

**OWNER'S STATEMENT:**

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF RECORD TITLE INTEREST IN THE REAL PROPERTY SUBDIVIDED AND SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

IN WITNESS THEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNER: 720 BATTERY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Steve Buster  
NAME: STEVE BUSTER  
TITLE: SENIOR VICE PRESIDENT

BY: Mark Purdy  
NAME: MARK PURDY  
TITLE: SENIOR VICE PRESIDENT & GENERAL MANAGER

BENEFICIARY: U.S. BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION

BY: Christoph Lohmann  
NAME: CHRISTOPH LOHMANN  
TITLE: VICE PRESIDENT

**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 \_\_\_\_\_, 2018.

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 \_\_\_\_\_, 2018, APPROVED THIS MAP ENTITLED "FINAL MAP 9044".

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

APPROVALS:  
THIS MAP IS APPROVED THIS 16TH DAY OF March, 2018  
BY ORDER NO. 187369

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 \_\_\_\_\_, 2018, 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. \_\_\_\_\_.

**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 Feb 15 2018 BEFORE ME, Emily Weiss, Notary Public

PERSONALLY APPEARED Steve Buster

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: Emily Weiss

NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2180037

MY COMMISSION EXPIRES: Feb 12, 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

**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 Feb 15 2018 BEFORE ME, Emily Weiss, Notary Public

PERSONALLY APPEARED Mark Purdy

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: Emily Weiss

NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2180037

MY COMMISSION EXPIRES: Feb 12, 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

**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 MARCH 7, 2018 BEFORE ME, CAROL A. CASTANEDA

PERSONALLY APPEARED Christoph Lohmann

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: Carol A. Castaneda

NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2179327

MY COMMISSION EXPIRES: Jan 12, 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018,

AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF CONDOMINIUM MAPS, AT PAGES \_\_\_\_\_,  
AT THE REQUEST OF MARTIN M. RON ASSOCIATES.

SIGNED: \_\_\_\_\_

COUNTY RECORDER  
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.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO

BY: Bruce R. Storrs DATE: MARCH 16 2018

BRUCE R. STORRS L.S. 6914

**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 720 BATTERY, LLC, ON OCTOBER 27, 2015. 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, 2018 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: Benjamin B. Ron DATE: 3-8-18

BENJAMIN B. RON  
PLS No. 5015

**FINAL MAP 9044**

A 33 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT  
MIXED USE CONDOMINIUM PROJECT  
BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL  
PROPERTY DESCRIBED IN THOSE CERTAIN GRAND DEEDS  
RECORDED DECEMBER 31, 2015, DOCUMENT NO. 2015-K183114,  
APRIL 14, 2016, DOCUMENT NO. 2016-K230174, AND APRIL 15,  
2016, DOCUMENT NO. 2016-K230864, OFFICIAL RECORDS.

BEING A PORTION OF 50 VARA BLOCK 18

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

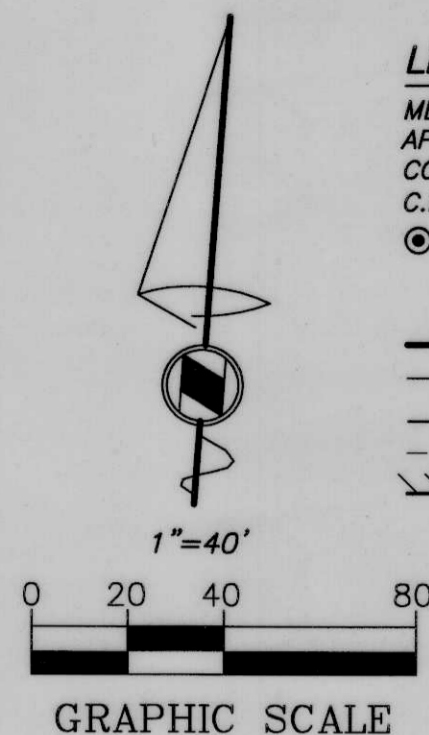
MARTIN M. RON ASSOCIATES, INC.  
Land Surveyors  
859 Harrison Street, Suite 200  
San Francisco California

MARCH 2018

SHEET 1 OF 2

APNs: 0166-003, 0166-004 & 0166-006

240 PACIFIC AVENUE



LEGEND	
MEAS.	MEASURED
APN	ASSESSOR'S PARCEL NUMBER
CONC.	CONCRETE
C.M.	CONDOMINIUM MAPS
⊙	1/2" DOMED STEEL ANCHOR PIN W/STAMPED WASHER, PLS 5015 (TO BE SET)
—	PROPERTY LINE
- - -	LOT LINE/RIGHT OF WAY LINE
- - -	MONUMENT LINE
- - -	APN LINE TO BE REMOVED
▨	BUILDING LINE

**BASIS OF SURVEY:**  
THE CITY MONUMENT LINE ON FRONT STREET AS SHOWN HEREON IS THE BASIS OF SURVEY. SEE MAP REFERENCE [1].

**MAP REFERENCES:**

- [1] CITY OF SAN FRANCISCO MONUMENT MAP NOS. 2 & 4 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [2] FINAL MAP 3478 RECORDED MARCH 14, 2007 IN BOOK 99 OF CONDOMINIUM MAPS, AT PAGES 100-102, SAN FRANCISCO COUNTY RECORDS.
- [3] BLOCK DIAGRAM OF 50 VARA BLOCK 18 DATED APRIL 16, 1908 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

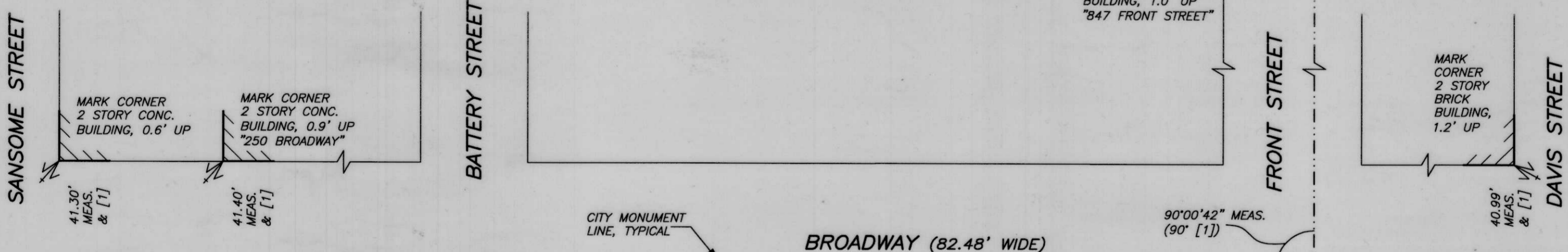
VALLEJO STREET

MARK CORNER  
GRANITE BASE  
2 STORY BRICK  
BUILDING, 0.8' UP  
37.29'  
MEAS.  
& [1]

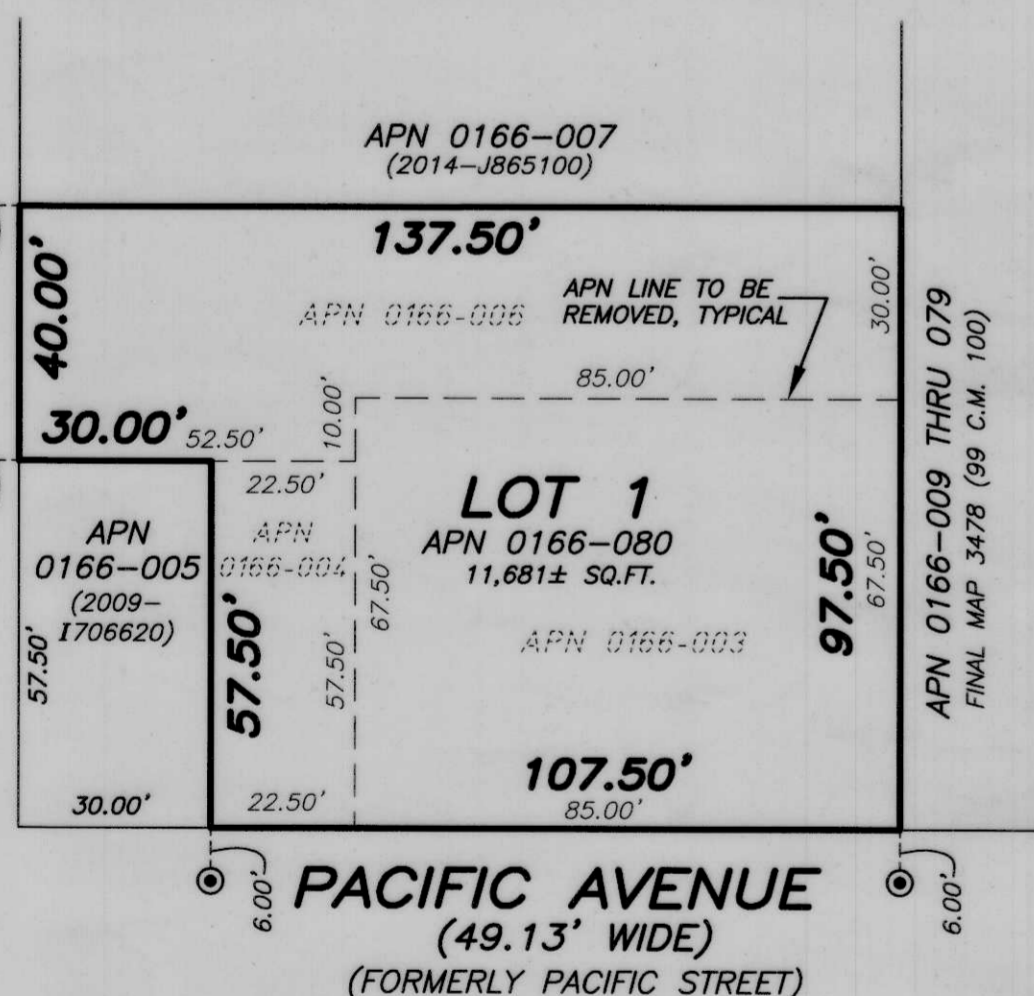
MARK CORNER  
GRANITE WATER  
TABLE 2 STORY  
BRICK BUILDING,  
1.7' UP  
37.45'  
MEAS.  
& [1]

MARK CORNER  
2 STORY CONC.  
BUILDING, 1.0' UP  
"847 FRONT STREET"  
36.23'  
MEAS.  
& [1]

MARK  
CORNER  
2 STORY  
BRICK  
BUILDING,  
1.2' UP  
40.99'  
MEAS.  
& [1]

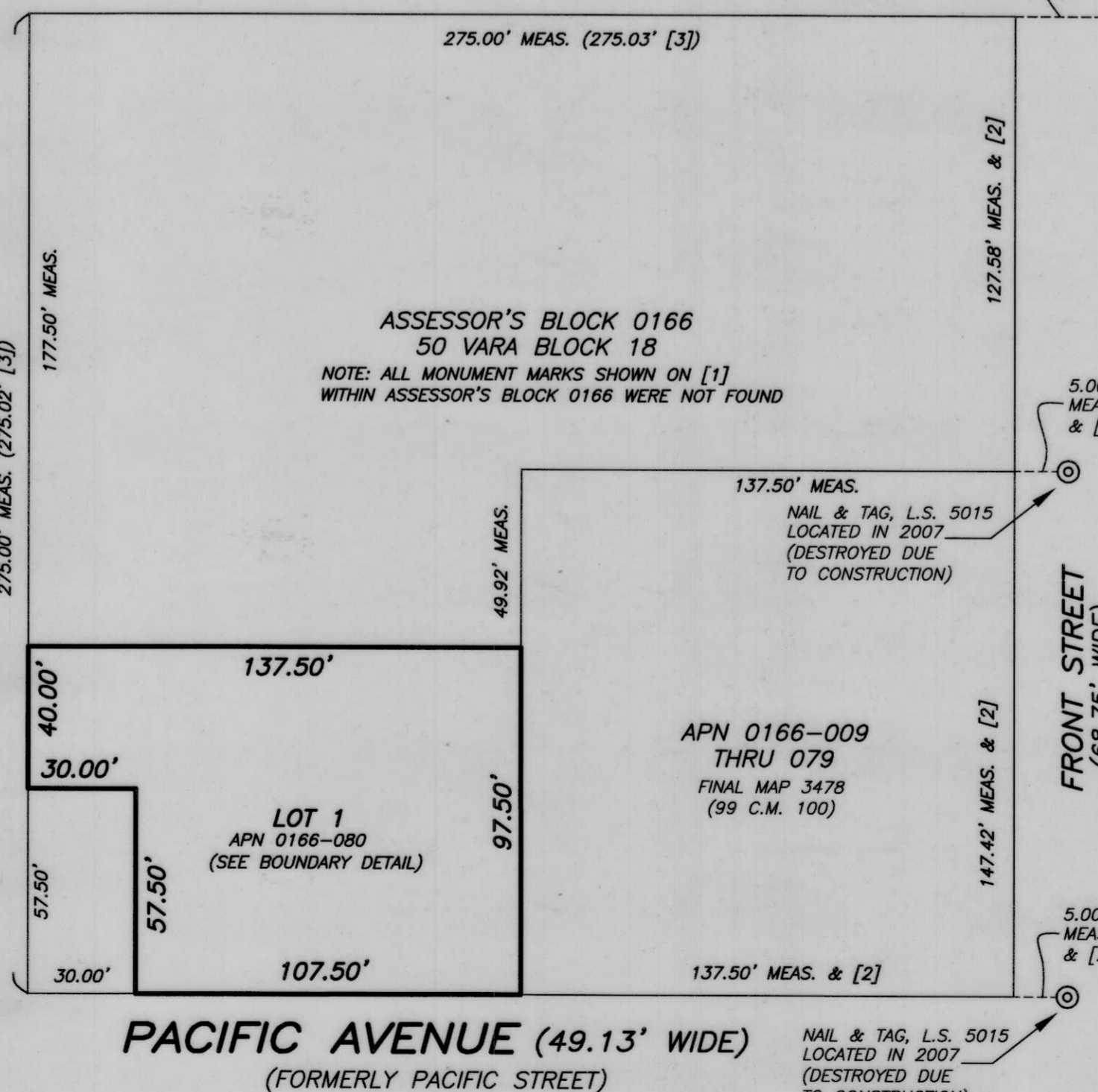


BATTERY STREET (69.03' WIDE)



- NOTES:**
- DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
  - ALL ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE. GRAPHIC SCALE
  - DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
  - THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:  
a. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED MARCH 8, 2016, DOCUMENT NO. 2016-K212639, OFFICIAL RECORDS.  
b. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED APRIL 15, 2016, DOCUMENT NO. 2016-K230814, OFFICIAL RECORDS.

BATTERY STREET (69.03' WIDE)



PACIFIC AVENUE (49.13' WIDE)  
(FORMERLY PACIFIC STREET)

NAIL & TAG, L.S. 5015  
LOCATED IN 2007  
(DESTROYED DUE  
TO CONSTRUCTION)

**GENERAL NOTES:**

- a) THIS MAP IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 33 DWELLING UNITS AND 2 COMMERCIAL UNITS.
- 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 PACIFIC AVENUE OR BATTERY 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.

**ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS**

CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
1-35	APN 0166-081 THRU 115

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

**FINAL MAP 9044**

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MIXED USE CONDOMINIUM PROJECT  
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BEING A PORTION OF 50 VARA BLOCK 18

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

**MARTIN M. RON ASSOCIATES, INC.**  
Land Surveyors  
859 Harrison Street, Suite 200  
San Francisco California

MARCH 2018 1"=40' SHEET 2 OF 2

APNs: 0166-003, 0166-004 & 0166-006 240 PACIFIC AVENUE