

OWNER'S STATEMENT

THE UNDERSIGNED OWNER IS THE ONLY PARTY HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP, TITLED FINAL MAP NO. 8254, COMPRISING THREE (3) SHEETS. BY OUR SIGNATURES HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY IRREVOCABLY OFFER FOR DEDICATION AN EASEMENT FOR PUBLIC SIDEWALK SHOWN HEREON FOR PEDESTRIAN ACCESS, PASSAGE, INGRESS, AND EGRESS FOR PUBLIC SIDEWALK PURPOSES.

OWNERS: 923 FOLSOM ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: COMMINGLED PENSION TRUST FUND (SPECIAL SITUATION PROPERTY) OF JP MORGAN CHASE BANK, N.A., A TRUST GOVERNED BY THE LAWS OF THE STATE OF NEW YORK, ITS SOLE MEMBER

BY: JP MORGAN CHASE BANK, N.A., NOT INDIVIDUALLY, BUT SOLELY IN ITS CAPACITY AS TRUSTEE

BY: [Signature]
NAME: ~~MORGAN LINGE~~ KAREN WILCOCK
TITLE: EXECUTIVE DIRECTOR

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 May 2 2017 BEFORE ME, Kimberly J. Everist, PERSONALLY

APPEARED Karen M. Wilcock 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 THAT 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 [Signature]
(Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2172202

MY COMMISSION EXPIRES: 11/17/2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

APPROVALS

THIS MAP IS APPROVED THIS 11TH DAY OF MAY, 2017.

BY ORDER NO. 185953

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

BY: _____

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL

ON _____, 2017, THE BOARD OF SUPERVISORS 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. _____.

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 _____, 2017.

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

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 _____, 2017, APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 8254".

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED AND ACCEPTS, ON BEHALF OF THE PUBLIC, SUBJECT TO CERTIFIED COMPLETION AND ACCEPTANCE, THE OFFER OF DEDICATION IDENTIFIED IN THE OWNER'S STATEMENT.

BY: _____ DATE: _____

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

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 ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

ACTING CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY: [Signature] DATE: 5-12-17
JAMES M. RYAN LS 8630

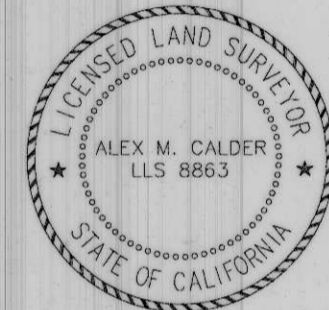


SURVEYOR'S STATEMENT

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 923 FOLSOM ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON JANUARY 01, 2017. 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 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.

BY: [Signature] DATE: 5-2-2017
ALEX CALDER, L.L.S. 8863



RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2017, AT _____ M., IN BOOK _____ OF CONDOMINIUM MAPS, AT PAGE _____, AT THE REQUEST OF BKF ENGINEERS.

BY: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP NO. 8254

A 115 RESIDENTIAL UNIT AND
1 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT
A MERGER AND SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON APRIL 1, 2015 AS DOCUMENT NUMBER 2015-K041040-00 OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA BEING A PORTION OF 100 VARA BLOCK 383

CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA



MAY 2017
SHEET ONE OF THREE SHEETS

CONDOMINIUM NOTES

LOT 1 WILL BE SUBDIVIDED INTO 115 RESIDENTIAL AND 1 COMMERCIAL CONDOMINIUM UNITS.

- 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 NUMBER OF 115 DWELLING UNITS AND 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 WITHIN PRIVATE PROPERTY; 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 FOLSOM OR SHIPLEY STREETS 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.

NOTES

THIS REAL PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING:

NOTICE OF SPECIAL RESTRICTIONS, DECLARATIONS OF USE, LIMITATIONS AND EASEMENTS:

- DOCUMENT NUMBER 2014-J922474 OFFICIAL RECORDS, RECORDED AUGUST 1, 2014
- DOCUMENT NUMBER 2014-J948474 OFFICIAL RECORDS, RECORDED SEPTEMBER 11, 2014
- DOCUMENT NUMBER 2014-J962361 OFFICIAL RECORDS, RECORDED OCTOBER 17, 2014
- DOCUMENT NUMBER 2014-J962362 OFFICIAL RECORDS, RECORDED OCTOBER 17, 2014
- DOCUMENT NUMBER 2014-J983858 OFFICIAL RECORDS, RECORDED DECEMBER 05, 2014
- DOCUMENT NUMBER 2015-K054307 OFFICIAL RECORDS, RECORDED APRIL 30, 2015
- DOCUMENT NUMBER 2016-K343610 OFFICIAL RECORDS, RECORDED OCTOBER 17, 2016
- DOCUMENT NUMBER 2015-K075956 OFFICIAL RECORDS, RECORDED JUNE 15, 2015
- DOCUMENT NUMBER 2016-K353787 OFFICIAL RECORDS, RECORDED NOVEMBER 03, 2016

ASSESSOR'S PARCEL NUMBER TABLE

RESIDENTIAL UNITS	PROPOSED ASSESSOR PARCEL NUMBER
101	3753- 376
103	3753- 377
105	3753- 378
107	3753- 379
109-119	3753- 380 THRU 390
201-203	3753- 391 THRU 393
205	3753- 394
207	3753- 395
209-220	3753- 396 THRU 407
301-319	3753- 408 THRU 426
401-419	3753- 427 THRU 445
501-509	3753- 446 THRU 454
601-609	3753- 455 THRU 463
701-709	3753- 464 THRU 472
801-809	3753- 473 THRU 481
901-909	3753- 482 THRU 490
COMMERCIAL UNIT	
C-1	3753- 491

ASSESSOR'S PARCEL NUMBER NOTE

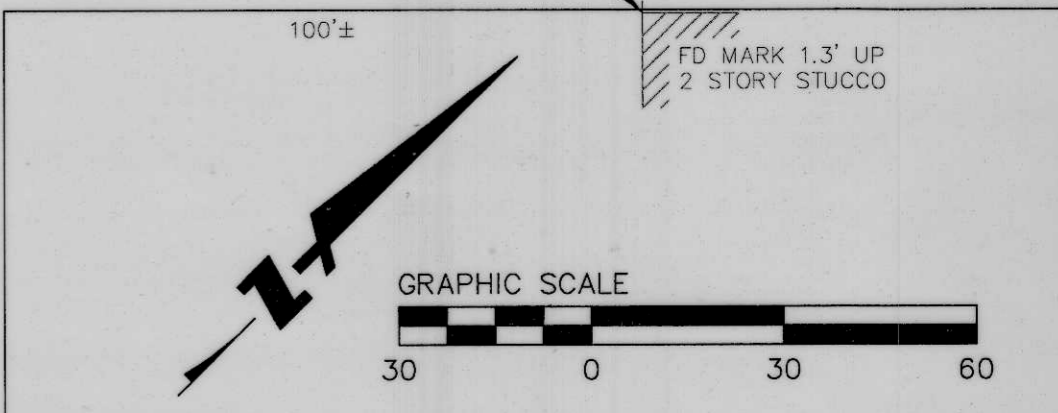
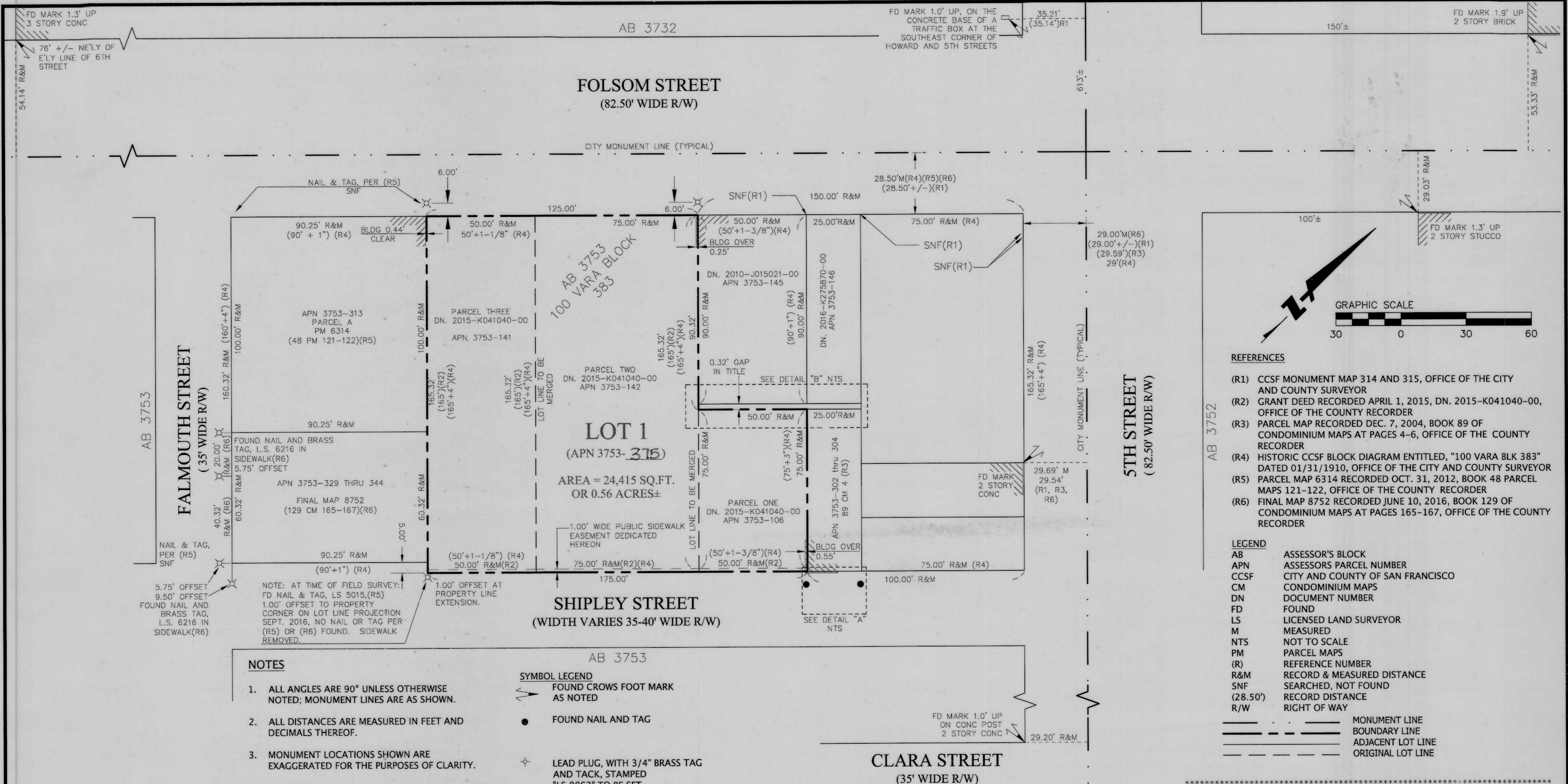
PROPOSED ASSESSOR'S PARCEL NUMBERS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE.

FINAL MAP NO. 8254
 A 115 RESIDENTIAL UNIT AND
 1 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT
 A MERGER AND SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN
 GRANT DEED RECORDED ON APRIL 1, 2015 AS DOCUMENT NUMBER
 2015-K041040-00 OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO,
 STATE OF CALIFORNIA BEING A PORTION OF 100 VARA BLOCK 383
 CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

MAY 2017



BKF ENGINEERS
 255 SHORELINE DRIVE, SUITE 200
 REDWOOD CITY, CA 94065
 650-482-6300

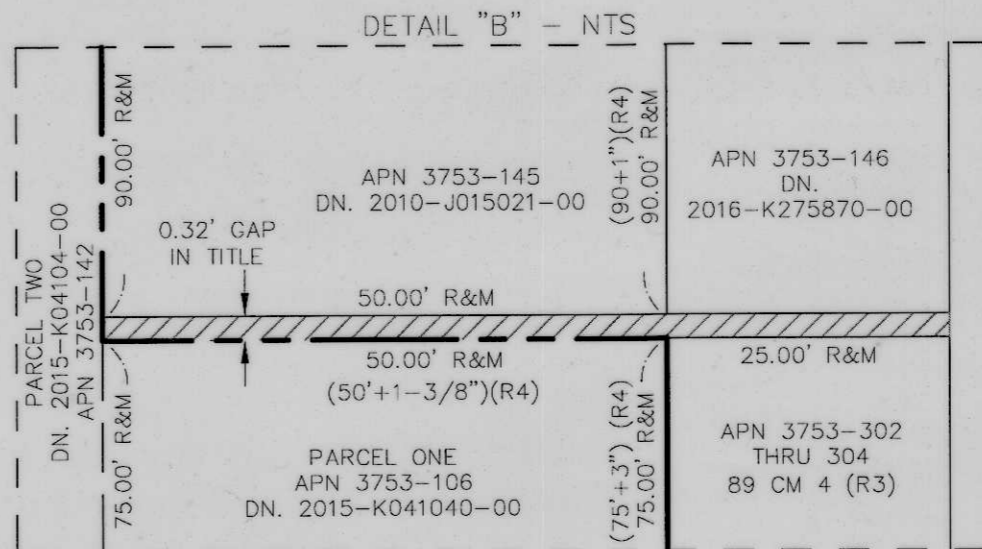
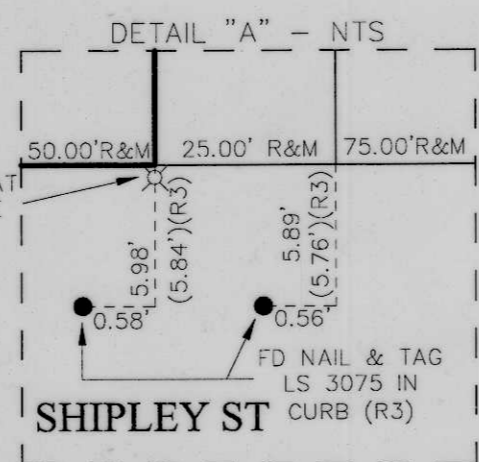


- REFERENCES**
- (R1) CCSF MONUMENT MAP 314 AND 315, OFFICE OF THE CITY AND COUNTY SURVEYOR
 - (R2) GRANT DEED RECORDED APRIL 1, 2015, DN. 2015-K041040-00, OFFICE OF THE COUNTY RECORDER
 - (R3) PARCEL MAP RECORDED DEC. 7, 2004, BOOK 89 OF CONDOMINIUM MAPS AT PAGES 4-6, OFFICE OF THE COUNTY RECORDER
 - (R4) HISTORIC CCSF BLOCK DIAGRAM ENTITLED, "100 VARA BLK 383" DATED 01/31/1910, OFFICE OF THE CITY AND COUNTY SURVEYOR
 - (R5) PARCEL MAP 6314 RECORDED OCT. 31, 2012, BOOK 48 PARCEL MAPS 121-122, OFFICE OF THE COUNTY RECORDER
 - (R6) FINAL MAP 8752 RECORDED JUNE 10, 2016, BOOK 129 OF CONDOMINIUM MAPS AT PAGES 165-167, OFFICE OF THE COUNTY RECORDER

- LEGEND**
- AB ASSESSOR'S BLOCK
 - APN ASSESSOR'S PARCEL NUMBER
 - CCSF CITY AND COUNTY OF SAN FRANCISCO
 - CM CONDOMINIUM MAPS
 - DN DOCUMENT NUMBER
 - FD FOUND
 - LS LICENSED LAND SURVEYOR
 - M MEASURED
 - NTS NOT TO SCALE
 - PM PARCEL MAPS
 - (R) REFERENCE NUMBER
 - R&M RECORD & MEASURED DISTANCE
 - SNF SEARCHED, NOT FOUND
 - (28.50') RECORD DISTANCE
 - R/W RIGHT OF WAY
 - MONUMENT LINE
 - BOUNDARY LINE
 - ADJACENT LOT LINE
 - ORIGINAL LOT LINE

- NOTES**
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED; MONUMENT LINES ARE AS SHOWN.
 2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
 3. MONUMENT LOCATIONS SHOWN ARE EXAGGERATED FOR THE PURPOSES OF CLARITY.
- BASIS OF SURVEY:**
- FOUND MONUMENTS PER CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NO. 314. & NO. 315

- SYMBOL LEGEND**
- FOUND CROWS FOOT MARK AS NOTED
 - FOUND NAIL AND TAG
 - LEAD PLUG, WITH 3/4" BRASS TAG AND TACK, STAMPED "LS 8863" TO BE SET



FINAL MAP NO. 8254

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CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

MAY 2017

BKF ENGINEERS
ENGINEERS / SURVEYORS / PLANNERS

255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
650-482-6300

SHEET THREE(3) OF THREE(3) SHEETS

APN 3753-106, 141, 142 923 FOLSOM STREET