

OWNER'S STATEMENT:

"WE HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND HOLDERS OF SECURITY INTEREST OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO MAKING AND RECORDING OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE; THAT SAID MAP CONSTITUTES AND CONSISTS OF A SURVEY MAP SHOWING MONUMENTATION ON THE GROUND WITHIN THE MEANING OF PARAGRAPHS 4120 AND 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA; AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP PURSUANT TO DIVISION 4, PART 5, CHAPTER 3, ARTICLE 4 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA".

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

OWNERS:

DEIMON LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Michael Mamone
MICHAEL MAMONE, MANAGING MEMBER

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 May 11th 2016 BEFORE ME, Helen M. Malloy, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: Michael Mamone
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.

Helen M. Malloy
SIGNATURE: Helen M. Malloy
PRINTED NAME:

July 11th 2018
COMMISSION EXPIRES: 2074192
COMMISSION # OF NOTARY:

San Francisco
PRINCIPAL COUNTY OF BUSINESS:

RECORDER'S STATEMENT:

FILED THIS DAY OF, 20....., AT M.
IN BOOK OF CONDOMINIUM MAPS, AT PAGE(S), AT THE REQUEST OF
FREDERICK T. SEHER.

SIGNED
COUNTY RECORDER

TRUSTEE / BENEFICIARY ACKNOWLEDGEMENT:

CALIFORNIA PROPERTY FUNDING LLC
NAME OF TRUSTEE / BENEFICIARY:

BY: Ted Deikel TITLE: MANAGING MEMBER
PRINT NAME:

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 May 11th 2016 BEFORE ME, Helen M. Malloy, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: Ted Deikel
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.

Helen M. Malloy
SIGNATURE: Helen M. Malloy
PRINTED NAME:

July 11th 2018
COMMISSION EXPIRES: 2074192
COMMISSION # OF NOTARY:

SAN FRANCISCO
PRINCIPAL COUNTY OF BUSINESS:

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 MICHAEL MAMONE ON JULY 8, 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 AUGUST 1, 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.



Frederick T. Seher
FREDERICK T. SEHER, PLS
LICENSE NO. 6216

05-19-16
DATE:

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 THE 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: Bruce R. Storrs
BRUCE R. STORRS L.S. 6914

DATE: JUNE 10 2016



FINAL MAP NO. 8774
A MIXED-USE
(16 UNIT RESIDENTIAL & 1 UNIT COMMERCIAL)
CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON SEPTEMBER 12, 2014, DOCUMENT NUMBER 2014-J949021-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF MISSION BLOCK NO. 69

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
APRIL, 2016



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7690 FAX (415) 921-7655

SHEET ONE OF THREE SHEETS

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. 8774".

IN TESTIMONY WHEREOF I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

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

DATE:

APPROVALS:

THIS MAP IS APPROVED THIS 10TH DAY OF JUNE, 2016

BY ORDER NO. 184972

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 SUPERVISORS' 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.

GENERAL 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 OF SIXTEEN (16) DWELLING UNITS AND ONE (1) COMMERCIAL UNIT.

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 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 18TH STREET AND SAN CARLOS 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.

NOTES:

THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE TERMS AND PROVISIONS AS DESCRIBED IN THE FOLLOWING RECORDED DOCUMENTS:

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON NOVEMBER 25, 2014
DOC. 2014-J979956-00

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON AUGUST 15, 2014
DOC. 2014-J927607-00

FINAL MAP NO. 8774
A MIXED-USE
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BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON SEPTEMBER 12, 2014, DOCUMENT NUMBER 2014-J949021-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF MISSION BLOCK NO. 69

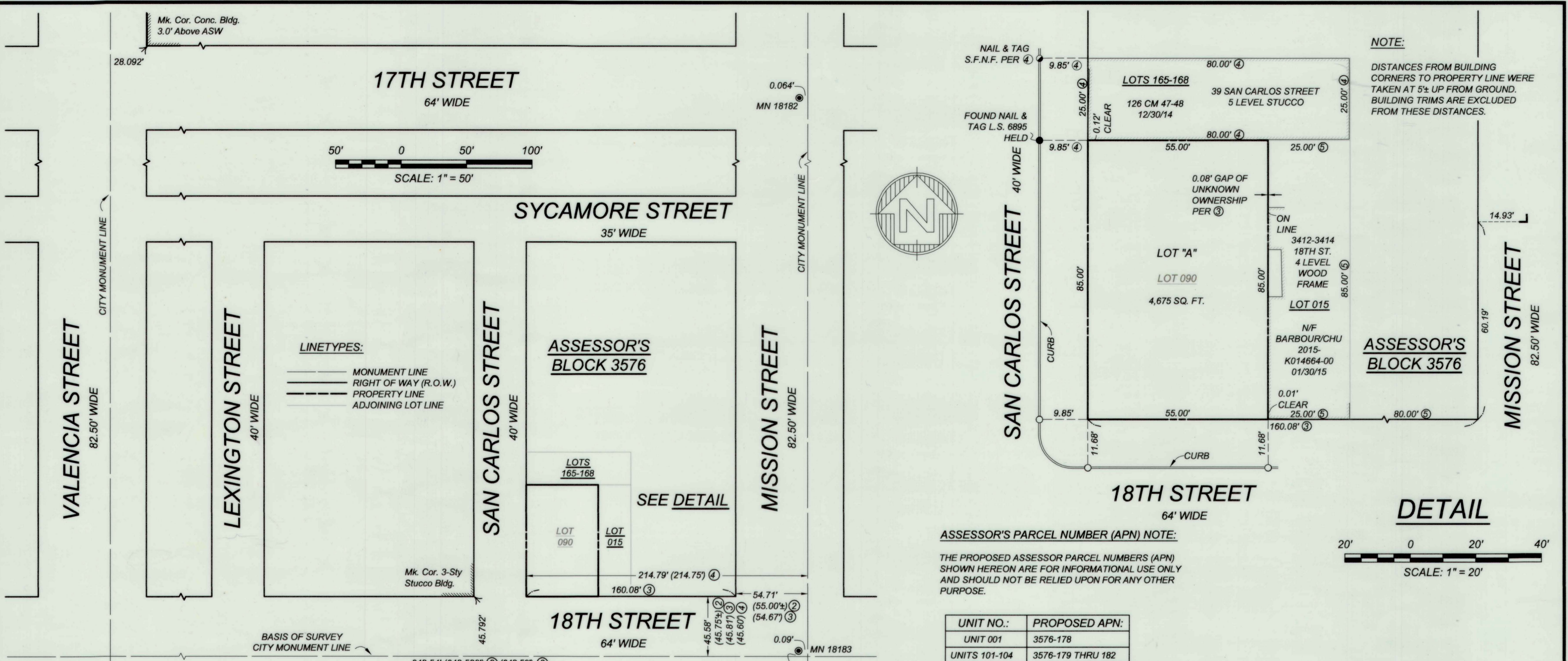
CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
APRIL, 2016



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SHEET TWO OF THREE SHEETS

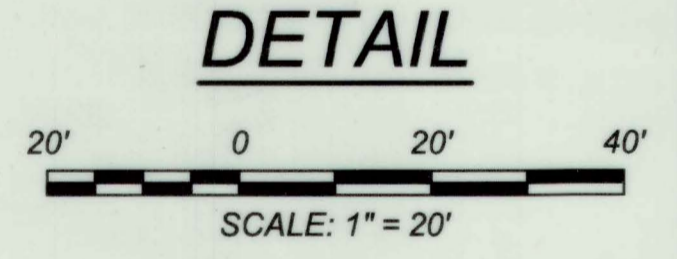


NOTE:
DISTANCES FROM BUILDING CORNERS TO PROPERTY LINE WERE TAKEN AT 5'± UP FROM GROUND. BUILDING TRIMS ARE EXCLUDED FROM THESE DISTANCES.

LINETYPES:
 — MONUMENT LINE
 — RIGHT OF WAY (R.O.W.)
 - - - PROPERTY LINE
 - - - ADJOINING LOT LINE

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

UNIT NO.:	PROPOSED APN:
UNIT 001	3576-178
UNITS 101-104	3576-179 THRU 182
UNITS 201-204	3576-183 THRU 186
UNITS 301-304	3576-187 THRU 190
UNITS 401-404	3576-191 THRU 194



MONUMENT LINE AND BOUNDARY CONTROL

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ALSO BEING A PART OF MISSION BLOCK NO. 69

CITY AND COUNTY OF SAN FRANCISCO
SCALE AS NOTED

CALIFORNIA
APRIL, 2016

- MAP AND DEED REFERENCES:**
- ① GRANT DEED RECORDED SEPTEMBER 12, 2014, DOCUMENT NUMBER 2014-J949021-00, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
 - ② MONUMENT MAPS NO. 258, 261 & 262, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - ③ BLOCK DIAGRAM OF MISSION BLOCK NO. 69, DATED MARCH 11, 1908, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - ④ BOOK 126 OF CONDOMINIUM MAPS, AT PAGES 47-48, RECORDED DECEMBER 30, 2014, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
 - ⑤ GRANT DEED RECORDED JANUARY 30, 2015, DOCUMENT NUMBER 2015-K014664-00, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.

- LEGEND:**
- SET BRASS NAIL & TAG (3/4") L.S. 6216 IN CURB
 - FOUND NAIL & TAG PER REFERENCE (OR AS NOTED)
 - SEARCHED FOR NOT FOUND, PER REFERENCE (S.F.N.F.)
 - () INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
 - ⊙ INDICATES FOUND CITY STANDARD MONUMENT, STONE OR CONCRETE MONUMENT IN WELL WITH BRASS NAIL IN LEAD PLUG
 - L FOUND "L" CUT, UNKNOWN ORIGIN
 - MN MONUMENT NAME PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
 - N/F NOW OR FORMERLY

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

BASIS OF SURVEY/RESOLUTION NOTE:
BLOCK LINES OF BLOCK 3576 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE ON 18TH STREET. DEVELOPED SOUTHWEST QUADRANT OF BLOCK. HELD FOUND NAIL & TAG IN FRONT OF PROPERTY ON SAN CARLOS AVENUE PER ADJOINING REFERENCE ④. OCCUPATION ALONG 18TH STREET AND SAN CARLOS AVENUE SUPPORT THIS RESOLUTION.



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SHEET THREE OF THREE SHEETS

APN: 3576-090 3420 18TH STREET