

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. 8633, 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 TEXAS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature] BY: _____

NAME: Arden Heaving 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 21, 2016, BEFORE ME, Marie Louise Maniscalco, A NOTARY PUBLIC,

PERSONALLY APPEARED, Arden Heaving, 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 Louise Maniscalco

PRINCIPAL PLACE OF BUSINESS: San Francisco

COMMISSION No.: 2087205

COMMISSION EXPIRATION DATE: October 23, 2018

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 21, 2016, BEFORE ME, Whitney Ann Allen, A NOTARY PUBLIC,

PERSONALLY APPEARED, Brian Hearty, 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 26, 2020

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, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____ ADOPTED _____, 20__, APPROVED THIS MAP ENTITLED, "FINAL MAP No. 8633", 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 03 DAY OF October, 2016

BY ORDER NO. 185352

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 _____, 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 SUPERVISOR'S IN FILE NO. _____

BENEFICIARY'S STATEMENT

PCCP CAPITAL III SUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BENEFICIARY UNDER THAT DEED OF TRUST RECORDED MAY 4, 2015, IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2015-K055846-00

BENEFICIARY: PCCP CAPITAL III SUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

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

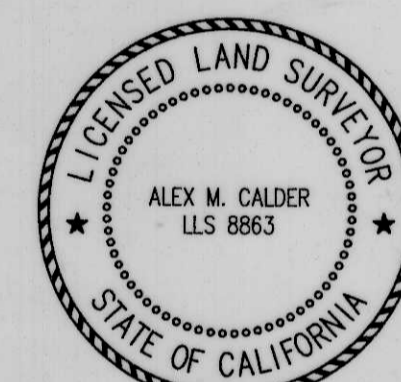
BY: [Signature] DATE: September 12, 2016
BRUCE R. STORRS L.S. 6914



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 TEXAS LLC, ON AUGUST 2016. 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 AUGUST 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: [Signature] DATE: 9-13-2016
ALEX CALDER, P.L.S. 8863



RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20__, AT _____ MINUTES PAST _____ M., IN BOOK ____ OF CONDOMINIUM MAPS AT

PAGES _____, AT THE REQUEST OF BKF ENGINEERS.

BY: _____ DATE: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP NO. 8633

645 TEXAS STREET
A 1 LOT SUBDIVISION FOR A 91 RESIDENTIAL UNIT AND
1 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON SEPTEMBER 10, 2012 AS GRANT DEED DOC-2012-J499625 OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA BEING ALL OF LOT 026 BLOCK NUMBER 4102 AND BEING A PORTION OF BLOCKS 283 & 284 OF NEW POTRERO

CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

SEPTEMBER 2016



SHEET ONE OF THREE SHEETS

APN 4102-026, 645 TEXAS STREET

CONDOMINIUM NOTES

- 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 91 DWELLING AND 1 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 TEXAS STREET, 22ND STREET AND MISSISSIPPI 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.
- H. NOTICE OF SPECIAL RESTRICTIONS: DOCUMENT NUMBER 2014-J929162 OFFICIAL RECORDS, RECORDED AUGUST 20, 2014 AND DOCUMENT NUMBER 2014-J950088 OFFICIAL RECORDS, RECORDED SEPTEMBER 16, 2014.
- I. THIS PROPERTY SUBJECT TO THE TERMS AND CONDITIONS OF THE CERTAIN AGREEMENT RECORDED NOVEMBER 25, 2014, OFFICIAL RECORDS AS DOCUMENT NUMBER 2014-J980089.

NOTES

- 1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED; MONUMENT LINES ARE AS SHOWN.
- 2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

ASSESSOR'S LOT NUMBER TABLE

DESIGNATED SPACES COMMERCIAL UNIT	PROPOSED ASSESSOR PARCEL NUMBER
	4102-072
RESIDENTIAL UNITS	
001-002	4102-073 THRU 4102-074
100-119	4102-075 THRU 4102-093
200-221	4102-094 THRU 4102-115
300-321	4102-116 THRU 4102-137
400-421	4102-138 THRU 4102-157
500-505	4102-158 THRU 4102-163

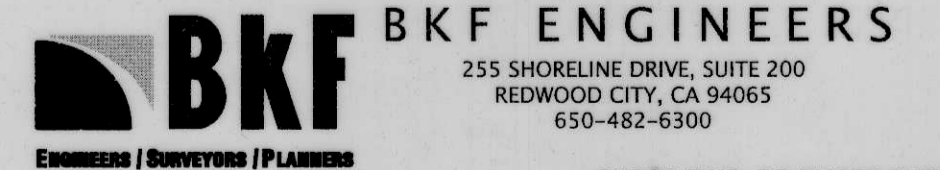
FINAL MAP NO. 8633

 645 TEXAS STREET
 A 1 LOT SUBDIVISION FOR A 91 RESIDENTIAL UNIT AND
 1 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON SEPTEMBER 10, 2012 AS GRANT DEED DOC-2012-J499625 OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA BEING ALL OF LOT 026 BLOCK NUMBER 4102 AND BEING A PORTION OF BLOCKS 283 & 284 OF NEW POTRERO

CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

 SEPTEMBER 2016



SHEET TWO OF THREE SHEETS

APN 4102-026, 645 TEXAS STREET

HORIZONTAL DATUM & REFERENCE SYSTEM
 THE HORIZONTAL DATUM IS THE "NORTH AMERICAN DATUM OF 1983: NAD83 (2011) 2010.00 EPOCH" REFERENCED BY THE "CCSF-2013 HIGH PRECISION NETWORK" (CCSF-HPN). PLANE COORDINATES ARE BASED ON THE "CITY & COUNTY OF SAN FRANCISCO 2013 COORDINATE SYSTEM" (CCSF-CS13). THE CCSF-CS13 IS A LOW DISTORTION PROJECTION DESIGNED FOR CCSF TO PROVIDE PLANE COORDINATES IN A GROUND SYSTEM. (SEE ROS 8080, FILED APRIL 4, 2014 IN BOOK EE OF SURVEY MAPS, 147-157, OFFICE OF THE SAN FRANCISCO COUNTY RECORDER).

- REFERENCE MAPS**
- (R1) CCSF MONUMENT MAP 310
 - (R2) 98CM 72
 - (R3) 98CM 141
 - (R4) 96CM 20
 - (R5) 37PM 61

- SYMBOL LEGEND**
- FOUND CONCRETE CCSF MONUMENT AS NOTED
 - FOUND LEAD PLUG, TACK AND TAG AS NOTED
 - ✦ SET LEAD PLUG, TACK AND TAG STAMPED "LS 8863"

- LEGEND**
- AB ASSESSORS BLOCK
 - BL BLOCK LINE
 - CCSF CITY AND COUNTY OF SAN FRANCISCO
 - CM CONDO MAP
 - COR CORNER
 - DOC NO DOCUMENT NUMBER
 - FD FOUND
 - HBM HISTORIC BLOCK MAP
 - L&T LEAD PLUG, TACK AND TAG
 - ML MONUMENT LINE
 - MN MONUMENT NAME PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
 - NTS NOT TO SCALE
 - OVR DISTANCE OVER PROPERTY LINE
 - PM PARCEL MAP
 - SNF SEARCHED NOTHING FOUND
 - MONUMENT LINE
 - BOUNDARY LINE
 - ADJACENT LOT LINE
 - FORMER LOT LINE
 - EASEMENT LINE

FINAL MAP NO. 8633

 645 TEXAS STREET
 A 1 LOT SUBDIVISION FOR A 91 RESIDENTIAL UNIT AND
 1 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT
 A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED
 RECORDED ON SEPTEMBER 10, 2012 AS GRANT DEED DOC-2012-J499625 OFFICIAL
 RECORDS OF CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA BEING
 ALL OF LOT 026 BLOCK NUMBER 4102 AND BEING A PORTION OF BLOCKS 283 & 284
 OF NEW POTRERO

CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

 SEPTEMBER 2016

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

SHEET THREE OF THREE SHEETS
 APN 4102-026, 645 TEXAS STREET

