.00  
L = 5.41

8.48

21.56

7.97

1.50

37.77

10.46

0.67

Parcel 4  
Lot 24

26.14

39.33

26.14

39.33

Parcel 1  
Lot 21

26.14

39.33

131.0

Main Street

Bryant Street

NORTH

LOWER ELEVATION = 99  
UPPER ELEVATION = 188  
(EXCEPT AS SHOWN)

LE - - - - LOWER ELEVATION  
UE - - - - UPPER ELEVATION

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED

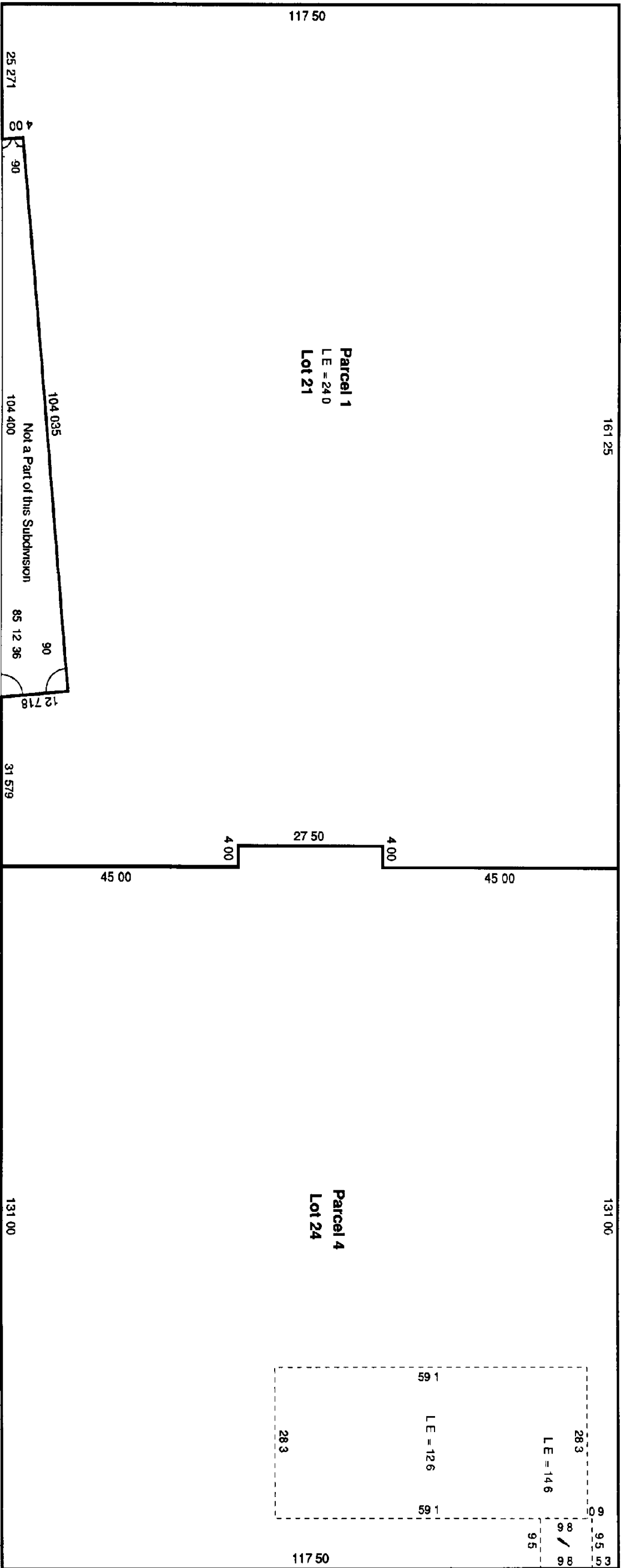
1 COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN THAT CERTAIN AGREEMENT RECORDED SEPTEMBER 4, 1934 IN BOOK 2688, PAGE 306, OFFICIAL RECORDS SUPPLEMENTAL AGREEMENT RECORDED JUNE 29, 1937 IN BOOK 3144, PAGE 323, OFFICIAL RECORDS UNRECORDED SUPPLEMENTAL AGREEMENT AS DISCLOSED BY DEED RECORDED AUGUST 19, 1985, IN BOOK D902, PAGE 768, OFFICIAL RECORDS THIRD AMENDMENT RECORDED OCTOBER 29 1992 IN BOOK F744, PAGE 407, OFFICIAL RECORDS

2 EXCEPTING THEREFROM ALL MINERALS, INCLUDING, WITHOUT LIMITING, THE GENERALITY THEREOF, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES AS WELL AS METALLIC OR OTHER SOLID MINERALS, AS RESERVED BY THE ATCHESON TOPEKA AND SANTA FE RAILWAY COMPANY, A DELAWARE CORPORATION, IN GRANT DEED, RECORDED AUGUST 19, 1985, IN BOOK D902, PAGE 768, INSTRUMENT NO D6862209 SAID RAILWAY COMPANY SHALL HAVE THE RIGHT TO GO DOWN THE SURFACE OF SAID LAND FOR THE PURPOSE OF DRILLING FOR, MINING, OR OTHERWISE REMOVING SAID MATERIALS

3 TERMS, CONDITIONS AND PROVISIONS AS SET FORTH IN A PARKING LICENSE AGREEMENT RECORDED DECEMBER 31, 1985, IN BOOK D994 PAGE 1083, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO AN AMENDMENT THERETO RECORDED JANUARY 30, 1987 IN BOOK E265 PAGE 1125, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO THESE AGREEMENTS, AMONG OTHER THINGS, PROVIDE FOR GRANT TO LICENSEE OF IRREVOCABLE PERPETUAL LICENSE TO PARK 79 DESIGNATED MOTOR VEHICLES IN THE FUTURE PARKING STRUCTURE ALONG WITH INGRESS AND EGRESS RIGHTS 60 PARKING SPACES ARE TO BE PROVIDED DURING CONSTRUCTION

BEING AN AIRSPACE SUBDIVISION OF LOTS 18 AND 19  
BEING A PORTION OF ASSessor'S BLOCK NO 3768  
ALSO BEING A PORTION OF 100 VARA BLOCK NO 328  
SAN FRANCISCO CALIFORNIA

MARTIN M RON ASSOCIATES, INC.  
LAND SURVEYORS  
501 SECOND STREET, SAN FRANCISCO, CALIFORNIA 94107  
JANUARY 1994 SCALE 1" = 16' SHEET 3 OF 5



NOTES CONTINUED

4 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED GRANT OF EASEMENT AND LICENSE AGREEMENT, RECORDED DECEMBER 15, 1988, IN BOOK E765, PAGE 440, OFFICIAL RECORDS, WHICH DOCUMENT, AMONG OTHER THINGS, PROVIDES FOR AN INGRESS AND EGRESS EASEMENT OVER SAID LAND SO AS TO PROVIDE ACCESS TO THE REAR OF THE STEAR PARCEL FOR PARKING PURPOSES, STEAR EASEMENT AREA, AND PROVIDES FOR AN IRREVOCABLE LICENSE TO PARK MOTOR VEHICLES ON SAID LAND TOGETHER WITH RIGHTS OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS IN THE EVENT SAID EASEMENT IS TERMINATED, AN AMENDMENT THERETO ENTITLED FIRST AMENDMENT TO GRANT OF EASEMENT AND LICENSE AGREEMENT, RECORDED OCTOBER 29, 1992, BOOK F744, PAGE 406, OFFICIAL RECORDS, SAID AMENDMENT AMONG OTHER THINGS PROVIDES FOR A NON-EXCLUSIVE EASEMENT TO CONSTRUCT AND MAINTAIN THE RAMP AND THE SATELLITE LOT ON THE NEW MAIN EASEMENT AREA AND FOR UNOBSERVED INGRESS AND EGRESS OVER THE NEW MAIN EASEMENT AREA TO PROVIDE ACCESS TO THE PARKING STRUCTURE FROM THE MAIN EASEMENT. SAID AMENDMENT ALSO GRANTS AN IRREVOCABLE LICENSE TO LOT 15 TO PARK 21 MOTOR VEHICLES IN NON-DESIGNATED SPACES, INCLUDING PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO THE SPACES. THE LICENSE SHALL AUTOMATICALLY COMMENCE UPON TERMINATION OF THE STEAR EASEMENT. SAID AMENDMENT ALSO PROVIDES FOR ENCROACHMENT EASEMENTS IF THE BUILDING ON LOT 15 ENCROACHES ONTO THE MAIN OR NEW MAIN EASEMENT AREA. THE AMENDMENT ALSO STATES THAT NO BUILDING ON LOT 15 SHALL BE CONSTRUCTED ANY HIGHER THAN THE BUILDING LOCATED ON LOT 15 ON THE DATE OF THE AGREEMENT LOCATING OR ATTACHING EQUIPMENT ON THE ROOF OF SAID BUILDING IS ALLOWED.

LEVEL THREE

LOWER ELEVATION = 18.8  
UPPER ELEVATION = 101.7  
(EXCEPT AS SHOWN)

- 5 TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED SAN FRANCISCO CITY PLANNING COMMISSION MOTION NO. 11818, RECORDED FEBRUARY 22, 1990, IN BOOK F67, PAGE 1133, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- 6 NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE AS CONTAINED IN THAT CERTAIN DOCUMENT RECORDED JANUARY 29, 1992, IN BOOK F552, PAGE 597 OF THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- 7 COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS AS PROVIDED IN THAT CERTAIN INSTRUMENT RECORDED OCTOBER 29, 1992, IN BOOK F744, PAGE 404, OFFICIAL RECORDS.
- 8 AN EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS, UTILITIES, ENCROACHMENT OF ACCESS RAMP, CONSTRUCTION AND DEVELOPMENT PURPOSES, ALL AS RECITED IN THAT CERTAIN DOCUMENT ENTITLED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED OCTOBER 29, 1992, BOOK F744, PAGE 404, OFFICIAL RECORDS.
- 9 AN EASEMENT FOR ENCROACHMENT OF AN INTERIOR PARKING RAMP AS RECITED IN THE CERTAIN AGREEMENT FOR AND DECLARATION OF ENCROACHMENT EASEMENT RECORDED OCTOBER 29, 1992, BOOK F744, PAGE 405, OFFICIAL RECORDS.

LEGEND

LE --- - LOWER ELEVATION  
UE - - - - - UPPER ELEVATION

NOTE

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED

Parcel Map of  
PORTSIDE SUBDIVISION

BEING AN AIRSPACE SUBDIVISION OF LOTS 18 AND 19  
BEING A PORTION OF ASSESSOR'S BLOCK NO. 3768  
ALSO BEING A PORTION OF 100 VARA BLOCK NO. 328  
SAN FRANCISCO CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

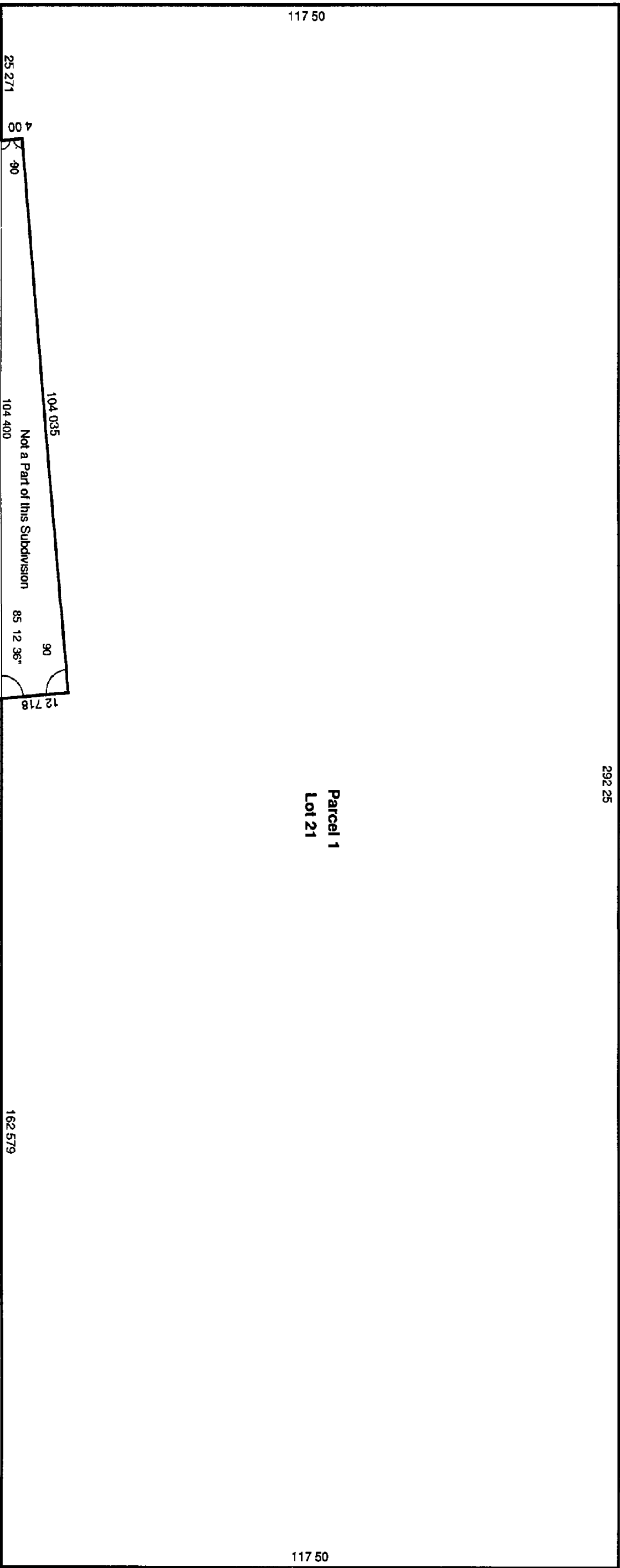
LAND SURVEYORS

501 SECOND STREET, SAN FRANCISCO, CALIFORNIA 94107

JANUARY 1994

SCALE 1" = 16'

SHEET 4 OF 5



Bryant Street

Main Street

### LEVEL FOUR

LOWER ELEVATION = 101.7  
UPPER ELEVATION = INFINITY

### LEGEND

LE - - - LOWER ELEVATION  
UE - - - UPPER ELEVATION

### NOTE

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED

## Parcel Map of PORTSIDE SUBDIVISION

BEING AN AIRSPACE SUBDIVISION OF LOTS 18 AND 19  
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LAND SURVEYORS  
501 SECOND STREET, SAN FRANCISCO, CALIFORNIA 94107  
JANUARY 1994 SCALE 1" = 16' SHEET 5 OF 5

3768

Lots 2 & 4 to 13 incl. merged into Lot 1. "1943."

100 VARA BLK. 328

REVISED 1986

" '92  
" '94  
" '95

