

OWNER'S STATEMENT:

THE UNDERSIGNED OWNERS ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP COMPRISING FOUR (4) SHEETS. BY OUR SIGNATURES HERETO, WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

ESSEX SF OWNER, L.P., A CALIFORNIA LIMITED PARTNERSHIP

BY: ESSEX SF GP, L.P.,
A CALIFORNIA LIMITED PARTNERSHIP,
ITS GENERAL PARTNER

BY: ESSEX MANAGEMENT CORPORATION,
A CALIFORNIA CORPORATION,
ITS GENERAL PARTNER

BY: [Signature] DATED: January 3, 2014

NAME: John Eudy
TITLE: Executive Vice President

OWNER'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA) S.S.

COUNTY OF Santa Clara)

ON January 3, 2014, BEFORE ME Elsa M Taylor,
A NOTARY PUBLIC, PERSONALLY APPEARED John Eudy
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.

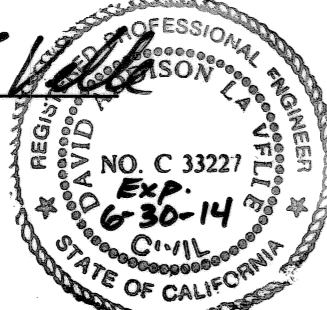
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF
CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND [Signature]

SIGNATURE: [Signature]
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, PRINTED NAME: Elsa M Taylor
STATE OF CALIFORNIA COMMISSION NUMBER: 1994625
MY COMMISSION EXPIRES: Nov 16, 2016
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Santa Clara CA

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUB-DIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF ESSEX SF OWNER, L.P., IN JUNE 2013. I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I FURTHER STATE THAT ALL MONUMENTS SHOWN ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED HEREON, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: David A Lavelle
DAVID A. LAVELLE
P.E. NO. 33227


DATE: 12-10-13

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 "FINAL MAP 7440." _____, 20____, APPROVED THIS MAP ENTITLED "FINAL MAP 7440."

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THIS 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 21st DAY OF MARCH, 2014,
BY ORDER NO. 18236A.

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 SUPERVISORS' APPROVAL:

ON _____, 20____, 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 SUPERVISORS IN FILE NO. _____.

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, IF ANY, 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: MARCH 21, 2014



TAX CERTIFICATE:

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 THIS _____ DAY OF _____, 20____.

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

COUNTY RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20____, AT _____
MINUTES PAST _____ .M. IN BOOK _____ OF CONDOMINIUM MAPS,
MAP PAGES _____ THROUGH _____, INCLUSIVE, OFFICIAL RECORDS OF THE
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST
OF CHICAGO TITLE COMPANY.

BY: _____
COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 7440

A 281 RESIDENTIAL UNIT, AND 3 COMMERCIAL
UNIT MIXED USE CONDOMINIUM PROJECT

BEING A MERGER AND RESUBDIVISION OF THAT CERTAIN
REAL PROPERTY DESCRIBED IN THAT CERTAIN
GRANT DEED RECORDED JUNE 15, 2012, IN K669
O.R. 139, 2012-J431081, SAN FRANCISCO RECORDS

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
DATED: DECEMBER 2013



ENGINEERS / SURVEYORS / PLANNERS
1646 NORTH CALIFORNIA BOULEVARD, SUITE 400
WALNUT CREEK, CA 94596

SHEET 1 OF 4
C-20115012-11

GENERAL NOTES:

- A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTION 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO 281 MAXIMUM NUMBER OF DWELLING UNITS AND THREE (3) 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 FOLSOM STREET, 5TH STREET AND CLEMENTINA 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) 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 THERE FROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

SPECIAL NOTES:

- 1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- 2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- 3. THIS MAP IS SUBJECT TO "NOTICE OF SPECIAL RESTRICTIONS" RECORDED APRIL 17, 2012, INSTRUMENT NUMBER 2012-J393531, BOOK K627, PAGE 268, SAN FRANCISCO COUNTY OFFICIAL RECORDS.
- 4. THIS MAP IS SUBJECT TO "NOTICE OF SPECIAL RESTRICTIONS" RECORDED AUGUST 1, 2012, INSTRUMENT NUMBER 2012-J459096, BOOK K701, PAGE 177, SAN FRANCISCO COUNTY OFFICIAL RECORDS.
- 5. THIS MAP IS SUBJECT TO "DECLARATION OF COVENANTS AND RESTRICTIONS" RECORDED AUGUST 7, 2012, INSTRUMENT NUMBER 2012-J462360, BOOK K705, PAGE 150, SAN FRANCISCO COUNTY OFFICIAL RECORDS.
- 6. CITY MONUMENT LINES PER MONUMENT MAP NUMBER 314 AND 315, OFFICE OF THE CITY AND COUNTY SURVEYOR, SAN FRANCISCO.
- 7. THE DISTANCES SHOWN HEREON FROM MONUMENT LINES TO RIGHT OF WAY LINES REPRESENT A BOUNDARY SOLUTION BASED ON THE ANALYSIS OF BOUNDARY EVIDENCE INCLUDING A REVIEW OF DOCUMENTS AND FIELD MEASUREMENTS TO MONUMENTS AND/OR IMPROVEMENTS. BLOCK LINES WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINES.

RESIDENTIAL CONDOMINIUMS:

UNIT NO.	ASSESSOR LOT NUMBER
203-642	LOT 272-552

COMMERCIAL CONDOMINIUMS:

UNIT NO.	ASSESSOR LOT NUMBER
BR-01	LOT 553
BR-02	LOT 554
BR-03	LOT 555

NOTE:

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

SHEET INDEX:

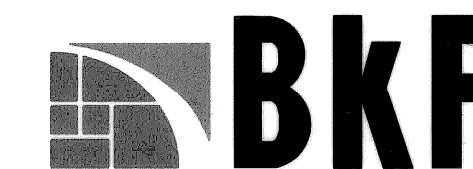
- SHEET 1 - STATEMENT/ACKNOWLEDGMENT SHEET
- SHEET 2 - GENERAL NOTES, SPECIAL NOTES, ASSESSOR'S LOT NUMBER TABLE
- SHEET 3 - SURVEY CONTROL SHEET
- SHEET 4 - BOUNDARY SHEET

FINAL MAP 7440

A 281 RESIDENTIAL UNIT, AND 3 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT

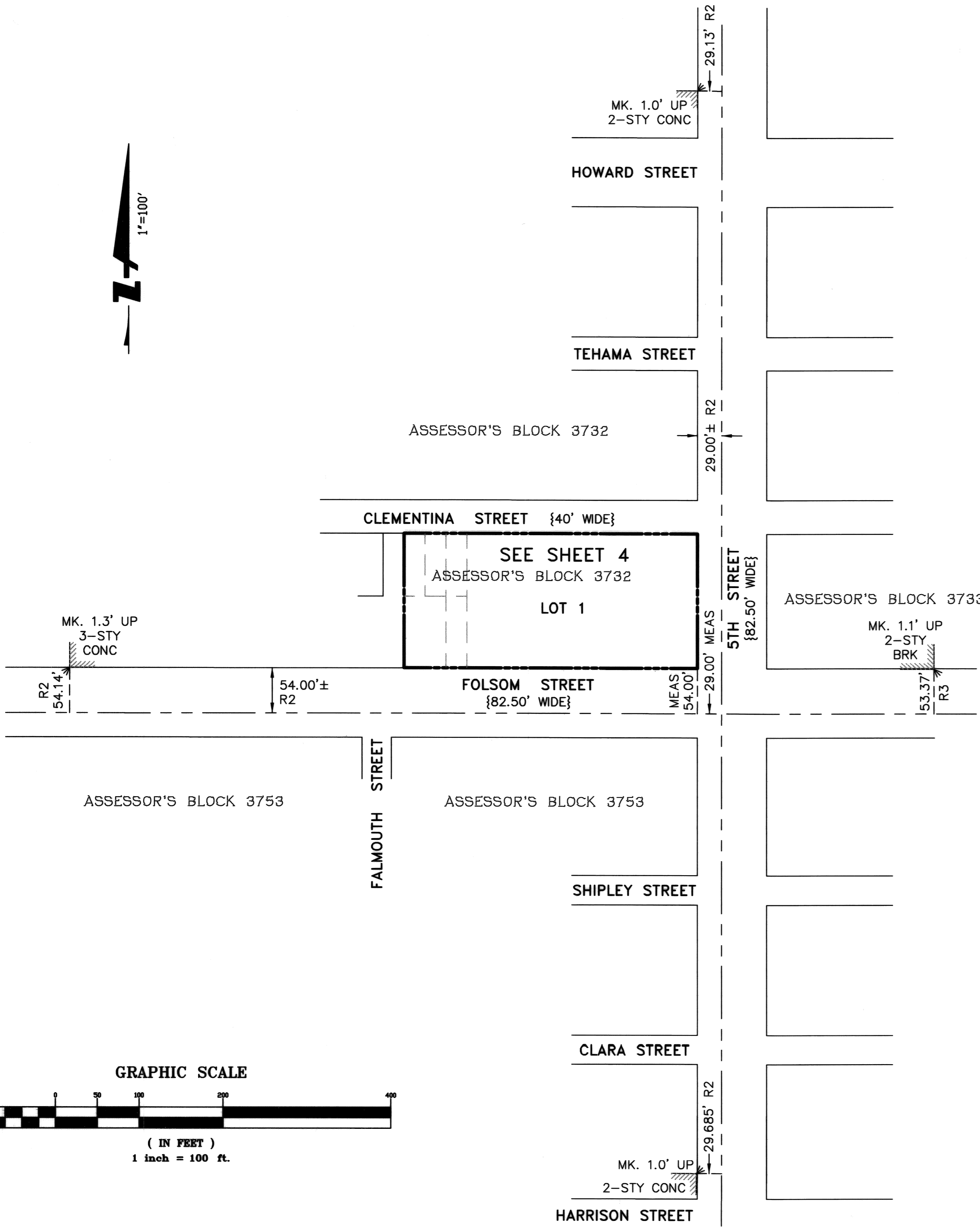
 BEING A MERGER AND RESUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 15, 2012, IN K669 O.R. 139, 2012-J431081, SAN FRANCISCO RECORDS

 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
 DATED: DECEMBER 2013



ENGINEERS / SURVEYORS / PLANNERS
 1646 NORTH CALIFORNIA BOULEVARD, SUITE 400
 WALNUT CREEK, CA 94596

SHEET 2 OF 4
 C-20115012-11



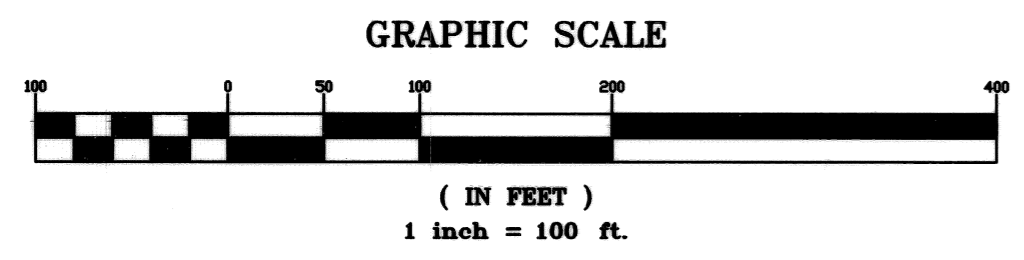
LEGEND:

- DISTINCTIVE BORDER OF LANDS BEING SUBDIVIDED
- EXISTING PARCEL LINE PER R1 (2012-J431081 O.R., REEL K699, IMAGE 139), TO BE MERGED BY THIS MAP
- MONUMENT LINE
- BRK BRICK
- CONC CONCRETE
- MEAS MEASURED DISTANCE
- MK. MARK
- O.R. OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
- R1 DENOTES MAP REFERENCE NUMBER
- SF SQUARE FEET
- STY STORY
- { } RECORD/FILED INFORMATION SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION SHOWN FOR REFERENCE ONLY

NOTE: THIS PROPERTY SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN GRANT OF EASEMENT RECORDED AUGUST 19, 2013, DOCUMENT NUMBER 2013-J732010, REEL K963, IMAGE 303.

MAP REFERENCE:

- R1 GRANT DEED 2012-J431081 O.R., K699 O.R. 139, RECORDED JUNE 15, 2012
- R2 MONUMENT MAP NO. 314 SEE NOTE 6, SHEET 2
- R3 MONUMENT MAP NO. 315 SEE NOTE 6, SHEET 2
- R4 BLOCK DIAGRAM, 100-VARA BLK. 382, BOOK 40, PAGES 19-27, OFFICE OF THE CITY AND COUNTY SURVEYOR
- R5 PARCEL MAP NO. 4836, BOOK 108 OF CONDOMINIUM MAPS AT PAGES 87 AND 88, FILED DECEMBER 10, 2008



FINAL MAP 7440
 A 281 RESIDENTIAL UNIT, AND 3 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT

 BEING A MERGER AND RESUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 15, 2012, IN K669 O.R. 139, 2012-J431081, SAN FRANCISCO RECORDS

 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
 DATED: DECEMBER 2013 SCALE: 1"=100'



ASSESSOR'S BLOCK 3732

{29.00'±}
R2

CLEMENTINA STREET
{40' WIDE}

350.00'

275.00'

LOT 44

LOT 45

25' R1 25' R1 25' R1
PARCEL 3 R1
75' R1 75' R1
PARCEL 4 R1
75' R1
LOT 48
160.17' (160')(R1)
0.17'
25' R1 25' R1
75' R1
PARCEL 6
160.167' (160')(R1)
PARCEL 2 R1
160.167' (160')(R1)
85' R1 85' R1
LOT 18
160.17' (160')(R1)

ASSESSOR'S BLOCK 3732

PARCEL 1 R1

LOT 1
1.287 ACRES±
56,058 SF±
(3732 LOT 271)

LOT 9

G433 O.R. 110

PG&E EASEMENT
2013-J716447-00 O.R.
RECORDED 07/30/13

14.5'
27'
25'

50' R1

275.00' R1

350.00'

160.17' R4 (160')(R1)(160.17')(R5)

54.00' MEAS

MEAS
29.00'

FOLSOM STREET
{82.50' WIDE}

{54.00'±}
R2
(54.00')(R5)

FALMOUTH STREET

ASSESSOR'S BLOCK 3753

LEGEND:

- DISTINCTIVE BORDER OF LANDS BEING SUBDIVIDED
- - - EXISTING PARCEL LINE PER R1 (2012-J431081 O.R., REEL K699, IMAGE 139), TO BE MERGED BY THIS MAP
- MONUMENT LINE
- BRK BRICK
- O.R. OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
- MEAS MEASURED DISTANCE
- MK. MARK
- R1 DENOTES MAP REFERENCE NUMBER
- SF SQUARE FEET
- STY STORY
- { } RECORD/FILED INFORMATION SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION SHOWN FOR REFERENCE ONLY

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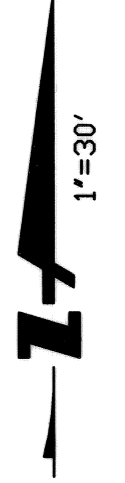
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ASSESSOR'S BLOCK 3733

5TH STREET
{82.50' WIDE}



(IN FEET)
1 inch = 30 ft.



2-STY
BRK

MK. 1.1' UP
53.37' R3

FINAL MAP 7440

A 281 RESIDENTIAL UNIT, AND 3 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT

BEING A MERGER AND RESUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 15, 2012, IN K669 O.R. 139, 2012-J431081, SAN FRANCISCO RECORDS

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
DATED: DECEMBER 2013 SCALE: 1"=30'



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SHEET 4 OF 4
C-20115012-11