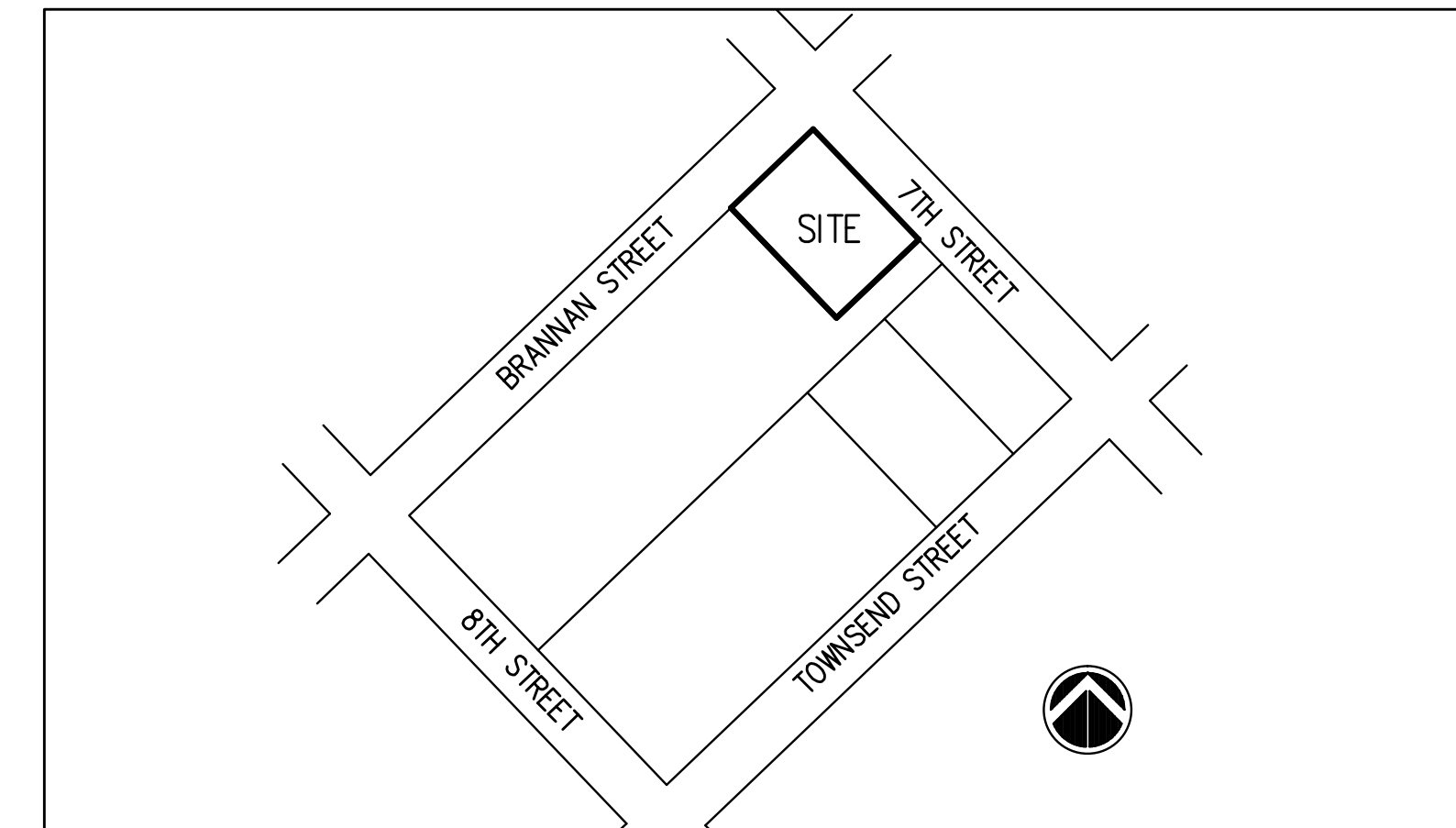


A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

OF THE LANDS OF:

THE CITY AND COUNTY OF SAN FRANCISCO

AS DESCRIBED IN THE PROFORMA POLICY OF TITLE INSURANCE PREPARED BY:
FIRST AMERICAN TITLE INSURANCE COMPANY
POLICY NUMBER: NCS 859742-1



VICINITY MAP
NOT TO SCALE

REFERENCED PROFORMA POLICY OF TITLE INSURANCE:

TITLE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY
30 NORTH LASALLE STREET, SUITE 2700, CHICAGO, IL 60602
POLICY NO: NCS-859742-1
NATURE OF TITLE: FEE SIMPLE
TITLE VESTED IN: CITY AND COUNTY OF SAN FRANCISCO, A MUNICIPAL CORPORATION

LEGAL DESCRIPTION (TAKEN FROM PROFORMA):

REAL PROPERTY IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOT 1, AS SHOWN UPON THAT CERTAIN CONDOMINIUM MAPS ENTITLED, "FINAL MAP NO. 8721", WHICH MAP WAS FILED FOR RECORD ON JUNE 22, 2017 IN BOOK 132 OF CONDOMINIUM MAPS AT PAGES 56 THROUGH 61, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.
EXCEPTING THEREFROM: ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET OF SAID REAL PROPERTY, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM THE WESTERN PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION, RECORDED DECEMBER 28, 1979, IN BOOK C920 PAGE 365, OFFICIAL RECORDS.
APN: Lot 001, Block 3783 (portion) New APN: Lot 010, Block 3783 (not yet assessed)

BASIS OF SURVEY:

THE MONUMENT LINE ALONG BRANNAN STREET AS SHOWN UPON MONUMENT MAP NO 286 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

ALTA SURVEY NOTES:

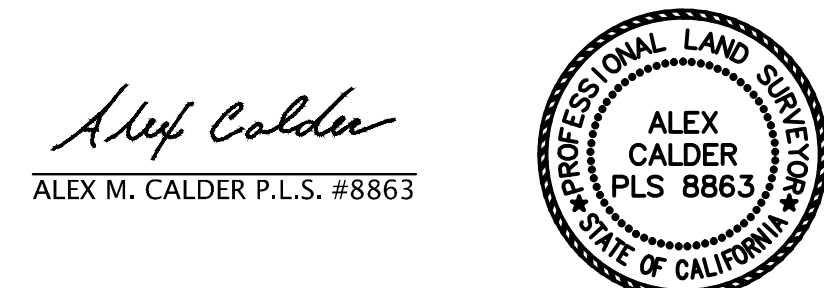
- THE BOLD TYPE COMMENTS ARE ADDED BY THE PROFESSIONAL LAND SURVEYOR.
- ALL DISTANCES AND DIMENSIONS ARE IN FEET, AND DECIMALS THEREOF.
- DIMENSIONAL TIES TO IMPROVEMENTS ARE 90° OR RADially TO THE PROPERTY LINES UNLESS NOTED.
- THE DATES OF THE FIELD SURVEY WERE SEPTEMBER 18 AND 19 AND OCTOBER 4, 2017.
- DIRECT ACCESS IS FROM BRANNAN STREET AND 7TH STREET, DEDICATED PUBLIC ROADS.
- BUILDINGS: 0
- WITH RESPECT TO TABLE A ITEM 1, MONUMENTS SET AS SHOWN HEREON.
- WITH RESPECT TO TABLE A ITEM 2, ADDRESS OF THE SURVEYED PROPERTY IS 801 BRANNAN STREET, SAN FRANCISCO, CA, 94103.
- WITH RESPECT TO TABLE A ITEM 3, THE FEDERAL EMERGENCY MANAGEMENT AGENCY HAS NOT IDENTIFIED ANY SPECIAL FLOOD HAZARD AREAS WITHIN THE CITY OF SAN FRANCISCO, CALIFORNIA. THE CITY DOES NOT PARTICIPATE IN THE NATIONAL FLOOD INSURANCE PROGRAM.
- WITH RESPECT TO TABLE A ITEM 4, GROSS LAND AREA IS 37,800 SQUARE FEET, SHOWN HEREON.
- WITH RESPECT TO TABLE A ITEM 7(A), THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.
- WITH RESPECT TO TABLE A ITEM 7(B)(1), THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.
- WITH RESPECT TO TABLE A ITEM 7(C), THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.
- WITH RESPECT TO TABLE A ITEM 8, SUBSTANTIAL FEATURES ARE SHOWN HEREON.
- WITH RESPECT TO TABLE A ITEM 9, PARKING SPACES ARE DELINEATED AND SHOWN HEREON AND COMPILED IN THE FOLLOWING TABLE:

REGULAR SPACES:	31
HANDICAP SPACES:	1
ELECTRIC VEHICLE SPACES:	0
OTHER SPACES:	0
TOTAL SPACES:	32
- WITH RESPECT TO TABLE A ITEM 13, NAMES OF ADJOINING OWNERS, ARE SHOWN HEREON.
- WITH RESPECT TO TABLE A ITEM 14, THE DISTANCE TO THE NEAREST POINT OF THE NEAREST STREET INTERSECTION IS SHOWN HEREON.
- WITH RESPECT TO TABLE A ITEM 16, EVIDENCE OF RECENT CONSTRUCTION WAS NOTED DURING FIELD WORK AND IS SHOWN HEREON.

SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY TO:
THE CITY AND COUNTY OF SAN FRANCISCO, A MUNICIPAL CORPORATION; AND FIRST AMERICAN TITLE INSURANCE 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 ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b1, 7c, 8, 9, 13, 14, AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 4, 2017.



MAY 25, 2018
DATED

REVISION # 2 -05/25/2018

SCHEDULE B SECTION TWO ITEMS - EXCEPTIONS TO COVERAGE:

SCHEDULE "B" ITEMS ARE TAKEN FROM THE TITLE INSURANCE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY; 30 NORTH LASALLE STREET, SUITE 2700, CHICAGO, IL 60602 UNDER THE PROFORMA POLICY No. NCS 859742-1 FOR THE PROPERTY AT 600 7TH STREET, SAN FRANCISCO, CA.

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE, AND THE COMPANY WILL NOT PAY COSTS, ATTORNEYS' FEES, OR EXPENSES THAT ARISE BY REASON OF:

- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2018-2019, A LIEN NOT YET DUE OR PAYABLE.
NOT SURVEY RELATED, NOT PLOTTED
- THE LIEN OF SPECIAL TAX ASSESSED PURSUANT TO CHAPTER 2.5 COMMENCING WITH SECTION 53311 OF THE CALIFORNIA GOVERNMENT CODE FOR COMMUNITY FACILITIES DISTRICT NO. 90-1 OF THE SAN FRANCISCO UNIFIED SCHOOL DISTRICT, AS DISCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED JULY 05, 1990 AS INSTRUMENT NO. E573343 IN BOOK/ REEL F0160, PAGE/IMAGE 1044 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JULY 11, 1990 AS INSTRUMENT NO. E579471 IN BOOK/ REEL F0165, PAGE/IMAGE 1 OF OFFICIAL RECORDS.
NOT SURVEY RELATED, NOT PLOTTED
- THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
NOT SURVEY RELATED, NOT PLOTTED
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE" RECORDED FEBRUARY 14, 1989 AS BOOK E807, PAGE 1318 OF OFFICIAL RECORDS.
NOT SURVEY RELATED, NOT PLOTTED
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT IMPOSING RESTRICTIONS" RECORDED JANUARY 31, 2008 AS INSTRUMENT NO. 2008-1530188, IN BOOK J568, PAGE 488 OF OFFICIAL RECORDS.
NOT SURVEY RELATED, NOT PLOTTED
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE" RECORDED FEBRUARY 21, 2013 AS INSTRUMENT NO. 2013-3605670-00, IN REEL K838, IMAGE 0568 OF OFFICIAL RECORDS.
NOT SURVEY RELATED, NOT PLOTTED
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED OCTOBER 24, 2013 AS INSTRUMENT NO. 2013-3775447-00, IN REEL L010, IMAGE 0438 OF OFFICIAL RECORDS.
NOT SURVEY RELATED, NOT PLOTTED
- THE EFFECT OF ANY DOCUMENTS RECORDED DURING THE PERIOD OF NOVEMBER 25, 2013 THROUGH DECEMBER 2, 2013 DUE TO INCOMPLETE INDEXING BY THE COUNTY RECORDER.
NOT SURVEY RELATED, NOT PLOTTED
- THIS ITEM HAS BEEN INTENTIONALLY DELETED.
NOT SURVEY RELATED, NOT PLOTTED
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PERMANENT POST-CONSTRUCTION STORMWATER CONTROLS MAINTENANCE AGREEMENT" RECORDED SEPTEMBER 02, 2016 AS INSTRUMENT NO. 2016-K324453-00 OF OFFICIAL RECORDS.
NOT SURVEY RELATED, NOT PLOTTED
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF USE" RECORDED JANUARY 11, 2017 AS INSTRUMENT NO. 2017-K393927-00 OF OFFICIAL RECORDS.
NOT SURVEY RELATED, NOT PLOTTED

BOUNDARY NOTE:

THE BOUNDARY OF THE SUBJECT PROPERTY WAS DETERMINED USING THAT CERTAIN FINAL MAP ON RECORD IN THE OFFICE OF THE SAN FRANCISCO CITY AND COUNTY SURVEYOR IN BOOK 132 OF MAPS AT PAGES 56 THROUGH 61; SAID SURVEY WAS PERFORMED BY THE UNDERSIGNED SURVEYOR.

FOR PARTICULARS ON RETRACING THE SUBJECT BLOCK BOUNDARY SEE SAID FINAL MAP.

SCHEDULE B SECTION TWO ITEMS - EXCEPTIONS TO COVERAGE:

12. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF USE" RECORDED JANUARY 11, 2017 AS INSTRUMENT NO. 2017-K393931-00 OF OFFICIAL RECORDS.
NOT SURVEY RELATED, NOT PLOTTED

13. TERMS, CONDITIONS AND PROVISIONS AS DISCLOSED BY THE NOTICE OF AFFORDABILITY RESTRICTIONS ON TRANSFER OF PROPERTY EXECUTED BY CITY AND COUNTY OF SAN FRANCISCO, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, ACTING BY AND THROUGH ITS PLANNING DEPARTMENT, AND ARCHSTONE CONCOURSE LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED FEBRUARY 28, 2017, RECORDED MARCH 08, 2017 AS INSTRUMENT NUMBER 2017-K418486-00 IN THE OFFICE OF THE COUNTY RECORDER NO INSURANCE WILL BE GIVEN TO EITHER THE CONTEMPLATED TRANSACTION OR TO ANY RESALE OR REFINANCE IN THE FUTURE UNTIL SATISFACTORY EVIDENCE OF COMPLIANCE WITH THE PROVISIONS OF SAID COVENANT OR AGREEMENT, IN THE FORM OF WRITTEN AND SPECIFIC CERTIFICATION OF COMPLIANCE, HAS BEEN FURNISHED TO THE COMPANY.
NOT SURVEY RELATED, NOT PLOTTED

14. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
NOT SURVEY RELATED, NOT PLOTTED

15. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
NOT SURVEY RELATED, NOT PLOTTED

16. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
NOT SURVEY RELATED, NOT PLOTTED

17. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
NOT SURVEY RELATED, NOT PLOTTED

18. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
NOT SURVEY RELATED, NOT PLOTTED

19. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
NOT SURVEY RELATED, NOT PLOTTED

20. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
NOT SURVEY RELATED, NOT PLOTTED

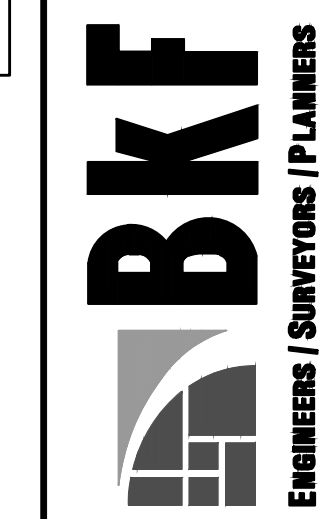
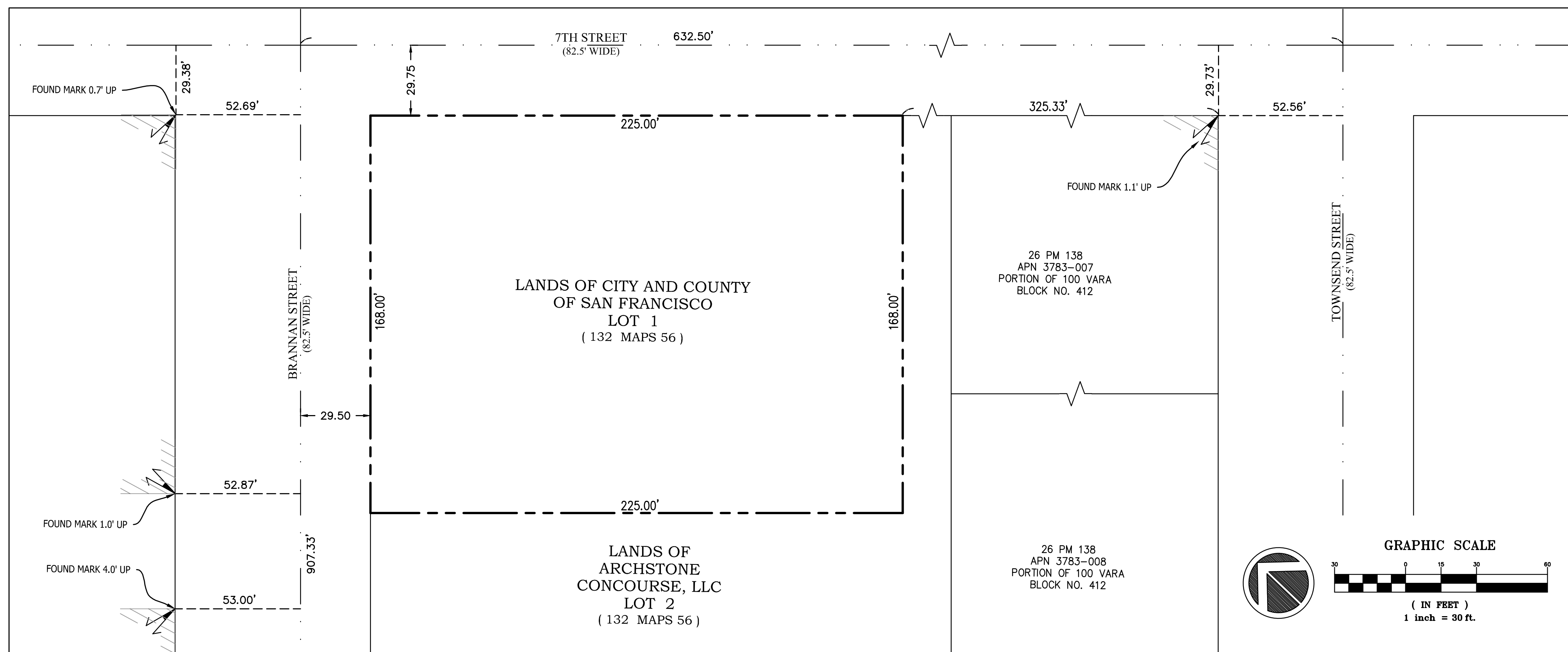
21. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
NOT SURVEY RELATED, NOT PLOTTED

NOTICE: THIS IS A PRO-FORMA POLICY FURNISHED TO OR ON BEHALF OF THE PARTY TO BE INSURED. IT NEITHER REFLECTS THE PRESENT STATUS OF TITLE, NOR IS IT INTENDED TO BE A COMMITMENT TO INSURE. THE INCLUSION OF ENDORSEMENTS AS PART OF THE PRO-FORMA POLICY IN NO WAY EVIDENCES THE WILLINGNESS OF THE COMPANY TO PROVIDE ANY AFFIRMATIVE COVERAGE SHOWN THEREIN.

THERE ARE REQUIREMENTS WHICH MUST BE MET BEFORE A FINAL POLICY CAN BE ISSUED IN THE SAME FORM AS THIS PRO-FORMA POLICY. A COMMITMENT TO INSURE SETTING FORTH THESE REQUIREMENTS SHOULD BE OBTAINED FROM THE COMPANY.

END OF SCHEDULE B ITEMS

BOUNDARY DETAIL



255 SHORELINE DR
SUITE 200
REDWOOD CITY, CA 94065
650-482-6300
650-482-6399 (FAX)

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY
OF THE LANDS OF
THE CITY AND COUNTY OF SAN FRANCISCO

CITY AND COUNTY OF SAN FRANCISCO

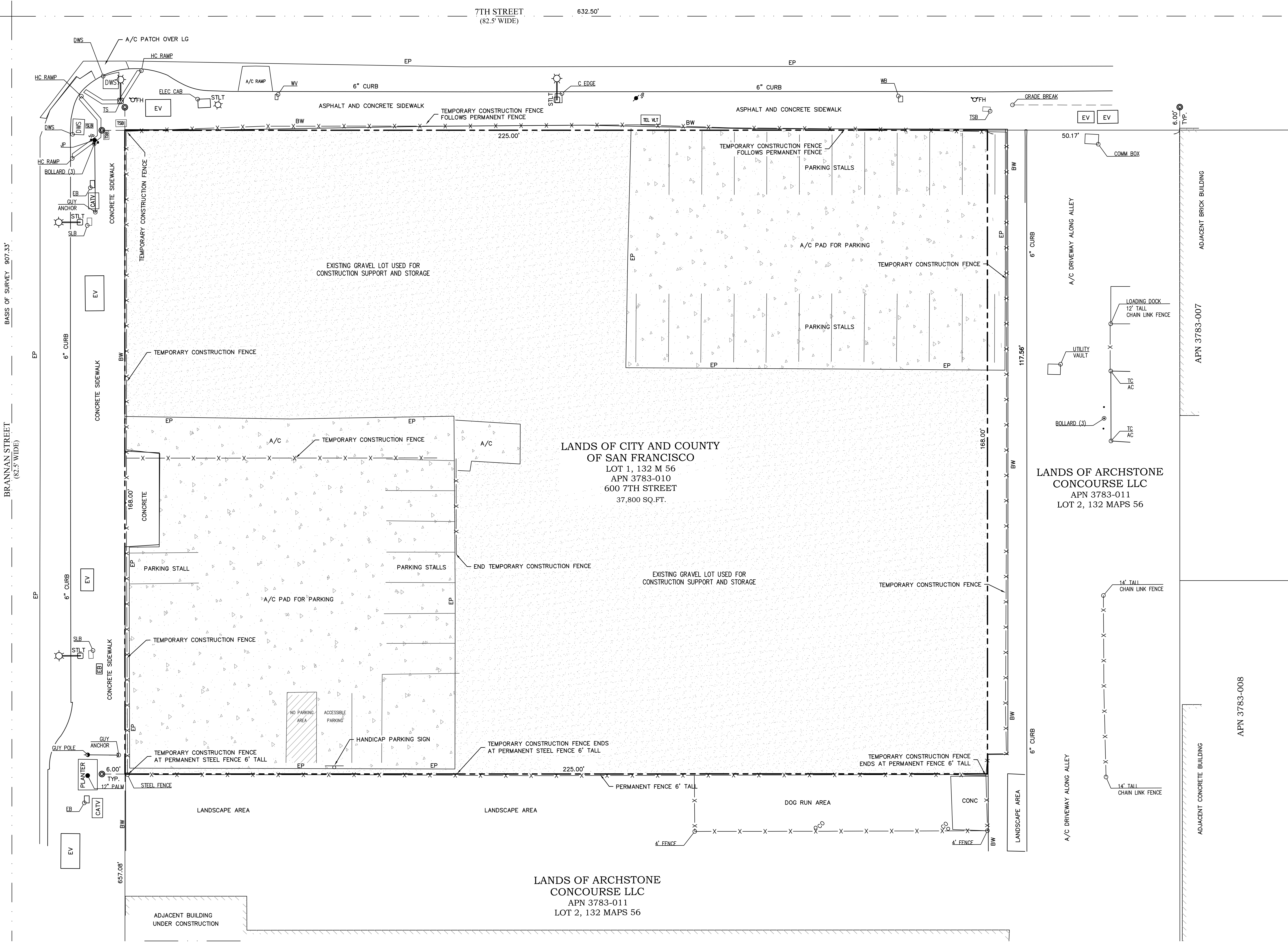
No.	Revisions
1	ESMT REMOVED, AS QUITCLAIMED
2	UPDATED PROFORMA SUPPLIED

Date: 03/02/2018
Scale: N/A
Drawn: A/D
Approved: RNC
Job No: 201802180

LTS
1 OF 2

ABBREVIATIONS

- AC ACRES
- A/C ASPHALTIC CONCRETE
- APN ASSESSORS PARCEL NUMBER
- ASV AUTO SPRINKLER VALVE
- BA BUILDING AREA
- BFP BACK-FLOW PREVENTER
- BLDG BUILDING
- BO BALCONY OVERHANG
- BW BACK OF WALK
- CATV CABLE TELEVISION BOX
- CB CATCH BASIN
- CL CENTERLINE
- CLDR CENTERLINE DOOR
- CO CLEANOUT
- COMM COMMUNICATIONS VAULT
- CONC CONCRETE
- COR CORNER
- CPP CORRUGATED PLASTIC PIPE
- D STORM DRAIN MANHOLE
- DI DIAMETER
- DIAM DIAMETER
- DWY DRIVEWAY
- DWS DETECTABLE WARNING SURFACE
- DY DOUBLE YELLOW LINE
- EB ELECTRIC BOX
- EG EXISTING GRADE
- ELEC CAB ELECTRIC CABINET
- ELEV ELEVATION
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- EV ELECTRIC VAULT
- FD FOUND
- FDC FIRE DEPARTMENT CONNECTION
- FF FINISHED FLOOR
- FI FIRE HYDRANT
- FL FLOWLINE
- FNC FENCE
- FOB FIBER OPTIC BOX
- GM GAS METER
- GR GRATE
- GRD GROUND
- GV GAS VALVE
- INV INVERT
- LG LIP OF GUTTER
- PIV POST INDICATOR VALVE
- O.R. OFFICIAL RECORDS
- SD STORM DRAIN
- SDMH STORM DRAIN MANHOLE
- SF SQUARE FEET
- SLB STREET LIGHT BOX
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEAN OUT
- SSMH SANITARY SEWER MANHOLE
- STLT STREET LIGHT
- STR STAIR
- TBRC TOP BACK ROLL CURB
- TC TOP OF CURB
- TEL TELEPHONE
- TOP TOP OF SLOPE
- TMH TELEPHONE MANHOLE
- TRANS TRANSFORMER
- TS TRAFFIC SIGNAL
- TSB TRAFFIC SIGNAL BOX
- UB UNDERGROUND BOX
- UNK UNKNOWN
- UTL UTILITY
- VG VALLEY GUTTER
- VLT VAULT
- WB WATER BOX
- WM WATER METER
- W-T WALL TOP
- WV WATER VALVE
- YL YELLOW LINE



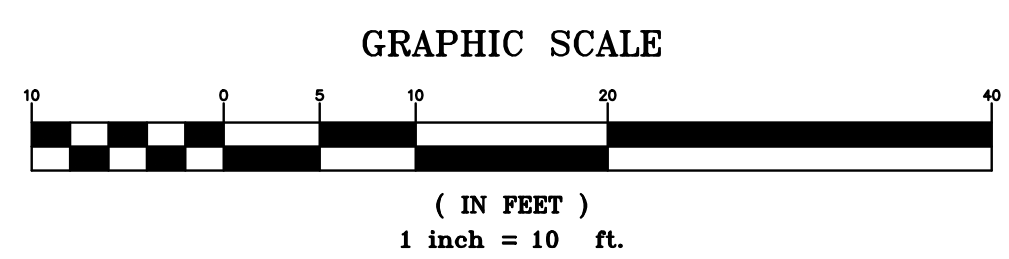
LANDS OF CITY AND COUNTY OF SAN FRANCISCO
 LOT 1, 132 M 56
 APN 3783-010
 600 7TH STREET
 37,800 SQ. FT.

LANDS OF ARCHSTONE CONCOURSE LLC
 APN 3783-011
 LOT 2, 132 MAPS 56

LANDS OF ARCHSTONE CONCOURSE LLC
 APN 3783-011
 LOT 2, 132 MAPS 56

LEGEND

- SUBJECT BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SD STORM DRAIN LINE
- SS SANITARY SEWER LINE
- GRADE BREAK
- MONUMENT LINE
- X-X- FENCE LINE
- BUILDING LINE
- WV WATER VALVE
- STREET LIGHT
- BOLLARD
- CLEAN OUT
- GUY ANCHOR
- SET BRASS TAG AND NAIL "LS 8863" MONUMENT SET IN SIDEWALK PER 132 MAPS 56, 6.00' FROM PROPERTY LINE



255 SHORELINE DR
 SUITE 200
 REDWOOD CITY, CA 94065
 650-482-6300
 650-482-6399 (FAX)



STATE OF CALIFORNIA

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY
 OF THE LANDS OF
 THE CITY AND COUNTY OF SAN FRANCISCO

CITY AND COUNTY OF SAN FRANCISCO

No.	Revisions
1	ESMT REMOVED, AS QUITCLAIMED

Date: 03/02/2018
 Scale: 1"=10'
 Design: AJP
 Approved: RMC
 Job No.: 201702250