

OWNER'S STATEMENT

THE UNDERSIGNED OWNERS ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST TO THE CONSENT, TO THE PREPARATION AND THE FILING OF THIS MAP COMPRISING OF THREE (3) SHEETS. BY OUR SIGNATURES HERE TO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

SST INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: [Signature]
SIAVASH TAHBAZOF, MANAGER

SB GLOBAL LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: [Signature]
BAHA HARIRI, MANAGER

BY: [Signature]
YOSEF TAHBAZOF

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.

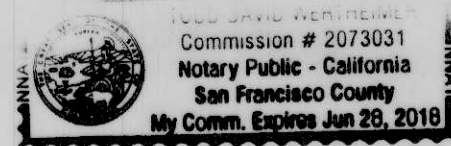
STATE OF CALIFORNIA)
COUNTY OF San Francisco)
ON June 19, 2017 BEFORE ME, Todd Wertheimer

A NOTARY PUBLIC, PERSONALLY APPEARED Siavash Tahbazof,
Baha Hariri, and Yosef Tahbazof

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 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 Todd Wertheimer

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2073031
MY COMMISSION EXPIRES: June 28, 2018
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco



BENEFICIARY

FIRST REPUBLIC BANK
BY: [Signature] TITLE: Vice President
DAVID MOE

BENEFICIARY'S ACKNOWLEDGMENT

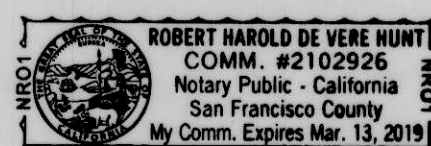
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)
ON JULY 5, 2017 BEFORE ME, ROBERT DEVERE HUNT
A NOTARY PUBLIC, PERSONALLY APPEARED DAVID MOE

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 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 Robert Hunt

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2102926
MY COMMISSION EXPIRES: MARCH 13, 2019
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO



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 SIAVASH TAHBAZOF AND YOSEF TAHBAZOF ON AUGUST 12, 2016. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2017, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

Table with 2 columns: Signature/Text, Date/Seal. Row 1: Daniel J. Westover, 4/21/2017, L.S. 7779, Professional Land Surveyor Seal. Row 2: Recorder's Statement, Filed this day of 2017, at M. in book of Condominium Maps at pages, at the request of Westover Surveying, Inc. Row 3: Signed, County Recorder.

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 ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE 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: [Signature]
BRUCE R. STORRS, L.S. 6914

DATE: JULY 25 2017



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

_____, 20_____, APPROVED THIS MAP ENTITLED "FINAL MAP 9193".

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

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 _____, 20____.

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

APPROVALS

THIS MAP IS APPROVED THIS 24TH DAY OF July, 2017.
BY ORDER NO. 186172

BY: _____ DATE: _____

MOHAMMED NURU
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL

ON _____, 20_____, 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. _____.

FINAL MAP 9193

A 35 RESIDENTIAL AND 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED OCTOBER 6, 2016 AS DOCUMENT NO. 2016-K339180-00, OFFICIAL RECORDS.

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 71

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA MAY, 2017

WS Westover Surveying 336 CLAREMONT BLVD. STE 1 SAN FRANCISCO, CA 94127 (415) 242-5400 www.westoversurveying.com

CONDOMINIUM GENERAL NOTES

a) This map is the survey map portion of a condominium plan as described in California Civil Code Sections 4120 and 4285. This Condominium Project is limited to a maximum of thirty-five (35) residential condominium units and one (1) commercial unit.

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, 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 Franklin Street 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. 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.

BASIS OF SURVEY

THE MONUMENT LINES WERE ESTABLISHED BY RECORD MEASUREMENTS FROM FOUND MARKS AS SHOWN ON MONUMENT MAPS NO. 015 AND NO. 26. THE FRANKLIN STREET MONUMENT LINE WAS USED AS THE BASIS OF ORIENTATION FOR THIS SURVEY.

THE BLOCK LINES WERE ESTABLISHED BY ANALYZING EXISTING CORNERS OF LONGSTANDING BUILDINGS WITHIN THE BLOCK AND DOING A BEST FIT USING RECORD DIMENSIONS AS SHOWN ON (R3). ALL BUILDING CORNERS CONSIDERED IN THIS ANALYSIS ARE SHOWN IN THE DETAILS ON SHEET 3.

THE SUBJECT PARCEL WAS ESTABLISHED AS DESCRIBED IN (R1).

REFERENCES

THE FOLLOWING DOCUMENTS AND MAPS WERE REVIEWED AND CONSIDERED ON THIS SURVEY.

- (R1) GRANT DEED RECORDED OCTOBER 6, 2016 AS DOCUMENT NO. 2016-K339180-00, RECORDER'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO.
- (R2) MONUMENT MAP NO. 15 AND MAP NO. 26 ON FILE AT THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- (R3) UNDATED BLOCK DIAGRAM OF ASSESSOR'S BLOCK NUMBER 0836 ON FILE AT THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

GENERAL NOTES

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
3. ALL MEASURED VALUES ARE EQUAL TO RECORD VALUES SHOWN ON ONE OR MORE OF THE REFERENCES UNLESS OTHERWISE NOTED.
4. DIMENSIONS FROM PROPERTY LINES TO BUILDING CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY AND REQUESTED BY THE CITY AND COUNTY OF SAN FRANCISCO SURVEYOR. THEY ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY OR ANY OTHER PROPERTY LINES WITHIN THE BLOCK.

NOTE:

THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBERS
UNIT 101	0836-032
UNITS 201-205	0836-033 THRU 0836-037
UNITS 301-305	0836-038 THRU 0836-042
UNITS 401-405	0836-043 THRU 0836-047
UNITS 501-505	0836-048 THRU 0836-052
UNITS 601-605	0836-053 THRU 0836-057
UNITS 701-705	0836-058 THRU 0836-062
UNITS 801-805	0836-063 THRU 0836-067

SPECIAL RESTRICTIONS:

THIS PARCEL MAP IS SUBJECT TO THE CONDITIONS PER THAT "NOTICE OF SPECIAL RESTRICTIONS" RECORDED MAY 3, 2016 IN DOCUMENT 2016-K239905-00, RECORDER'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO; AND THAT "NOTICE OF SPECIAL RESTRICTIONS" RECORDED JULY 5, 2016 IN DOCUMENT 2016-K282612-00, RECORDER'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO.

FINAL MAP 9193

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BEING A PORTION OF WESTERN ADDITION BLOCK NO. 71

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
MAY, 2017

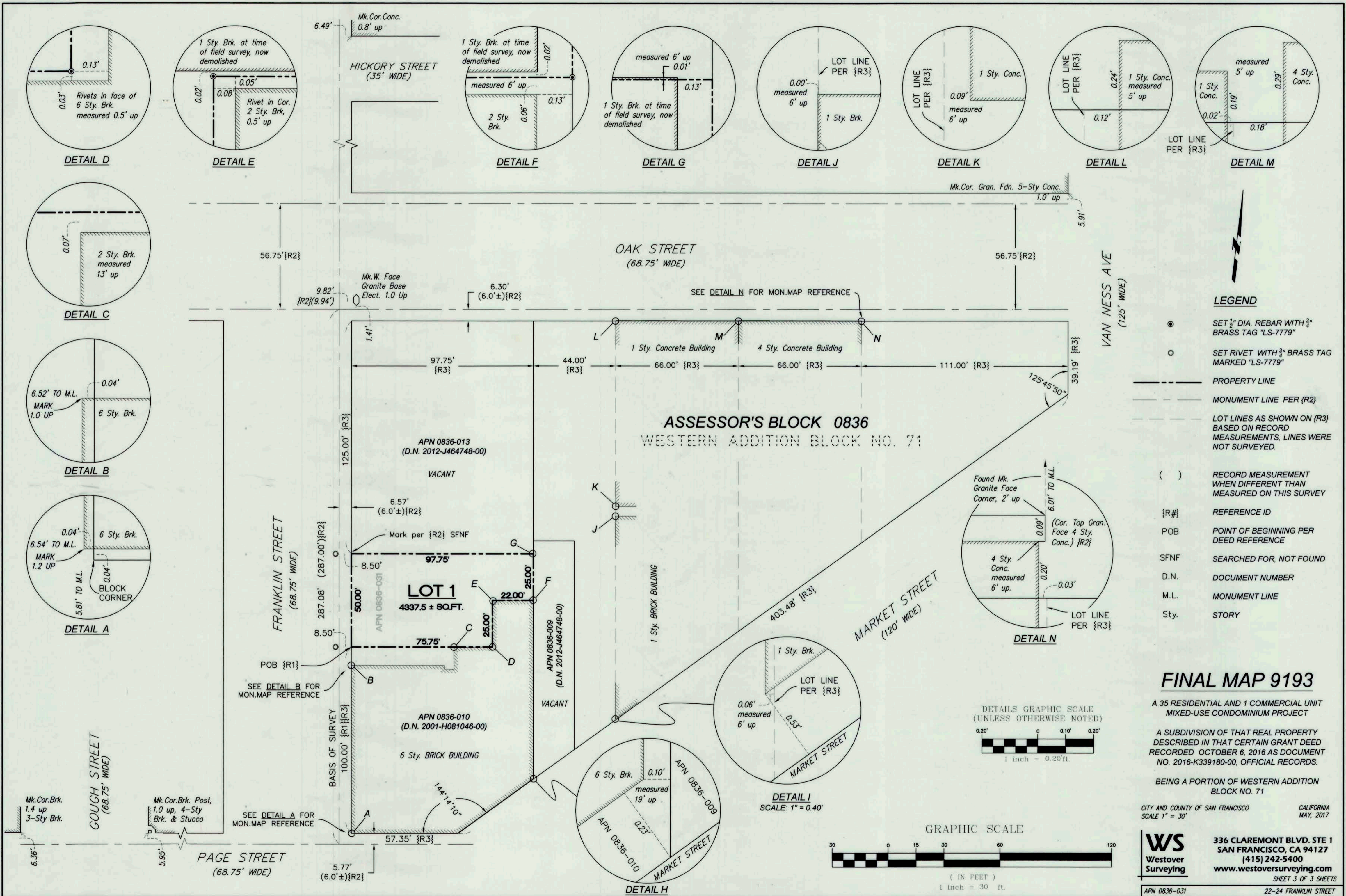
WS
Westover
Surveying

336 CLAREMONT BLVD. STE 1
SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com

SHEET 2 OF 3 SHEETS

APN 0836-031

22-24 FRANKLIN STREET



LEGEND

- SET 1/2" DIA. REBAR WITH 3/4" BRASS TAG "LS-7779"
- SET RIVET WITH 3/4" BRASS TAG MARKED "LS-7779"
- PROPERTY LINE
- - - MONUMENT LINE PER {R2}
- - - LOT LINES AS SHOWN ON {R3} BASED ON RECORD MEASUREMENTS, LINES WERE NOT SURVEYED.
- () RECORD MEASUREMENT WHEN DIFFERENT THAN MEASURED ON THIS SURVEY
- {R#} REFERENCE ID
- POB POINT OF BEGINNING PER DEED REFERENCE
- SFNF SEARCHED FOR, NOT FOUND
- D.N. DOCUMENT NUMBER
- M.L. MONUMENT LINE
- Sty. STORY

FINAL MAP 9193

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BEING A PORTION OF WESTERN ADDITION BLOCK NO. 71

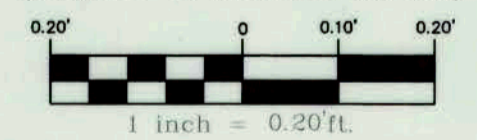
CITY AND COUNTY OF SAN FRANCISCO
SCALE 1" = 30'

CALIFORNIA
MAY, 2017

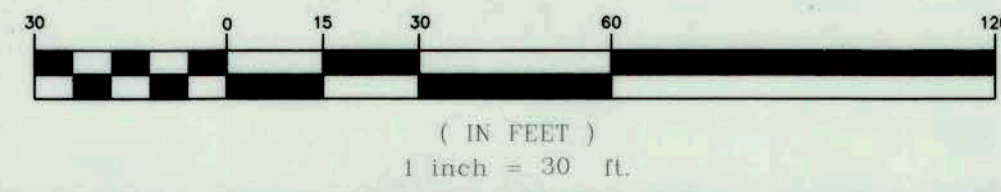


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DETAILS GRAPHIC SCALE
(UNLESS OTHERWISE NOTED)



GRAPHIC SCALE



DETAIL I
SCALE: 1" = 0.40'

DETAIL H

DETAIL D

DETAIL E

DETAIL F

DETAIL G

DETAIL J

DETAIL K

DETAIL L

DETAIL M

DETAIL C

DETAIL B

DETAIL A

ASSESSOR'S BLOCK 0836
WESTERN ADDITION BLOCK NO. 71

LOT 1
4337.5 ± SQ.FT.

PAGE STREET
(68.75' WIDE)

FRANKLIN STREET
(68.75' WIDE)

OAK STREET
(68.75' WIDE)

HICKORY STREET
(35' WIDE)

VAN NESS AVE
(125' WIDE)

MARKET STREET
(120' WIDE)

1 Sty. BRICK BUILDING

1 Sty. Concrete Building 4 Sty. Concrete Building

6 Sty. BRICK BUILDING

APN 0836-013
(D.N. 2012-J464748-00)

VACANT

APN 0836-010
(D.N. 2001-H081046-00)

APN 0836-009
(D.N. 2012-J464748-00)

APN 0836-009

APN 0836-010

SEE DETAIL B FOR MON.MAP REFERENCE

SEE DETAIL A FOR MON.MAP REFERENCE

SEE DETAIL N FOR MON.MAP REFERENCE

Mk. Cor. Conc.
0.8' up

1 Sty. Brk. at time of field survey, now demolished

1 Sty. Brk. at time of field survey, now demolished

1 Sty. Brk. at time of field survey, now demolished

Mk. Cor. Gran. Fdn. 5-Sty. Conc.
1.0' up

Mk. W. Face Granite Base Elect. 1.0 Up

Found Mk. Granite Face Corner, 2' up

(Cor. Top Gran. Face 4 Sty. Conc.) {R2}

Mk. Cor. Brk. 1.4 up 3-Sty Brk.

Mk. Cor. Brk. Post, 1.0 up, 4-Sty Brk. & Stucco

6.54' TO M.L. MARK 1.2 UP

6.52' TO M.L. MARK 1.0 UP

2 Sty. Brk. measured 13' up

Rivets in face of 6 Sty. Brk. measured 0.5' up

Rivet in Cor. 2 Sty. Brk. 0.5' up

measured 6' up

measured 6' up

0.00' measured 6' up

0.09' measured 6' up

0.12'

measured 5' up

56.75' {R2}

56.75' {R2}

9.82' {R2} (9.94')

6.30' (6.0' ±) {R2}

125.00' {R3}

97.75' {R3}

44.00' {R3}

66.00' {R3}

66.00' {R3}

111.00' {R3}

125° 45' 50"

39.19' {R3}

287.08' (287.00') {R2}

100.00' {R3}

POB {R1}

SEE DETAIL B FOR MON.MAP REFERENCE

SEE DETAIL A FOR MON.MAP REFERENCE

57.35' {R3}

5.77' (6.0' ±) {R2}

6.57' (6.0' ±) {R2}

Mark per {R2} SFNF

8.50'

97.75'

50.00'

287.08' (287.00') {R2}

8.50'

75.75'

25.00'

25.00'

25.00'

25.00'

25.00'

25.00'

25.00'

25.00'

25.00'

25.00'

25.00'