

**OWNER'S STATEMENT**

We hereby state that we are the owners and holders of record title 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 clear title to said real property; that we hereby consent to the making and recording of said map and subdivision as shown within the distinctive border line; that said map constitutes and consists of a survey map within the meaning of paragraph 1351(e) of the civil code of the State of California; and we hereby consent to the making and recording of said map pursuant to Chapter 1, Title 6, Part 4, division second of the civil code of the State of California. in witness whereof we have caused these presents to be executed this

25<sup>th</sup> day February, 2014.

OWNER: S & S CAPITAL PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]

**OWNER'S ACKNOWLEDGEMENT**

STATE OF CALIFORNIA }  
COUNTY OF San Francisco } S.S.

On Feb. 25, 2014 before me, Josh Nasvik a Notary Public, personally appeared Hyun Sean Sullivan 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]

Notary Public in and for said County and State

Principal County of Business: San Francisco

Commission Expires: Sep 9, 2015

Commission # of Notary: 1951427

**BENEFICIARY**

UNION BANK, N.A.

BY: [Signature]

TITLE: Vice President

**BENEFICIARY'S ACKNOWLEDGEMENT**

STATE OF CALIFORNIA }  
COUNTY OF Contra Costa } S.S.

On February 12, 2014 before me, Jessica H. Loberstein a Notary Public, personally appeared Benjamin Blaney

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]

Notary Public in and for said County and State

Principal County of Business: Contra Costa County

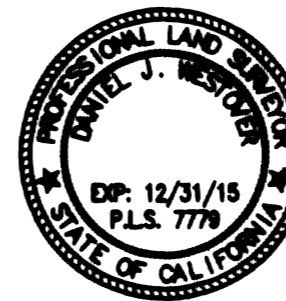
Commission Expires: March 4, 2015

Commission # of Notary: 1924426

**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 S & S Capital Partners, LLC in November 2012. I hereby state that all monuments are of the character and occupy the positions indicated, and that the monuments are sufficient to enable the survey to be retraced, and that this Final Map substantially conforms to the conditionally approved Tentative Map.

BY: [Signature] DANIEL J. WESTOVER, L.S. 7779



DATE: 2/5/14

**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 ordinance 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: [Signature] BRUCE R. STORRS, L.S. 6914



DATE: April 7, 2014

**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 7465".

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:

**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

**APPROVED AS TO FORM**

DENNIS J. HERRERA, CITY ATTORNEY

BY: Date:

DEPUTY CITY ATTORNEY CITY AND COUNTY OF SAN FRANCISCO

**APPROVALS**

This map is approved this 7<sup>th</sup> day of APRIL, 2014 by Order No. 182432

By: Date:

MOHAMMED NURU DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

**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 STATEMENT**

FILED FOR RECORD THIS DAY OF, 20, AT MINUTES PAST 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 WESTOVER SURVEYING, INC.

BY: DATE:

COUNTY RECORDER CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

**FINAL MAP 7465**

A 40 RESIDENTIAL UNIT AND 5 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

A SUBDIVISION OF LOT 54 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED JULY 27, 1978 IN BOOK 8 OF PARCEL MAPS AT PAGE 80.

**SPECIAL RESTRICTIONS**

The property shown hereon is subject to the terms and conditions of that certain "Notice of Special Restrictions Under the Planning Code" recorded November 30, 2011 as Instrument No. 2011-J309281 in Reel K532, Image 739 of Official Records, AND that certain "Notice of Special Restrictions Under the Planning Code" recorded July 19, 2012 as Instrument No. 2012-J449073 in Reel K692, Image 501 of Official Records.

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA FEBRUARY 2014



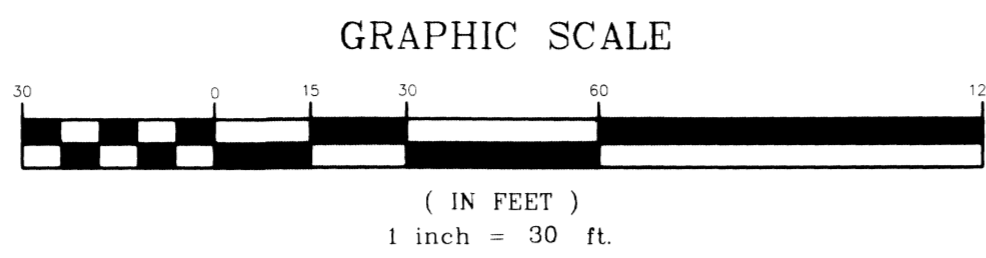
336 CLAREMONT BLVD. STE 2 SAN FRANCISCO, CA 94127 (415) 242-5400 www.westoversurveying.com

SHEET 1 OF 2 SHEETS

AB 3553 LOT 054 1515 15TH STREET

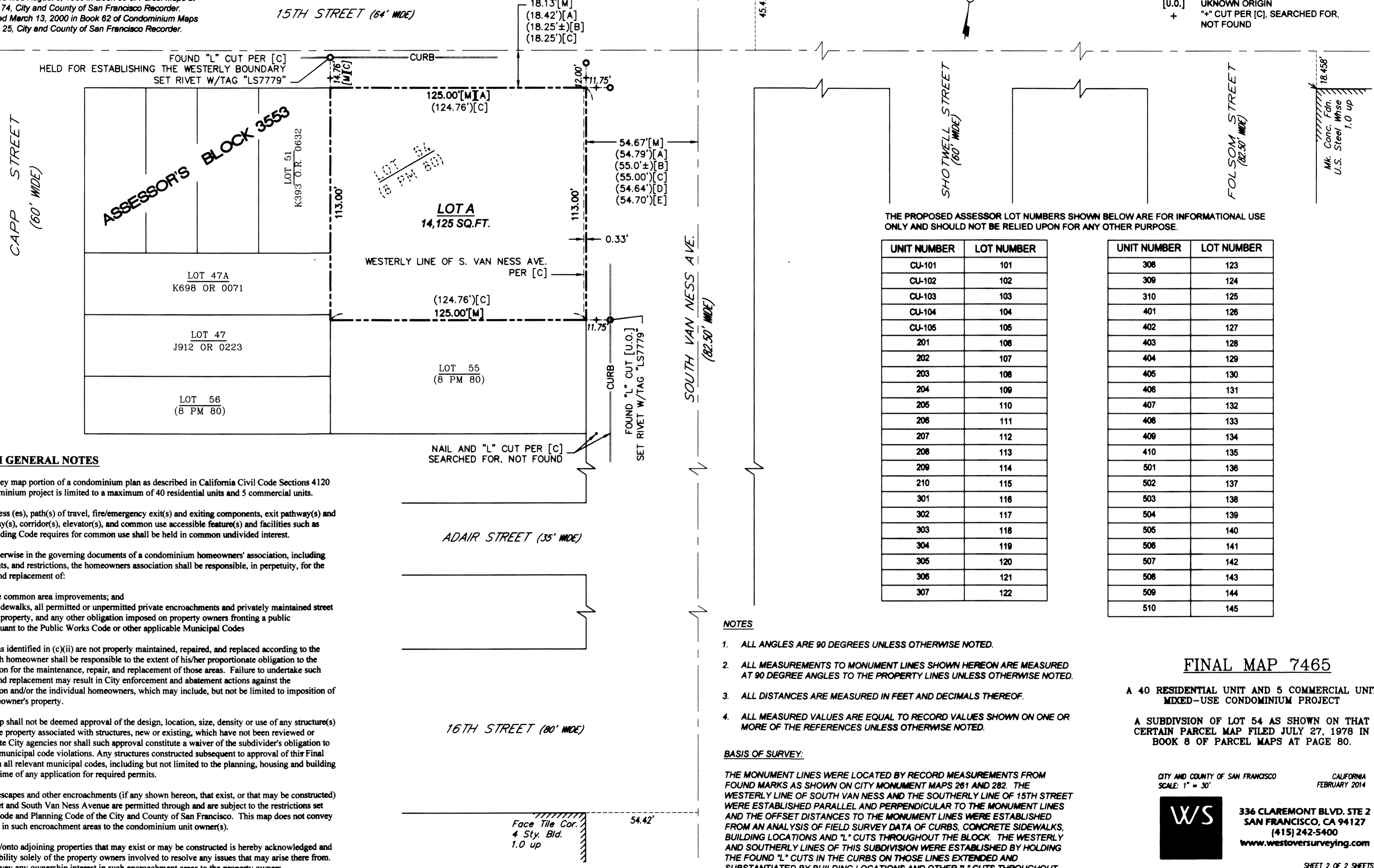
**REFERENCES**

- [A] Block Diagram of Mission Block 34 dated June 6, 1910 on file in the Office of the City and County Surveyor.
- [B] Monument Map No.'s 261 and 282 on file in the Office of the City and County Surveyor.
- [C] Parcel Map filed July 27, 1978 in Book 8 of Parcel Maps at Page 80, City and County of San Francisco Recorder.
- [D] Parcel Map filed August 3, 1989 in Book 39 of Parcel Maps at Pages 73 and 74, City and County of San Francisco Recorder.
- [E] Parcel Map filed March 13, 2000 in Book 62 of Condominium Maps at pages 23 to 25, City and County of San Francisco Recorder.



**LEGEND**

- PROPERTY LINE
- MONUMENT LINE PER [B]
- [A] MAP REFERENCE
- [M] MEASURED ON THIS SURVEY
- [O] SET RIVET & TAG "PLS 7779"
- [U.O.] FOUND MONUMENT MARK PER [B]
- UNKNOWN ORIGIN
- + "L" CUT PER [C], SEARCHED FOR, NOT FOUND



THE PROPOSED ASSASSOR LOT NUMBERS SHOWN BELOW ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

UNIT NUMBER	LOT NUMBER
CU-101	101
CU-102	102
CU-103	103
CU-104	104
CU-105	105
201	106
202	107
203	108
204	109
205	110
206	111
207	112
208	113
209	114
210	115
301	116
302	117
303	118
304	119
305	120
306	121
307	122

UNIT NUMBER	LOT NUMBER
308	123
309	124
310	125
401	126
402	127
403	128
404	129
405	130
406	131
407	132
408	133
409	134
410	135
501	136
502	137
503	138
504	139
505	140
506	141
507	142
508	143
509	144
510	145

**CONDOMINIUM 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 of 40 residential units and 5 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 15th Street and South Van Ness 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) 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 there from. This map does not convey any ownership interest in such encroachment areas to the property owners.

**NOTES**

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. ALL MEASUREMENTS TO MONUMENT LINES SHOWN HEREON ARE MEASURED AT 90 DEGREE ANGLES TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.
3. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
4. ALL MEASURED VALUES ARE EQUAL TO RECORD VALUES SHOWN ON ONE OR MORE OF THE REFERENCES UNLESS OTHERWISE NOTED.

**BASIS OF SURVEY:**

THE MONUMENT LINES WERE LOCATED BY RECORD MEASUREMENTS FROM FOUND MARKS AS SHOWN ON CITY MONUMENT MAPS 261 AND 282. THE WESTERLY LINE OF SOUTH VAN NESS AND THE SOUTHERLY LINE OF 15TH STREET WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE MONUMENT LINES AND THE OFFSET DISTANCES TO THE MONUMENT LINES WERE ESTABLISHED FROM AN ANALYSIS OF FIELD SURVEY DATA OF CURBS, CONCRETE SIDEWALKS, BUILDING LOCATIONS AND "L" CUTS THROUGHOUT THE BLOCK. THE WESTERLY AND SOUTHERLY LINES OF THIS SUBDIVISION WERE ESTABLISHED BY HOLDING THE FOUND "L" CUTS IN THE CURBS ON THOSE LINES EXTENDED AND SUBSTANTIATED BY BUILDING LOCATIONS AND OTHER "L" CUTS THROUGHOUT THE BLOCK.

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A SUBDIVISION OF LOT 54 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED JULY 27, 1978 IN BOOK 8 OF PARCEL MAPS AT PAGE 80.

CITY AND COUNTY OF SAN FRANCISCO  
SCALE: 1" = 30'

CALIFORNIA  
FEBRUARY 2014



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SHEET 2 OF 2 SHEETS

AB 3553 LOT 054

1515 15TH STREET