

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. 8499, 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.

OWNERS: TUP POTRERO LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature] BY: _____

NAME: Arden Hearing NAME: _____

TITLE: Authorized Signatory TITLE: _____

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 September 1, 2016, BEFORE ME, Marie Mamiscalco, A NOTARY PUBLIC,

PERSONALLY APPEARED, Arden Hearing, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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:

NOTARY'S SIGNATURE: [Signature]

PRINTED NAME: Marie Mamiscalco

PRINCIPAL PLACE OF BUSINESS: San Francisco

COMMISSION No.: 2087205

COMMISSION EXPIRATION DATE: October 23, 2018

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 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 _____, 2016

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 _____, 2016, APPROVED THIS MAP ENTITLED, "FINAL MAP No. 8499", COMPRISING 3 SHEETS.

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 07 DAY OF October, 2016.

BY ORDER NO. 185360

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 _____, 2016, 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. _____.

BENEFICIARY'S STATEMENT

PCCP CREDIT VI REIT-SUB HOLDCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BENEFICIARY UNDER THAT DEED OF TRUST RECORDED MARCH 3, 2016, IN OFFICIAL RECORDS UNDER RECORDER'S DOCUMENT NUMBER 2015-K028371-00.

PCCP CREDIT VI REIT-SUB HOLDCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature] NAME: Brian Healey TITLE: Authorized Signatory

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 September 1, 2016, BEFORE ME, Whitney Ann Allen, A NOTARY PUBLIC,

PERSONALLY APPEARED, Brian Healey, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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:

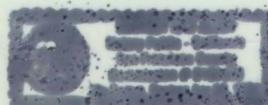
NOTARY'S SIGNATURE: [Signature]

PRINTED NAME: Whitney Ann Allen

PRINCIPAL PLACE OF BUSINESS: San Francisco

COMMISSION No.: 2150586

COMMISSION EXPIRATION DATE: April 24, 2020



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: [Signature] DATE: 10/2/16 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 TUP POTRERO LLC, ON DECEMBER 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 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: Alex Calder DATE: 8-31-2016 ALEX CALDER, P.L.S. 8863



RECORDER'S STATEMENT

FILED FOR RECORD THIS _____ DAY OF _____, 2016, AT _____ 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 BKF ENGINEERS.

BY: _____ DATE: _____

COUNTY RECORDER CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

FINAL MAP NO. 8499 A 70 RESIDENTIAL UNIT AND A MAXIMUM OF 2 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON JANUARY 23, 2015 AS DOCUMENT NUMBER 2015-K01143400-00 OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA BEING A PORTION OF THE POTRERO NUEVO TRACT, BLOCK 65

CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA AUGUST 2016 *****



SHEET ONE OF THREE SHEETS

APN 3962-008, 338 POTRERO AVE.

CONDOMINIUM NOTES

- LOT 1 WILL BE SUBDIVIDED INTO 70 RESIDENTIAL AND A MAXIMUM OF 2 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 70 RESIDENTIAL AND A MAXIMUM OF 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 WITHIN PRIVATE PROPERTY; AND
 - II. ALL FRONTING SIDEWALKS AND STREETSCAPE IMPROVEMENTS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS, INCLUDING MEDIANS, IF ANY, 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 POTRERO AVENUE 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 LOT NUMBER TABLE

RESIDENTIAL UNITS	PROPOSED ASSESSOR PARCEL NUMBER
201-206	3962-015 THRU 3962-020
301-310	3962-021 THRU 3962-030
401-410	3962-031 THRU 3962-040
501-510	3962-041 THRU 3962-050
601-610	3962-051 THRU 3962-060
701-710	3962-061 THRU 3962-070
801-810	3962-071 THRU 3962-080
PH1-PH4	3962-081 THRU 3962-084
COMMERCIAL UNITS	
336 POTRERO AVENUE	3962-085
340 POTRERO AVENUE	3962-086

ASSESSOR'S NOTE

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

ADDITIONAL NOTES

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

- A. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE", DOCUMENT NUMBER 2014-J916121 OFFICIAL RECORDS, RECORDED JULY 30, 2014 AND DOCUMENT NUMBER 2014-J950089 OFFICIAL RECORDS, RECORDED SEPTEMBER 16, 2014. DOCUMENT SHOWS NUMEROUS RESTRICTIONS ON SITE DEVELOPMENT PERTAINING TO ZONING CODE BY THE PLANNING COMMISSION OF THE CITY AND COUNTY OF SAN FRANCISCO.
- B. "AMENDED AND RESTATED DRAINAGE PIPE EASEMENT AGREEMENT", RECORDED JULY 02, 2015, OFFICIAL RECORDS AS DOCUMENT NUMBER 2015-K085453. EASEMENT GRANTED FROM TUP POTRERO, LLC TO SOKA GAKKAI INTERNATIONAL-USA (SGI-USA), FOR A DRAINAGE PIPE ALONG THE NORTHERLY SIDE OF THE GRANTOR PROPERTY.
- C. "SHORING AND TIE BACK EASEMENT AGREEMENT", RECORDED NOVEMBER 20, 2016, OFFICIAL RECORDS AS DOCUMENT NUMBER 2015-K158563 AND AS AMENDED IN "AMENDMENT OF SHORING AND TIE BACK EASEMENT AGREEMENT", RECORDED JANUARY 05, 2016, OFFICIAL RECORDS AS DOCUMENT NUMBER 2016-K184102. EASEMENT AGREEMENT BETWEEN TUP POTRERO, LLC AND MCDONALD'S USA, LLC INTEREST TO GOLDEN ARCH LIMITED PARTNERSHIP FOR SHORING AND TIEBACK WORK, RELATED CLEANUP, EXCAVATION, REPAIR AND SUPPORT OF THE MCDONALD'S PROPERTY.
- D. "GRANT OF EASEMENT", RECORDED APRIL 11, 2016, OFFICIAL RECORDS AS DOCUMENT NUMBER 2016-K228693. EASEMENT GRANTED FROM TUP POTRERO, LLC TO COMCAST OF CALIFORNIA III, INC TO PROVIDE CERTAIN BROADBAND COMMUNICATIONS SERVICES.
- E. "PERMANENT POST-CONSTRUCTION STORMWATER CONTROLS MAINTENANCE AGREEMENT", RECORDED JUNE 07, 2016, OFFICIAL RECORDS AS DOCUMENT NUMBER 2016-K270888. EASEMENT AGREEMENT BETWEEN TUP POTRERO, LLC AND THE CITY AND COUNTY OF SAN FRANCISCO, ACTING BY AND THROUGH ITS PUBLIC UTILITIES COMMISSION FOR THE CONSTRUCTION AND MAINTENANCE OF STORMWATER CONTROLS.

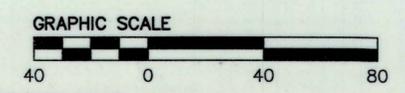
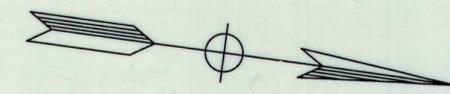
FINAL MAP NO. 8499
 A 70 RESIDENTIAL UNIT AND
 A MAXIMUM OF 2 COMMERCIAL UNIT MIXED USE CONDOMINIUM
 PROJECT
 A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT GRANT DEED
 RECORDED ON JANUARY 23, 2015 AS DOCUMENT NUMBER 2015-K01143400-00
 OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
 BEING A PORTION OF THE POTRERO NUEVO TRACT
 CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

 AUGUST 2016



SHEET TWO OF THREE SHEETS

APN 3962-008, 338 POTRERO AVE.



REFERENCE MAPS

- (1) CCSF MONUMENT MAP 287
- (2) PARCEL MAP 42 PM 148
- (3) PARCEL MAP 8 PM 65
- (4) RANCHO DE POTRERO NUEVO MAP, BOOK C AND D AT PAGES 78-79
- (5) CCSF MONUMENT MAP 288

SYMBOL LEGEND

- ↑ FOUND CROWS FOOT MARK AS NOTED
- FOUND CONCRETE CCSF MONUMENT OR AS NOTED
- ⊕ SET LEAD PLUG, WITH 3/4" BRASS TAG AND TACK, STAMPED "LS 8863"
- ⊕ NAIL AND TAG, AS NOTED

LEGEND

- APN ASSESSOR'S PARCEL NUMBER
- CCSF CITY AND COUNTY OF SAN FRANCISCO
- DN DOCUMENT NUMBER
- MN MONUMENT NUMBER
- R/W RIGHT OF WAY
- SNF SEARCHED, NOT FOUND
- (100.00') RECORD DISTANCE

- MONUMENT LINE
- BOUNDARY LINE
- ADJACENT LOT LINE
- EASEMENT 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. 287. & NO. 288

FINAL MAP NO. 8499

A 70 RESIDENTIAL UNIT AND A MAXIMUM OF 2 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT GRANT DEED RECORDED ON JANUARY 23, 2015 AS DOCUMENT NUMBER 2015-K01143400-00 OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA BEING A PORTION OF THE POTRERO NUEVO TRACT

CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

AUGUST 2016

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

SHEET THREE OF THREE SHEETS

APN 3962-008, 338 POTRERO AVE.

