

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF RECORD TITLE INTEREST IN THE REAL PROPERTY SUBDIVIDED AND SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

IN WITNESS THEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNER: 388 FULTON STREET OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Brian Saliman

NAME: Brian Saliman

TITLE: Manager

BENEFICIARY: FAR EAST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION

BY: Thomas S. Chan

NAME: Thomas S. Chan

TITLE: First Vice President

OWNER'S ACKNOWLEDGEMENT:

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)SS

ON JANUARY 21, 2016 BEFORE ME,

SUSAN HANNA

A

NOTARY PUBLIC, PERSONALLY APPEARED

BRIAN SALIMAN

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 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 Susan Hanna

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

PRINCIPAL COUNTY OF BUSINESS: San Francisco

COMMISSION EXPIRES: 10/11/2017

COMMISSION # OF NOTARY: 2044991

BENEFICIARY'S ACKNOWLEDGEMENT:

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)SS

ON JANUARY 21, 2016 BEFORE ME,

SUSAN HANNA

A

NOTARY PUBLIC, PERSONALLY APPEARED

THOMAS S. CHAN

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 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 Susan Hanna

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

PRINCIPAL COUNTY OF BUSINESS: San Francisco

COMMISSION EXPIRES: 10/11/2017

COMMISSION # OF NOTARY: 2044991

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 8270" 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 _____ DAY OF _____, 20____
BY ORDER NO. 184818

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

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 ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME 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: Bruce R. Storrs

DATE: APRIL 28, 2016

BRUCE R. STORRS L.S. 6914

**BOARD OF SUPERVISOR'S APPROVAL:**

ON _____, 20____, THE BOARD OF SUPERVISOR'S 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. _____.

RECORDER'S CERTIFICATE OR STATEMENT:

FILED THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST _____ m., IN BOOK _____ OF CONDOMINIUM MAPS, AT PAGES _____, AT THE REQUEST OF MARTIN M. RON ASSOCIATES.

SIGNED: _____

COUNTY RECORDER

FINAL MAP 8270

A 5 COMMERCIAL UNIT AND 69 RESIDENTIAL UNIT
MIXED USE CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THAT REAL PROPERTY
DESCRIBED IN THAT CERTAIN GRANT DEED
RECORDED MARCH 21, 2014 AS
INSTRUMENT NO. 2014-J852969-00, OFFICIAL RECORDS

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

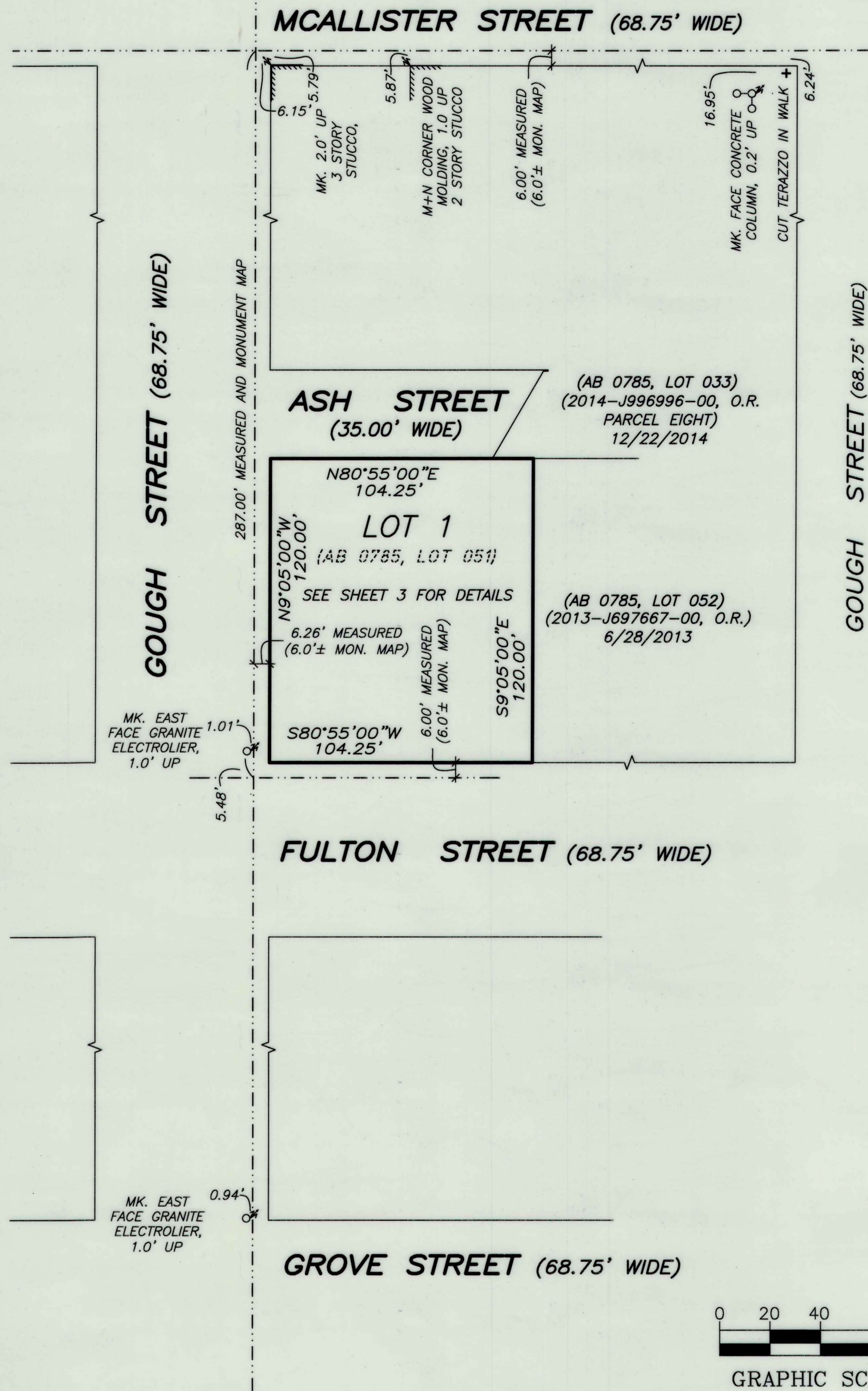
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

APRIL 2016

SHEET 1 OF 3

ASSESSOR'S BLOCK 0785, LOT 051

388 FULTON STREET



- LEGEND**
- AB ASSESSOR'S BLOCK
 - LE LOWER ELEVATION
 - UE UPPER ELEVATION
 - MK. MARK
 - M+N MARK AND NAIL
 - MON. MONUMENT
 - O.R. OFFICIAL RECORDS
 - SET 3/4" BRASS TAG PLS 8830 WITH STAINLESS STEEL RIVET

BASIS OF SURVEY
CITY OF SAN FRANCISCO MONUMENT MAP NO. 15 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

BASIS OF BEARINGS
THE EASTERLY LINE OF GOUGH STREET IS TAKEN TO BE N09°05'00"W AS SHOWN ON RECORD OF SURVEY NO. 5957 RECORDED JANUARY 12, 2011 IN BOOK DD OF SURVEY MAPS, PAGES 100-110, OFFICIAL RECORDS.

- NOTES**
- ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
 - 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.
 - ELEVATIONS ARE BASED ON A CROW-CUT ON THE OUTER RIM OF THE STORM WATER INLET AT THE NORTHWEST CORNER OF GOUGH AND MCALLISTER STREETS, ELEVATION 65.84, SAN FRANCISCO CITY DATUM.
 - GRANT DEED RECORDED MARCH 21, 2014 AS INSTRUMENT NO. 2014-J852969-00, OFFICIAL RECORDS.
 - "DECLARATION OF RESTRICTIONS" RECORDED DECEMBER 13, 1968 IN BOOK B103, PAGE 216, OFFICIAL RECORDS.
 - "NOTICE OF SPECIAL RESTRICTIONS UNDER THE THE PLANNING CODE" RECORDED MAY 13, 2013 AS INSTRUMENT NO. 2013-J656797-00, OFFICIAL RECORDS.
 - "DECLARATION OF RESTRICTIONS AND RESERVATION OF EASEMENTS" RECORDED JUNE 25, 2013 AS INSTRUMENT NO. 2013-J695101-00, OFFICIAL RECORDS.
 - "PARKING AND ACCESS EASEMENT AGREEMENT" RECORDED NOVEMBER 15, 2013 AS INSTRUMENT NO. 2013-J783974-00, OFFICIAL RECORDS.
 - "EASEMENT AGREEMENT (STORM WATER DRAINAGE)" RECORDED DECEMBER 31, 2015 AS INSTRUMENT NO. 2015-K182998, OFFICIAL RECORDS.
 - "EASEMENT AGREEMENT (UTILITIES)" RECORDED DECEMBER 31, 2015 AS INSTRUMENT NO. 2015-K182999-00, OFFICIAL RECORDS.
 - "NOTICE OF SPECIAL RESTRICTIONS UNDER THE THE PLANNING CODE" RECORDED FEBRUARY 17, 2015 AS INSTRUMENT NO. 2015-K020485-00, OFFICIAL RECORDS. CORRECTION RECORDED FEBRUARY 16, 2016 AS INSTRUMENT NO. 2016-K201490-00, OFFICIAL RECORDS.

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 7X7 DEVELOPMENT, LLC ON FEBRUARY 17, 2014. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET BEFORE JANUARY 1, 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 APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

BY: Ron A. Wagner DATE: 4-21-2016
RON A. WAGNER
PLS No. 8830



- CONDOMINIUM NOTES:**
- 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 69 MAXIMUM NUMBER OF DWELLING UNITS AND 5 COMMERCIAL UNITS.
 - 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 AS SPECIFIED IN THE GOVERNING DOCUMENTS FOR THE PROPERTY.
 - 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:
 - ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
 - 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.
 - 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. FAILURES 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.
 - 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.
 - BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER FULTON, GOUGH OR ASH 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).
 - 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.

ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS

CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
1-74	LOTS 061-134

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

FINAL MAP 8270

A 5 COMMERCIAL UNIT AND 69 RESIDENTIAL UNIT
MIXED USE CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THAT REAL PROPERTY
DESCRIBED IN THAT CERTAIN GRANT DEED
RECORDED MARCH 21, 2014 AS
INSTRUMENT NO. 2014-J852969-00, OFFICIAL RECORDS
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

APRIL 2016 SCALE: 1"=40' SHEET 2 OF 3

ASSESSOR'S BLOCK 0785, LOT 051 388 FULTON STREET

ASH STREET (35.00' WIDE)

(AB 0785, LOT 033)
(2014-J996996-00, O.R.)
PARCEL EIGHT
12/22/2014



GOUGH STREET (68.75' WIDE)

N9°05'00"W
120.00'

N80°55'00"E
104.25'

ACCESS EASEMENT
PEDESTRIAN & VEHICULAR
INGRESS AND EGRESS
EASEMENT TO AND FROM THE
PARKING AREA OVER AND
ACROSS THE FUTURE SIDEWALK
AND DRIVEWAY TO ASH STREET
(2013-J783974-00, O.R.)

ACCESS EASEMENT
(2013-J695101-00, O.R.)

PARKING
EASEMENT
LE=62.40
UE=73.90
(2013-J783974-00, O.R.)

UTILITY EASEMENT
(2015-K182999, O.R.)

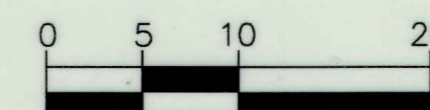
LOT 1
(AB 0785, LOT 051)
12,510 SQ.FT.

(AB 0785, LOT 052)
(2013-J697667-00, O.R.)
6/28/2013

NO BUILD
EASEMENT
(2013-J695101-00, O.R.)
STORM WATER
DRAINAGE EASEMENT
(2015-K182998, O.R.)

S80°55'00"W
104.25'

FULTON STREET (68.75' WIDE)



GRAPHIC SCALE

FINAL MAP 8270

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CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors

859 Harrison Street, Suite 200
San Francisco, California

APRIL 2016

SCALE: 1"=10'

SHEET 3 OF 3

ASSESSOR'S BLOCK 0785, LOT 051

388 FULTON STREET