

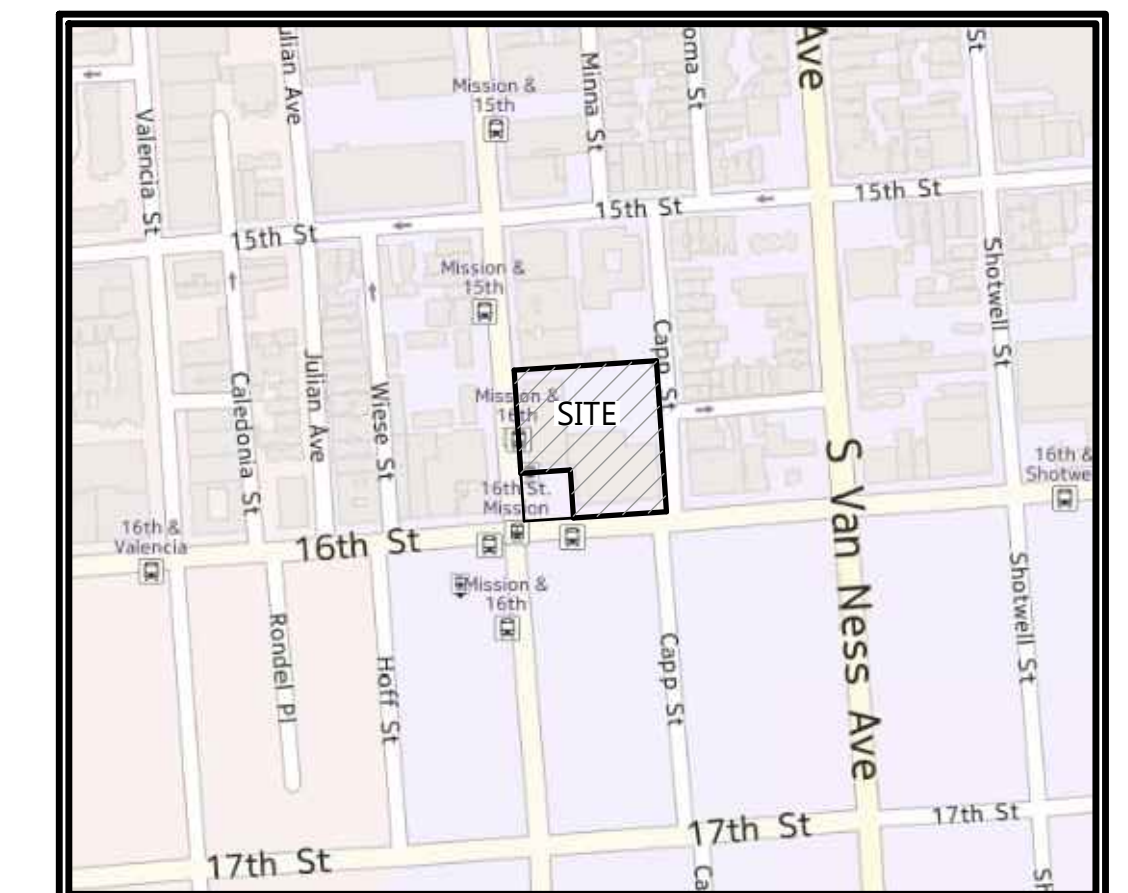
Date:	2020-08-20	No.	
Scale:	1"=20'		
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Approved:		ACM	
Job No.:	20120252		

# A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

OF THE LANDS OF:

## MAXIMUS-BP 1979 MISSION STREET LLC, A DELAWARE LIMITED LIABILITY COMPANY

AS DESCRIBED IN THE COMMITMENT PREPARED BY:  
OLD REPUBLIC NATIONAL COMMERCIAL TITLE SERVICES  
FILE NUMBER: CA253493  
DATED: JULY 30, 2020 AT 8:00 A.M.



VICINITY MAP  
(NOT TO SCALE)

**REFERENCED PRELIMINARY TITLE REPORT:**

TITLE COMPANY: OLD REPUBLIC NATIONAL COMMERCIAL TITLE SERVICES  
 ORDER NUMBER: CA253493  
 POLICY DATE: JULY 30, 2020 AT 8:00 A.M.  
 NATURE OF TITLE: FEE SIMPLE  
 TITLE VESTED IN: MAXIMUS-BP 1979 MISSION STREET LLC, A DELAWARE LIMITED LIABILITY COMPANY  
 PROPERTY ADDRESS: 1979 MISSION STREET, SAN FRANCISCO, CA  
 ASSESSOR'S PARCEL NO.: LOT 052, BLOCK 3553 (23-3553-052-01)  
 FLOOD ZONE: ZONE D (UNDETERMINED RISK AREA), COMMUNITY PANEL NO. 060298, UNMAPPED AREA PER FEDERAL EMERGENCY MANAGEMENT AGENCY.

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF SIXTEENTH STREET WITH THE EASTERLY LINE OF MISSION STREET, RUNNING THENCE EASTERLY ALONG SAID LINE OF SIXTEENTH STREET 245 FEET TO THE WESTERLY LINE OF CAPP STREET; THENCE AT A RIGHT ANGLE NORTHERLY ALONG SAID LINE OF CAPP STREET 260 FEET; THENCE AT A RIGHT ANGLE WESTERLY 245 FEET TO THE SAID EASTERLY LINE OF MISSION STREET; THENCE AT A RIGHT ANGLE SOUTHERLY ALONG SAID LINE OF MISSION STREET 260 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF MISSION BLOCK NO. 34.

EXCEPTING THEREFROM THE LANDS AS DESCRIBED IN THE DEED DATED OCTOBER 4, 1967, FROM HENRY INVESTMENT COMPANY, A CORPORATION, TO THE SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT, RECORDED NOVEMBER 13, 1967, SERIES NO. 26621, IN THE OFFICE OF THE RECORDER THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, IN BOOK B-192 OF OFFICIAL RECORDS, PAGE 540, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF SIXTEENTH STREET WITH THE EASTERLY LINE OF MISSION STREET; THENCE EASTERLY ALONG SAID LINE OF SIXTEENTH STREET 85.00 (84.99) FEET; THENCE LEAVING SAID LINE OF SIXTEENTH STREET, AT A RIGHT ANGLE NORTHERLY 75.00 (75.00) FEET; THENCE AT A RIGHT ANGLE WESTERLY 85.00 (84.99) FEET THE AFORESAID LINE OF MISSION STREET; THENCE AT A RIGHT ANGLE SOUTHERLY ALONG SAID EASTERLY LINE 75.00 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF MISSION BLOCK NO. 34.

**EXCEPTIONS TO COVERAGE:**

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.  
**NOT A SURVEY MATTER**
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.  
**NOT A SURVEY MATTER**
3. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, AND ANY OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.  
**NOT A SURVEY MATTER**
4. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.  
**NOT A SURVEY MATTER**
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.  
**NOT A SURVEY MATTER**
6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.  
**NOT A SURVEY MATTER**
7. GENERAL AND SPECIAL TAXES AND ASSESSMENTS AS HEREAFTER LISTED, IF ANY (ALL AMOUNTS SHOWN BEING EXCLUSIVE OF INTEREST, PENALTIES AND COSTS).  
**NOT A SURVEY MATTER**
8. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.  
**NOT A SURVEY MATTER**
9. THE LIEN OF BONDS AND ASSESSMENT LIENS, IF APPLICABLE, COLLECTED WITH THE GENERAL AND SPECIAL TAXES.  
**NOT A SURVEY MATTER**
10. THE LIEN OF SPECIAL TAX FOR THE FOLLOWING COMMUNITY FACILITIES DISTRICT, WHICH TAX IS COLLECTED WITH THE COUNTY TAXES.  
DISTRICT: SF UNIFIED SCHOOL DISTRICT  
**NOT A SURVEY MATTER**
11. WATER, GAS, OIL AND OTHER MINERAL RIGHTS ARE EXCEPTED.  
**NOT A SURVEY MATTER**
12. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING" RECORDED OCTOBER 20, 1988 AS DOCUMENT NO. 1988-261960 BOOK E707, PAGE 922 OF OFFICIAL RECORDS.  
**NOT PLOTTABLE**
13. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING" RECORDED NOVEMBER 10, 1994 AS DOCUMENT NO. 1994-710798, BOOK G256, PAGE 610 OF OFFICIAL RECORDS.  
**NOT PLOTTABLE**
14. THE LIEN OF ASSESSMENTS COSTS PURSUANT TO RESOLUTION NO. 168-17, REPORT OF ASSESSMENT COSTS - BLIGHTED PROPERTIES RECORDED MAY 25, 2017 AND RECORDED MAY 25, 2017 AS DOCUMENT NO. 2017-K456025.  
**NOT A SURVEY MATTER**

**ALTA SURVEY NOTES:**

1. THE **BOLDTYPE** COMMENTS ARE ADDED BY THE PROFESSIONAL LAND SURVEYOR.
2. ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
3. DIMENSIONAL TIES TO IMPROVEMENTS ARE 90° TO THE PROPERTY LINE(S) UNLESS OTHERWISE NOTED.
4. "IN" AND "OUT" AS SHOWN ON THIS SURVEY INDICATE THE DISTANCE INSIDE OR OUTSIDE OF THE SUBJECT PROPERTY, RESPECTIVELY.
5. CONTOURS SHOWN ARE AT A CONTOUR INTERVAL OF 0.5'.
6. THE DATE OF THE FIELD SURVEY IS AS FOLLOWS: DECEMBER 17-20, 2012 AND AUGUST 19, 2020.
7. THE PROPERTY HAS DIRECT VEHICULAR ACCESS TO MISSION ST, CAPP ST AND SEVENTEENTH ST, A PUBLICLY DEDICATED RIGHT OF WAY.
8. IN REFERENCE TO ITEM 2 OF TABLE "A", THE ADDRESS OF THE SUBJECT PROPERTY IS AS STATED ON THIS SHEET.
9. IN REFERENCE TO ITEM 3 OF TABLE "A", SEE NOTE ON THIS SHEET.
10. IN REFERENCE TO ITEM 4 OF TABLE "A", THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS AS SHOWN ON SHEET 2.
11. IN REFERENCE TO ITEM 6(A) OF TABLE "A",
12. IN REFERENCE TO ITEMS 7(A) AND 7(B)(1) AND 7(C) OF TABLE "A", AS SHOWN ON SHEET 2.
13. IN REFERENCE TO ITEM 8 OF TABLE "A", AS SHOWN ON SHEET 2.
14. IN REFERENCE TO ITEM 9 OF TABLE "A", THERE ARE 56 REGULAR PARKING STALLS AND 2 HANDICAP PARKING STALLS.
15. IN REFERENCE TO ITEM 11 OF TABLE "A", SEE THE **UTILITY NOTE**, BELOW.
16. IN REFERENCE TO ITEM 13 OF TABLE "A", AS SHOWN ON SHEET 2.
17. IN REFERENCE TO ITEM 14 OF TABLE "A", AS SHOWN ON SHEET 2.
18. IN REFERENCE TO ITEM 15 OF TABLE "A", A GOOGLE IMAGE HAS BEEN PLACED IN THE BACKGROUND FOR CONTEXT. THE PHOTO DATE IS 03/26/2018. THE PHOTO ACCURACY IS UNKNOWN AND THE PHOTO IS PLACED BASED ON A BEST FIT SCENARIO. BUILDINGS IN THE PHOTO MAY BE SKEWED.
19. IN REFERENCE TO ITEM 16 OF TABLE "A", THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK AND/ OR BUILDING CONSTRUCTION OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
20. IN REFERENCE TO ITEM 17 OF TABLE "A", THERE ARE NO KNOWN CHANGES TO STREET RIGHT OF WAY LINES.
21. IN REFERENCE TO ITEM 19 OF TABLE "A", NO PLOTTABLE APPURTENANT EASEMENTS WERE DISCLOSED BY THE TITLE REPORT OR DISCOVERED BY THE SURVEYOR AS PART OF THIS SURVEY.

**UTILITY NOTE:**

THE UTILITIES SHOWN ON THIS SURVEY ARE FROM SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY ADDITIONAL UTILITIES OTHER THAN AS SHOWN ON THIS SURVEY.

**BASIS OF SURVEY:**

BLOCK LINES OF BLOCK 3553 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE IDENTIFIED AS BASIS OF SURVEY LINE. RELATIONSHIPS BETWEEN MONUMENT LINES AND THE BLOCK LINES OF BLOCK 3553 WERE ESTABLISHED IN CONFORMANCE WITH COMPELLING EVIDENCE OF OCCUPATION AND FIELD SURVEY DATA SUCH AS "L" CUTS, BUILDING STRUCTURES, FENCES, RETAINING WALLS AND OFFICIAL CONCRETE SIDEWALKS AND CURBS, ALONG WITH THE MAP AND DEED REFERENCES AS LISTED HEREON.

**BENCHMARK STATEMENT:**

ALL ELEVATIONS SHOWN HEREON ARE BASED UPON THE CITY AND COUNTY OF SAN FRANCISCO DATUM. MORE SPECIFICALLY A FOUND LETTER "O" IN "OPEN" ON TOP OF HPFS HYDRANT HAVING AN ELEVATION OF 21.127 FEET, AT THE NE CORNER OF 15TH AND MISSION STREETS.

**SURVEYORS STATEMENT:**

TO: OLD REPUBLIC NATIONAL COMMERCIAL TITLE SERVICES  
FROM: MAXIMUS-BP 1979 MISSION STREET LLC, A DELAWARE LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR A.L.T.A./N.S.P.S. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY A.L.T.A. AND N.S.P.S., AND INCLUDES OPTIONAL ITEMS 2, 3, 4, 6A, 7A, 7B, 7C, 8, 9, 11 (SURFACE VISIBLE ONLY), 13, 14, 15, 16, 17, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 19, 2020.

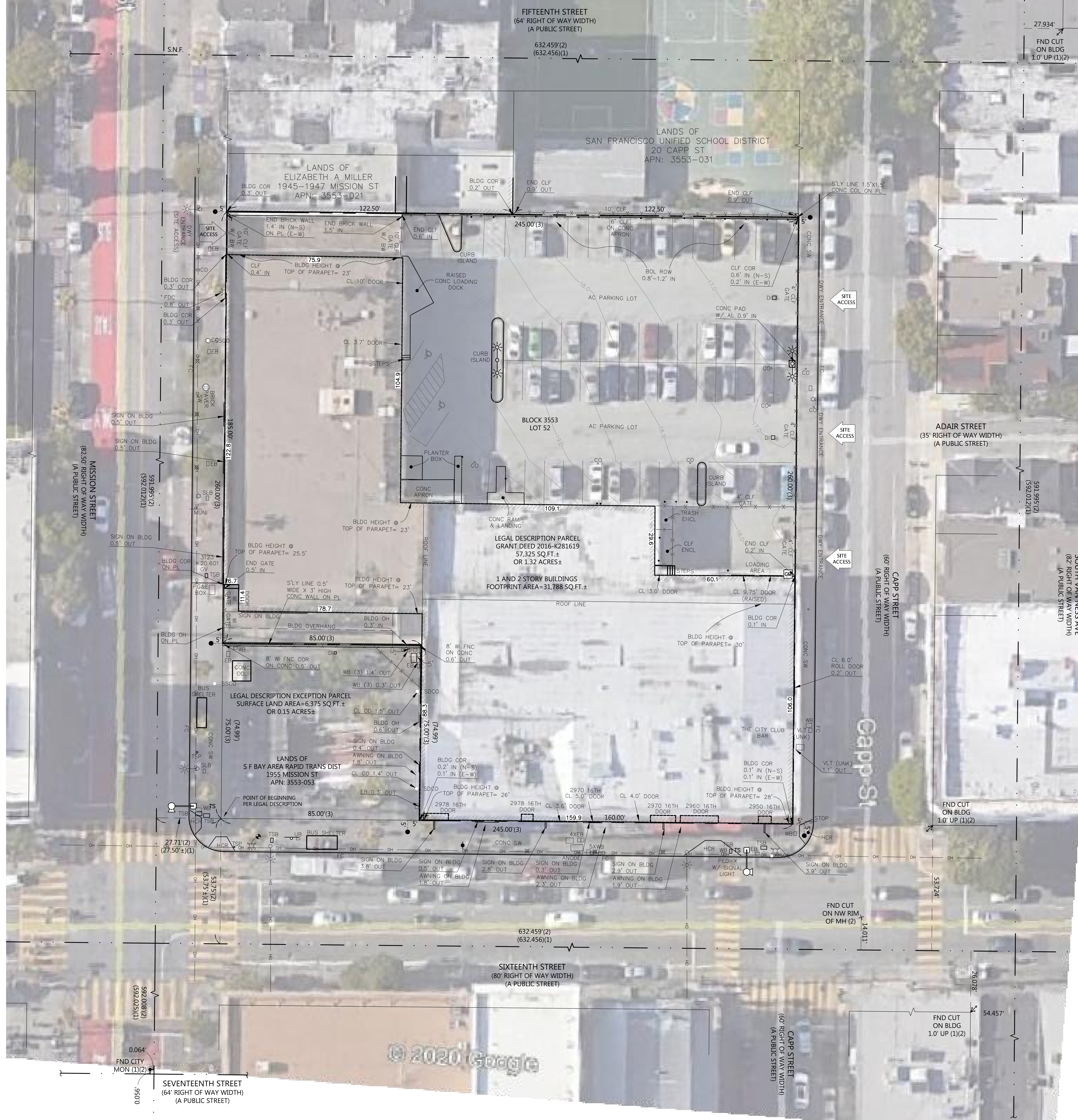


DAVID C. JUNGMMANN, P.L.S. 9267

08/21/2020  
DATE



Revisions	
No.	Date



- ABBREVIATIONS:**
- AL AREA LIGHT
  - AC ASPHALTIC CONCRETE
  - APN ASSESSORS PARCEL NUMBER
  - BLDG BUILDING
  - BLDG COR BUILDING CORNER
  - BOL BOLLARD
  - BW BARBED WIRE
  - CL CENTERLINE
  - CLF CHAIN LINK FENCE
  - CO CLEANOUT
  - COL COLUMN
  - CONC CONCRETE
  - COR CORNER
  - DI DROP INLET
  - DWY DRIVEWAY
  - E-W EAST - WEST
  - EB ELECTRIC BOX
  - ENCL ENCLOSURE
  - EV ELECTRIC VAULT
  - FC FACE OF CURB
  - FNC FENCE
  - FDC FIRE DEPARTMENT CONNECTION
  - FND FOUND
  - HCR HANDICAP RAMP
  - MH MANHOLE
  - MON MONUMENT
  - N-S NORTH - SOUTH
  - NW NORTHWEST
  - OH OVERHANG
  - PL PROPERTY LINE
  - S.N.F. SEARCHED NOT FOUND
  - SW SIDEWALK
  - S'LY SOUTHERLY
  - TC TITLE COMMITMENT# NCS-577562-SF
  - TSB TRAFFIC SIGNAL BOX
  - TSP TRAFFIC SIGNAL POLE
  - UB UNKNOWN UTILITY BOX
  - VAULT VAULT
  - WB WATER BOX
  - WI WROUGHT IRON
  - (123.4) BUILDING EXTERIOR DIMENSIONS

- RECORD REFERENCES:**
- (1) RECORD PER BOOK 98 CONDOMINIUM MAPS PAGES 193-195
  - (2) RECORD PER MONUMENT MAP NO. 261
  - (3) RECORD PER GRANT DEED DOCUMENT NUMBER 1998-G346480-00

- LEGEND:**
- AREA LIGHT 2 ARMS
  - BENCHMARK
  - BOLLARD
  - BREAKLINE
  - FIRE DEPARTMENT CONNECTION
  - FIRE HYDRANT
  - FOUND MONUMENT AS NOTED
  - GAS METER
  - JOINT POLE
  - PARKING METER
  - FOUND LEAD PLUG & TACK W/ TAG "LS 7616"
  - SIGN
  - STREET LIGHT
  - STREET LIGHT W/ ARM
  - BUILDING LINE
  - CITY MONUMENT LINE
  - EXISTING OVERHEAD WIRES
  - FENCE AS NOTED
  - PROPERTY LINE
  - ADJACENT LOT LINE
  - TIC MARK ON BUILDING PER RECORD REFERENCES