

OWNER'S STATEMENT:

THE UNDERSIGNED OWNER(S) IS/ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP COMPRISING OF 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.

OWNER:

PARKFRONT INVESTMENTS LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: PARKFRONT, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: [Signature]
NAME: WILLIAM B. BANER
TITLE: PRESIDENT

BENEFICIARY:

WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF JPMBB COMMERCIAL MORTGAGE SECURITIES TRUST 2014-C22, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2014-C22

BY: LNR PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS ATTORNEY-IN-FACT UNDER THAT CERTAIN LIMITED POWER OF ATTORNEY DATED JUNE 9, 2015

BY: [Signature]
NAME: Arnold Shulkin
TITLE: Vice President

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) S.S.
ON MARCH 7 2019 BEFORE ME, SHIRLEY A. BENDICK

A NOTARY PUBLIC, PERSONALLY APPEARED;

William B. Baner

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] (SEAL)



SHIRLEY A. BENDICK

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

PRINCIPAL COUNTY OF BUSINESS: SAN FRANCISCO

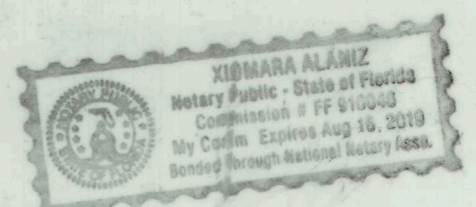
COMMISSION EXPIRES: 12/4/20

COMMISSION # OF NOTARY: 2170971

BENEFICIARY'S ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) SS:

11th DAY OF March, 2019, BY Arnold Shulkin, AS Vice President OF LNR PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE SAID LIMITED LIABILITY COMPANY, AS ATTORNEY-IN-FACT ON BEHALF OF WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF JPMBB COMMERCIAL MORTGAGE SECURITIES TRUST 2014-C22, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2014-C22. SAID INDIVIDUAL IS PERSONALLY KNOWN TO ME.



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: Xiomara Alaniz

MY COMMISSION EXPIRES: 8/16/2019

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20____, IN BOOK _____ OF CONDOMINIUM MAPS, AT PAGES _____ TO _____, INCLUSIVE AT THE REQUEST OF KCA ENGINEERS, INC.

SIGNED: _____
COUNTY RECORDER

FINAL MAP NO. 5558

A MAXIMUM OF FIFTY UNIT COMMERCIAL CONDOMINIUM PROJECT BEING A SUBDIVISION OF THAT CERTAIN PROPERTY DESCRIBED IN GRANT DEED ON REEL H333 IMAGE 0186 AS INSTRUMENT NUMBER 99-G524186 OFFICIAL RECORDS FILED MARCH 3, 1999 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA ALSO BEING A PORTION HISTORIC 50 VARA BLOCK NUMBER 19

MARCH 2019

KCA ENGINEERS INC.
CONSULTING CIVIL ENGINEERS

SHEET 1 OF 3 SHEETS

APN 0173-006

220 JACKSON STREET AND 601 FRONT STREET

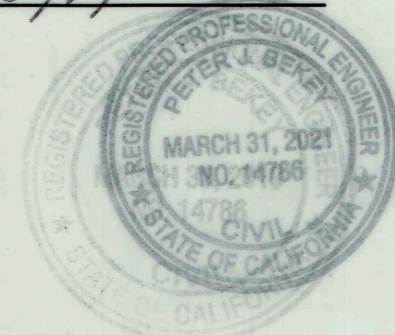
GENERAL NOTES:

- A. THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTION 6540 AND 6624. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF FIFTY 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 ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS, AND RESTRICTIONS, THE 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 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 OWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE OWNERS' 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 OWNERS' ASSOCIATION AND/OR THE INDIVIDUAL OWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE OWNER'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 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 JACKSON STREET AND FRONT 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.

ENGINEER'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 WILLIAM BANER IN MARCH 2009. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: [Signature] DATE: 03/05/19
 KCA ENGINEERS, INC.
 PETER J. BEKEY
 R.C.E. NO. 14786
 LICENSE EXPIRES: MARCH 31, 2021



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 ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

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

BY: [Signature]

DATE: APRIL 9 2019
 BRUCE R. STORRS, L.S. 6914



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 NO. 5558"

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

NOTES:

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 NUMBER
101 101-1 TO 101-33	LOTS 015 TO 047
201 201-7 TO 201-16	LOTS 048 TO 057
301 301-1 TO 301-3 301-5 TO 301-6	LOTS 058 TO 060 LOTS 061 TO 062
302	LOTS 063
401	LOTS 064

PARCEL NUMBERS ARE IN ASSESSOR'S BLOCK 0173.

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 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 _____ DAY OF _____, 20____
 BY ORDER NO. _____

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: _____ DATE: _____
 DEPUTY CITY ATTORNEY
 CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S 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. _____

FIELD SURVEY COMPLETION STATEMENT

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON FEBRUARY 20, 2006. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

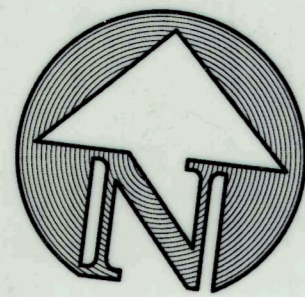
FINAL MAP NO. 5558

A MAXIMUM OF FIFTY UNIT COMMERCIAL CONDOMINIUM PROJECT BEING A SUBDIVISION OF THAT CERTAIN PROPERTY DESCRIBED IN GRANT DEED ON REEL H333 IMAGE 0186 AS INSTRUMENT NUMBER 99-G524186 OFFICIAL RECORDS FILED MARCH 3, 1999 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA ALSO BEING A PORTION HISTORIC 50 VARA BLOCK NUMBER 19

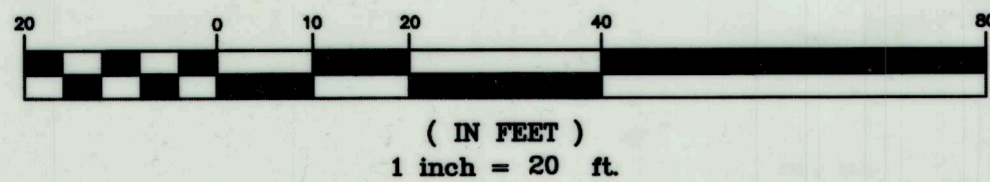
MARCH 2019

KCA ENGINEERS INC.
 CONSULTING CIVIL ENGINEERS

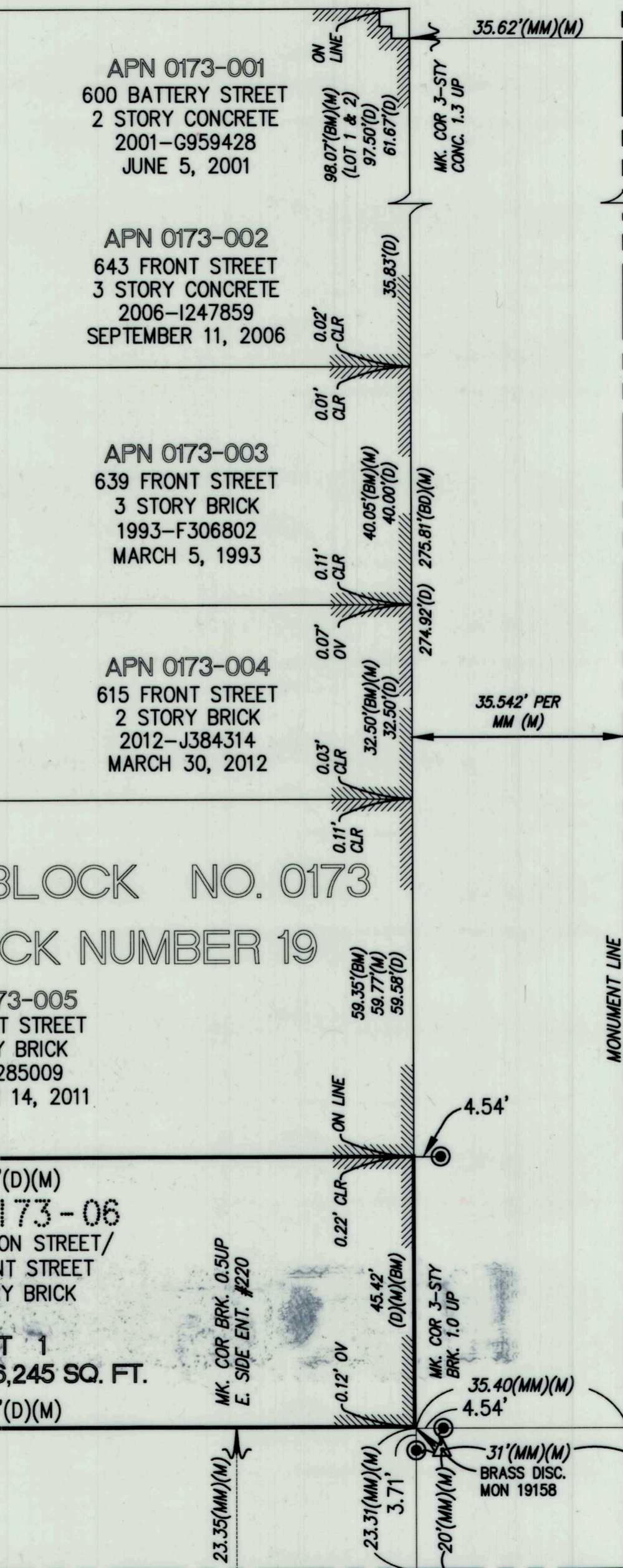
SHEET 2 OF 3 SHEETS



GRAPHIC SCALE



PACIFIC AVENUE
(49.13' WIDE)



MONUMENT LINE
FRONT STREET (68.75' WIDE)

JACKSON STREET
(49.13' WIDE)

SURVEY NOTES:

1. BASIS OF SURVEY: GRANT DEED RECORDED MARCH 3, 1999 IN REEL H333 AT IMAGE 0186 AS INSTRUMENT NUMBER 1999-G524186 IN THE OFFICE OF THE RECORDER, CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA. SEE NOTE 7 BELOW RE BASIS OF SURVEY
2. MONUMENT REFERENCE: MONUMENT MAP NUMBER 1 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
3. 50 VARA BLOCK MAP NUMBER 19 DATED APRIL 20, 1908 FILED IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
4. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
5. DIMENSIONS ARE INDICATED IN FEET AND DECIMALS THEREOF.
6. BLOCK LINES OF BLOCK 0173 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINES IN JACKSON AND FRONT STREETS. RELATIONSHIPS BETWEEN MONUMENT LINES AND THE BLOCK LINES OF BLOCK 0173 WERE ESTABLISHED IN CONFORMANCE WITH COMPELLING EVIDENCE OF OCCUPATION AND FIELD SURVEY DATA SUCH AS: "L" CUTS, BUILDING STRUCTURES, AND ALONG WITH THE MAP AND DEED REFERENCES LISTED HEREON.
7. BASIS OF SURVEY. MONUMENT LINE IN JACKSON STREET AS SHOWN ON MONUMENT MAP NO. 1 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

LEGEND:

- (M) MEASURED
- (BM) HISTORIC BLOCK DIAGRAM, 50 VARA BLOCK NO. 19, RECORDED APRIL 20, 1908
- (MM) MONUMENT MAP NO. 1
- ⊙ SET NAIL AND 1" BRASS TAG RCE 14786
- O.R. OFFICIAL RECORDS
- (D) DEED DIMENSION
- CLR CLEAR OF PROPERTY LINE
- OV OVER PROPERTY LINE
- MON XX CITY MONUMENT NAME, PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- SUBJECT PROPERTY LINE
- OTHER LOT LINES
- ▨ EXISTING BUILDING

SIDEWALK PER GRADE MAP #001=11.40
MEASURED 11.47

SIDEWALK PER GRADE MAP #001=11.40
MEASURED 11.58

BUILDING TO
BUILDING
68.38 (M)

STREET (68.38' WIDE)

BATTERY

FINAL MAP NO. 5558

A MAXIMUM OF FIFTY UNIT COMMERCIAL CONDOMINIUM PROJECT BEING A SUBDIVISION OF THAT CERTAIN PROPERTY DESCRIBED IN GRANT DEED ON REEL H333 IMAGE 0186 AS INSTRUMENT NUMBER 99-G524186 OFFICIAL RECORDS FILED MARCH 3, 1999 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA ALSO BEING A PORTION HISTORIC 50 VARA BLOCK NUMBER 19

SCALE 1"=20'

MARCH 2019

KCA ENGINEERS INC.
CONSULTING CIVIL ENGINEERS

SHEET 3 OF 3 SHEETS

APN 0173-006

220 JACKSON STREET AND 601 FRONT STREET