

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

CLERK'S 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 SAID BOARD OF SUPERVISORS BY MOTION, FILE NO. _____ ADOPTED _____, 20__, APPROVED THIS MAP ENTITLED "FINAL MAP 7511" COMPRISING 3 SHEETS.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THIS OFFICE TO BE AFFIXED.

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

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. _____.

APPROVALS:

THIS MAP IS APPROVED THIS 5th DAY OF MAY, 2014
BY ORDER NO. 102634

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

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 ORDINANCE APPLICABLE AT THE TIME 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 St DATE: MAY 5, 2014

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 OCTAVIA GATEWAY HOLDINGS LLC ON DECEMBER 13, 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I FURTHER STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: Ben-B. Ron DATE: 4-25-14
BENJAMIN B. RON
PLS No. 5015



RECORDER'S STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____, 20__, AT _____ MINUTES PAST _____ m., IN BOOK _____ OF CONDOMINIUM MAPS, AT PAGES _____ INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF MARTIN M. RON ASSOCIATES.

BY: _____ DATE: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 7511

A 47 RESIDENTIAL AND 3 COMMERCIAL UNIT
MIXED USE CONDOMINIUM PROJECT
OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN QUITCLAIM DEED
RECORDED JANUARY 29, 2013 IN REEL K822, IMAGE 459

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

APRIL 2014

SHEET 1 OF 3

ASSESSOR'S BLOCK 855, LOT 52

8 OCTAVIA STREET

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: OCTAVIA GATEWAY HOLDINGS LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: DDG CALIFORNIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ITS: MANAGER

BY: [Signature]

NAME: Joseph A. McMillan, Jr.

ITS: Authorized Signatory

BY: DM DEVELOPMENT PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

ITS: MANAGER

BY: [Signature]

NAME: Danielle Dignan

ITS: Authorized signatory

BENEFICIARY: FIRST REPUBLIC BANK

[Signature]

TITLE

Richard A. Israel

TITLE LEASING MANAGER

OWNER'S ACKNOWLEDGEMENT:

STATE OF New York

COUNTY OF New York)SS

ON April 10, 2014 BEFORE ME,

Denise L. Crawford A

NOTARY PUBLIC, PERSONALLY APPEARED

Joseph A. McMillan, Jr.

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:

SIGNATURE [Signature]
Denise L. Crawford

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS: New York

COMMISSION EXPIRES: 12/12/2015

COMMISSION # OF NOTARY: 0026252618

DENISE L. CRAWFORD
NOTARY PUBLIC-STATE OF NEW YORK
No. 01C000010
Qualified in New York County
My Commission Expires December 12, 2015

OWNER'S ACKNOWLEDGEMENT:

STATE OF California

COUNTY OF San Francisco)SS

ON 04/22/2014 BEFORE ME,

S. Sappasert, notary public A

NOTARY PUBLIC, PERSONALLY APPEARED

Danielle Dignan

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:

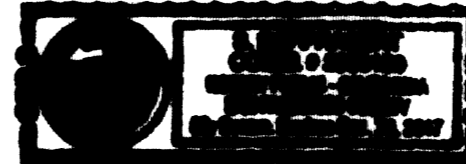
SIGNATURE [Signature]
S. Sappasert

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS: San Francisco

COMMISSION EXPIRES: 12/23/2017

COMMISSION # OF NOTARY: 2053120



BENEFICIARY'S ACKNOWLEDGEMENT:

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO)SS

ON APRIL 16, 2014 BEFORE ME,

COLLEEN CALLANAN A

NOTARY PUBLIC, PERSONALLY APPEARED

RICHARD A. ISRAEL

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:

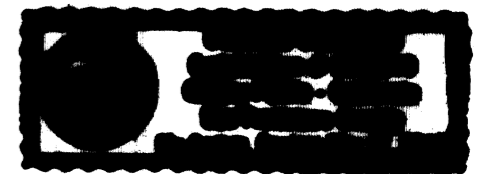
SIGNATURE [Signature]

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS: SAN FRANCISCO

COMMISSION EXPIRES: MARCH 19, 2017

COMMISSION # OF NOTARY: 2012810



FINAL MAP 7511

A 47 RESIDENTIAL AND 3 COMMERCIAL UNIT
MIXED USE CONDOMINIUM PROJECT
OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN QUITCLAIM DEED
RECORDED JANUARY 29, 2013 IN REEL KB22, IMAGE 459

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

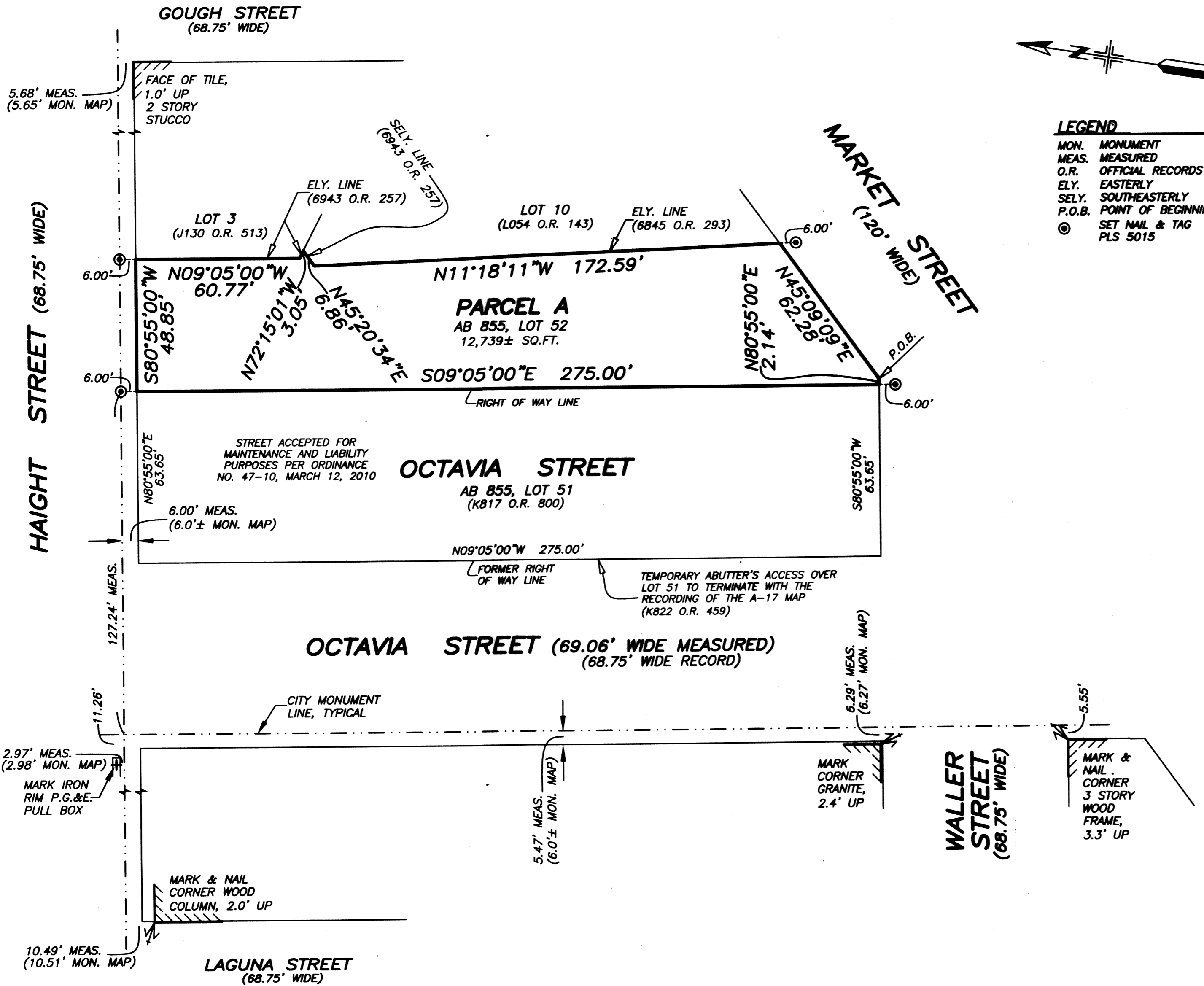
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

APRIL 2014

SHEET 2 OF 3

ASSESSOR'S BLOCK 855, LOT 52

8 OCTAVIA STREET



LEGEND

MON. MONUMENT
 MEAS. MEASURED
 O.R. OFFICIAL RECORDS
 ELY. EASTERLY
 SELY. SOUTHEASTERLY
 P.O.B. POINT OF BEGINNING
 ⊙ SET NAIL & TAG
 ⊙ PLS 5015

CONDOMINIUM NOTES:
 PARCEL A, LOT 52 MAY BE SUBDIVIDED INTO A MAXIMUM OF 47 RESIDENTIAL CONDOMINIUM UNITS AND 3 COMMERCIAL CONDOMINIUM UNITS.

- c) THIS MAP IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN OF SAID PARCEL A AS DEFINED IN SECTION 4120 AND 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, AND THE SUBDIVISION DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE DAVIS-STIRLING COMMON INTEREST DEVELOPMENT ACT, PART 5 OF SAID CIVIL CODE.
- 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 AS SPECIFIED IN THE GOVERNING DOCUMENTS FOR THE PROPERTY.
- 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) (i) 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. FAILURES 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 HAIGHT, OCTAVIA, MARKET OR WALLER 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) ENCROACHMENT FROM/ONTO ADJOINING PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE THEREFROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS

CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
1-50	LOTS 53-102

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

BELOW MARKET RATE UNITS

UNIT 305, LOT 61; UNIT 405, LOT 67; UNIT 407, LOT 69; UNIT 408, LOT 70;
 UNIT 503, LOT 73; UNIT 507, LOT 77; AND UNIT 607, LOT 86 ARE
 BELOW MARKET RATE UNITS (K782 O.R. 405).

NOTES

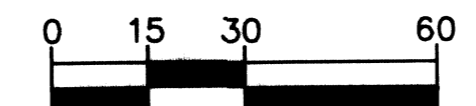
- ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
- MEASURED DISTANCES BETWEEN MONUMENT LINES AND RIGHT-OF-WAY LINES ARE BASED ON FIELD LOCATIONS OF SURVEY POINTS SET BY PREVIOUS SURVEYS AND BY BUILDING POSSESSION LINES.
- "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED NOVEMBER 29, 2012 IN REEL K782, IMAGE 403, OFFICIAL RECORDS.
- "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED NOVEMBER 29, 2012 IN REEL K782, IMAGE 405, OFFICIAL RECORDS.
- "DECLARATION OF ECONOMIC JUSTICE AND COMMUNITY DEVELOPMENT COVENANTS" RECORDED JANUARY 29, 2013, IN REEL K822 IMAGE 458, OFFICIAL RECORDS.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "QUITCLAIM DEED" RECORDED JANUARY 29, 2013, IN REEL K822, IMAGE 459, OFFICIAL RECORDS.
- "DECLARATION OF PROJECT COVENANTS AND RESTRICTIONS" RECORDED JANUARY 29, 2013, IN REEL K822, IMAGE 480, OFFICIAL RECORDS.
- UNRECORDED "ABUTTERS ACCESS AGREEMENT" DATED JANUARY 29, 2013 BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO AND THE OWNER.
- "GRANT OF EASEMENT" FOR A BROADBAND COMMUNICATION SYSTEM IN FAVOR OF COMCAST, RECORDED OCTOBER 29, 2013 IN REEL L013, IMAGE 368, OFFICIAL RECORDS.

BASIS OF SURVEY

CITY OF SAN FRANCISCO MONUMENT MAP NO. 26 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

BASIS OF BEARINGS

THE EASTERLY LINE OF OCTAVIA STREET IS TAKEN TO BE N09°05'00"W AS SHOWN ON RECORD OF SURVEY NO. 5957 RECORDED JANUARY 12, 2011 IN BOOK DD OF SURVEY MAPS, PAGES 100-110, OFFICIAL RECORDS.



GRAPHIC SCALE

FINAL MAP 7511

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CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

APRIL 2014 SCALE: 1"=30' SHEET 3 OF 3

ASSESSOR'S BLOCK 855, LOT 52 8 OCTAVIA STREET