

The Ritz-Carlton Club, San Francisco

LEGAL DESCRIPTION
THE RITZ-CARLTON CLUB, SAN FRANCISCO

Real property in the City of San Francisco, County of San Francisco, State of California, described as follows:

Parcel I:

Condominium Units 301 through 305, inclusive, 401 through 405, inclusive, 601 through 605, inclusive, 801 through 804, inclusive, 901 through 905, inclusive, 1001 through 1004, inclusive and 1201 and 1202, as shown upon the Condominium Plan entitled, "690 Market Street, San Francisco, California," which was recorded on June 15, 2006 as Document No. 2006-I194387-00 in Book/Reel J162 at Page/Image 0415, as amended by that certain First Amendment to Master Declaration and Amendment to Condominium Plan recorded on July 11, 2007 as Document No. 2007-I415538-00 in Book/Reel J430, Page/Image 0047, in the Office of the Recorder of the City and County of San Francisco, State of California (referred to herein as "The Plan"), being a subdivision of the land as shown on that certain map recorded on May 12, 2006 in Map Book 94 at Pages 137 through 139, inclusive (referred to herein as "Map"), and as further defined in the Master Declaration of Covenants, Conditions and Restrictions recorded on June 15, 2006 as Document No. 2006-I194387-00 in Book/Reel J162, Page/Image 0415 as amended by that certain First Amendment to Master Declaration and Amendment to Condominium Plan recorded on July 11, 2007 as Document No. 2007-I415538-00 in Book/Reel J430, Page/Image 0047 (referred to herein as "The Master Declaration") and in the Declaration of Covenants, Conditions and Restrictions of 690 Market Residence Condominiums recorded on June 15, 2006 as Document No. 2006-I194388-00 in Book/Reel J162 at Page/Image 0416 and the Declaration of Annexation recorded July 11, 2007 as Document No. 2007-I415541-00 in Book/Reel J430, Page/Image 0050, Official Records of the City and County of San Francisco, State of California (referred to herein as "The Declaration").

Excepting therefrom, any portion of the common area lying within said unit.

Reserving therefrom:

(A) Easements through said Unit, appurtenant to the common area and all other Units, for support and repair of the common area and all other Units.

(B) Easements, appurtenant to the common area for encroachment upon the air space of the Unit by those portions of the common area located within the Unit.

Parcel II:

An undivided interest in and to the common area as shown and defined on the plan, reserving therefrom the following:

(A) Nonexclusive easements appurtenant to all units for ingress and egress, support, repair and maintenance; and

(B) Exclusive easements as designated on the plan and reserved by Grantor to units for use as designated in the Master Declaration and in the Club Declaration.

Parcel III:

Nonexclusive easement appurtenant to Parcel I above for support, repair and maintenance, and

for ingress and egress through the common area in accordance with California Civil Code Section 1361(a).

Parcel IV:

Encroachment easements appurtenant to the Unit in accordance with the provisions of the Master Declaration and in the Club Declaration.

Parcel V:

An easement for the encroachment of a foundation, as created by an agreement dated January 2, 1909 between M.H. DeYoung and John F. Ortmann, et al, recorded January 25, 1909 in Book 15 of Covenants, at Page 150 and as confirmed, continued and redefined under that certain easement created in the Easement Agreement dated September 25, 1984 between Multi Asian Properties, a Singapore partnership and Grosvenor Kearny Associates, a California limited partnership which Easement Agreement supersedes that Agreement dated January 02, 1909, hereinabove described, and was recorded September 27, 1984 under Recorder's Series No. D551509, Official Records of the City and County of San Francisco, California.

Parcel VI:

An easement for air and light, as created by an agreement dated March 22, 2005 and recorded on March 30, 2005 as Document No. 2005-H929919-00 in Book/Reel I857, Page/Image 0679 and as amended by document recorded June 07, 2004 as Document No. 2005-H967473-00 in Book/Reel I905, Page/Image 0740 of Official Records of the City and County of San Francisco, California.

(RE: 660 Market)

Parcel VII:

An easement for air and light, as created by an agreement recorded on March 30, 2005 as Document No. 2005-H929920-00 in Book/Reel I857, Page/Image 0680 of Official Records of the City and County of San Francisco, California.

(RE: 88 Kearny)

Parcel VIII:

Easements for (a) vehicular ingress and egress, (b) parking, (c) maintenance and (d) construction, all as created by that certain access and use agreement dated December 23, 2004 and recorded on March 30, 2005 as Document No. 2005-H929921-00 in Book/Reel I857, Page/Image 0681, Official Records of the City and County of San Francisco, California.

(RE: 88 Kearny)

Parcel IX:

Easements appurtenant to Parcel I and II above for parking, storage, ingress, egress and incidental purposes as described and granted by that certain Amended and Restated Parking and Access Easement Agreement recorded August 14, 2007 as Document No. 2007-I435779-00 in Book/Reel J454, Page/Image 0191 of Official Records of the City and County of San Francisco, California.

(RE: 660 Market)

Parcel X:

Easements appurtenant to Parcel I and II above for the use of the Fitness Center and Spa Facility, ingress, egress and incidental purposes thereto as described and granted by that certain Fitness Center Easement Agreement recorded August 14, 2007 as Document No. 2007-I435780-00 in Book/Reel J454, Page/Image 0192 Official Records of the City and County of San Francisco, California.

(RE: 660 Market)

There is specifically excepted herefrom any fractional interests previously conveyed to contract purchasers for value as said conveyances are of record in the Recorder's Office of San Francisco County, California as well as any such conveyances which may be unrecorded.

APN: Lot 027 Block 0311