

OWNER'S STATEMENT

WE HEREBY CERTIFY THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN ENCLOSED WITHIN THE BOUNDARY LINES UPON THIS MAP AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP ENTITLED "FINAL MAP 7993".

PACIFIC HEIGHTS FRANKLIN PARTNERS II, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: DELAWARE RETAIL CONTROL, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: VPI 2004, INC., A CALIFORNIA CORPORATION,
ITS MANAGER

BY: Debra L. Perry
NAME: Debra L. Perry
ITS: 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 Mateo } SS

ON March 20, 2015, 2015 BEFORE ME
Dona Gomez, A NOTARY PUBLIC IN AND
FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
Debra L. Perry

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 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: DS

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 1966226

MY COMMISSION EXPIRES: 2/8/14

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Mateo

BENEFICIARY'S STATEMENT

THE UNDERSIGNED, AS BENEFICIARY UNDER THE DEED OF TRUST RECORDED JUNE 21, 2013, INSTRUMENT NO. 2013-J691625 IN REEL K923, IMAGE 0604 OF OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA, DOES HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP.

COMERICA BANK
BY: Kyle Timmins
NAME: Kyle Timmins
TITLE: Vice President

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 Santa Clara } SS

ON March 24, 2015 BEFORE ME
Leizel Beliso, A NOTARY PUBLIC IN AND
FOR SAID COUNTY AND STATE PERSONALLY APPEARED
Kyle Timmins

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(ES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), 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 AND OFFICIAL SEAL

SIGNATURE: [Signature]

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2016083

MY COMMISSION EXPIRES: March 29, 2017

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Santa Clara

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 PACIFIC HEIGHTS FRANKLIN PARTNERS II, LLC IN MAY 2014. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JUNE 2016, 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] 3/19/15
JACQUELINE LUK, P.L.S. 8934 DATE



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 THIS: _____ DAY OF _____, 20__

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

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: FEBRUARY 3, 2016
BRUCE STORRS L.S. NO. 6914



CITY 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 7993", COMPRISING THREE (3) SHEETS.

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

APPROVAL

THIS MAP IS APPROVED THIS 2ND DAY OF FEBRUARY, 2016
BY ORDER NO. 18451

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. _____

RECORDER'S STATEMENT

FILED FOR RECORD THIS _____ DAY OF _____, 20__, AT _____ MINUTES PAST _____ M., IN BOOK _____ OF CONDOMINIUM MAPS, AT PAGES _____ TO _____, INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF PACIFIC HEIGHTS FRANKLIN PARTNERS II, LLC.

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

FINAL MAP 7993

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MARCH 8, 2006, DOCUMENT NO. 1140203, REEL J092, IMAGE 0065, BEING A 67 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT

CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA

LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547

MARCH 2015

FINAL MAP GENERAL NOTES:

1. 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 67 RESIDENTIAL UNITS AND 1 COMMERCIAL UNIT.
2. 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.
3. 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
4. IN THE EVENT THE AREAS IDENTIFIED IN (3)(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.
5. 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.
6. BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER BUSH, FRANKLIN, AND FERN 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).
7. 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.

NOTES:

8. DECLARATION OF SITE RESTRICTIONS RECORDED DECEMBER 23, 2008, INSTRUMENT NO. 2008-1701183-00, REEL J793, IMAGE 0287, OF OFFICIAL RECORDS, UNDER THE CITY PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO UPON THE TERMS AND CONDITIONS CONTAINED THEREIN, AFFECT THE SUBJECT PROPERTY. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID RECORDED DOCUMENT.
9. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE OWNER'S PARTICIPATION AGREEMENT, RECORDED DECEMBER 23, 2008, AS INSTRUMENT NO. 2008-1700182-00, REEL J793, IMAGE 0286, OFFICIAL RECORDS.
10. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF USE, RECORDED JANUARY 8, 2014, INSTRUMENT NO. 2014-J822756-00, REEL L059, IMAGE 0442, OFFICIAL RECORDS.
11. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF USE, RECORDED JULY 3, 2014, AS INSTRUMENT NO. 2014-J903941-00, OFFICIAL RECORDS.
12. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO AN EASEMENT FOR BROADBAND COMMUNICATION SERVICES AND INCIDENTAL PURPOSES IN FAVOR OF COMCAST OF CALIFORNIA III, INC., AND ITS SUCCESSORS AND ASSIGNS, RECORDED AUGUST 28, 2014, AS INSTRUMENT NO. 2014-J933042-00, OFFICIAL RECORDS.
13. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF USE, RECORDED MAY 18, 2015, AS INSTRUMENT NO. 2015-K061543-00, OFFICIAL RECORDS.
14. THIS PROJECT WILL INCLUDE A TOTAL OF 9 BELOW MARKET RATE RESIDENTIAL UNITS.

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

RESIDENTIAL CONDOMINIUMS UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
401 - 407	AB 0671 LOT 51 TO 57
501 - 507	AB 0671 LOT 58 TO 64
601 - 607	AB 0671 LOT 65 TO 71
701 - 707	AB 0671 LOT 72 TO 78
801 - 807	AB 0671 LOT 79 TO 85
901 - 907	AB 0671 LOT 86 TO 92
1001 - 1007	AB 0671 LOT 93 TO 99
1101 - 1107	AB 0671 LOT 100 TO 106
1201 - 1207	AB 0671 LOT 107 TO 113
1301 - 1304	AB 0671 LOT 114 TO 117

COMMERCIAL CONDOMINIUMS UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
101	AB 0671 LOT 118

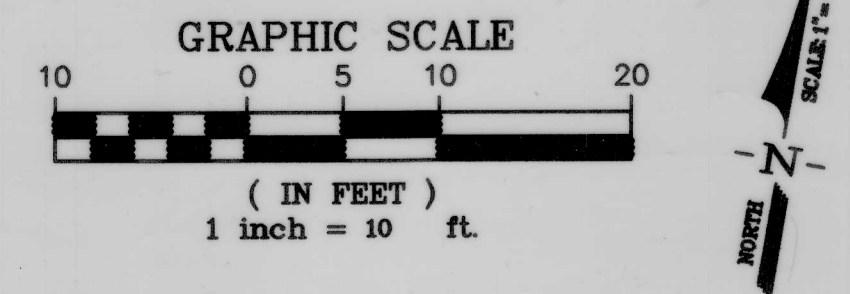
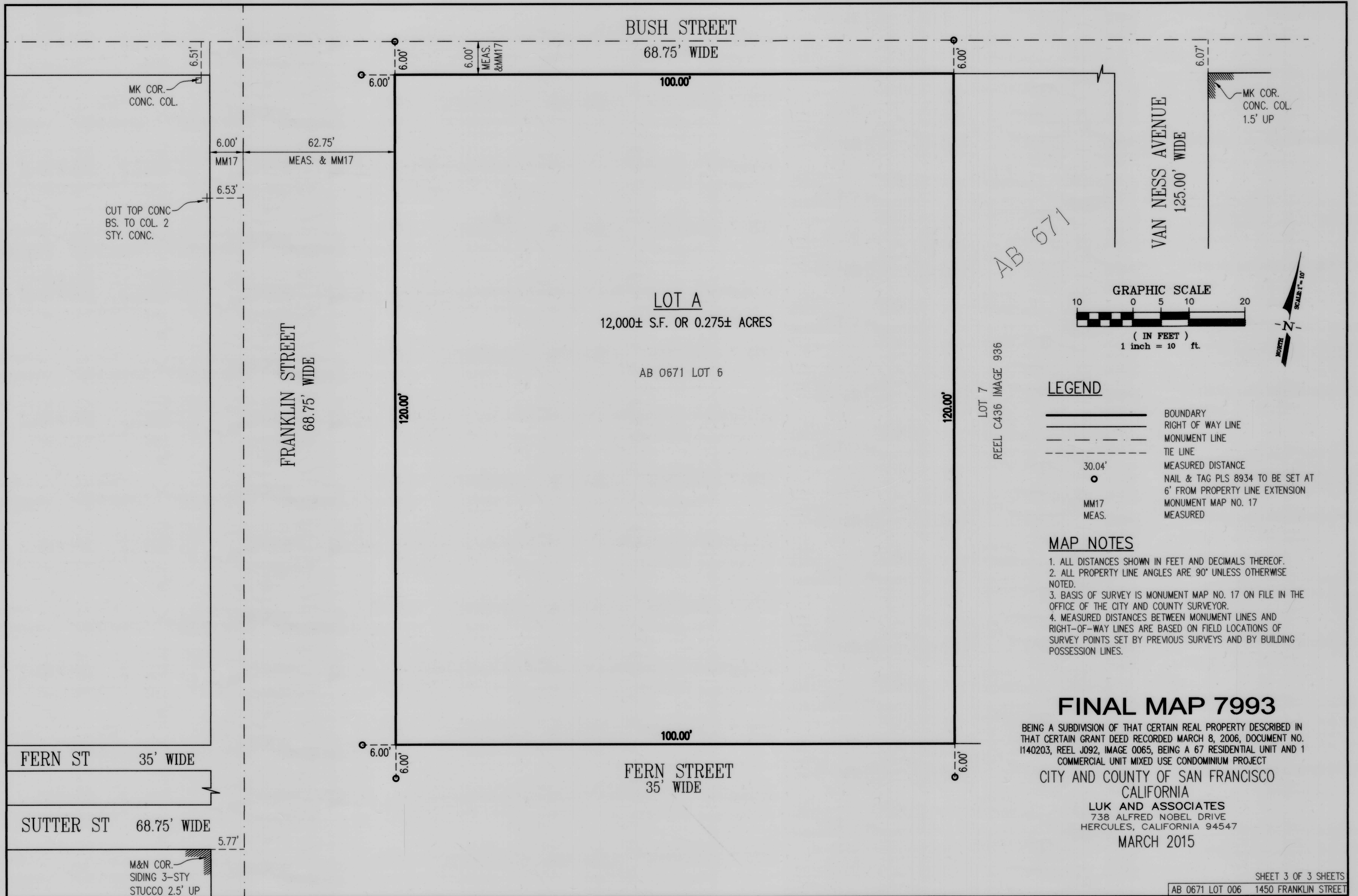
FINAL MAP 7993

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MARCH 8, 2006, DOCUMENT NO. 1140203, REEL J092, IMAGE 0065, BEING A 67 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT

CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA

LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547

MARCH 2015



LEGEND

	BOUNDARY
	RIGHT OF WAY LINE
	MONUMENT LINE
	TIE LINE
30.04'	MEASURED DISTANCE
	NAIL & TAG PLS 8934 TO BE SET AT 6' FROM PROPERTY LINE EXTENSION MONUMENT MAP NO. 17
MM17 MEAS.	MEASURED

- MAP NOTES**
1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
 2. ALL PROPERTY LINE ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 3. BASIS OF SURVEY IS MONUMENT MAP NO. 17 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 4. 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.

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 BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MARCH 8, 2006, DOCUMENT NO. 1140203, REEL J092, IMAGE 0065, BEING A 67 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT
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