

**OWNER'S STATEMENT**

THE UNDERSIGNED OWNER ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP COMPRISING OF 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.

Yogesh Mehta 9/17/21  
YOGESH MEHTA, TRUSTEE OF THE MEHTA-RAJAGOPAL TRUST,  
CREATED ON JANUARY 6, 2001

Usha Rajagopal 9/17/21  
USHA RAJAGOPAL, TRUSTEE OF THE MEHTA-RAJAGOPAL TRUST,  
CREATED ON JANUARY 6, 2001

**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 3 DWELLING UNITS AND 3 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 LARKIN 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.

**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 17 2021 BEFORE ME, STEVE KUON NOTARY PUBLIC,  
PERSONALLY APPEARED YOGESH MEHTA, 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.  
SIGNATURE \_\_\_\_\_  
(Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)  
NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2359141  
MY COMMISSION EXPIRES: MAY 26, 2025  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

**OWNER'S ACKNOWLEDGMENT**

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STATE OF CALIFORNIA )  
COUNTY OF SAN FRANCISCO )  
ON SEPTEMBER 17 2021 BEFORE ME, STEVE KUON NOTARY PUBLIC,  
PERSONALLY APPEARED USHA RAJAGOPAL, 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.  
SIGNATURE \_\_\_\_\_  
(Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)  
NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2359141  
MY COMMISSION EXPIRES: MAY 26, 2025  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF FINAL MAPS, AT PAGE \_\_\_\_\_, AT THE REQUEST OF FORESIGHT LAND SURVEYING, INC.

SIGNED: \_\_\_\_\_  
COUNTY RECORDER  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**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 YOGESH MEHTA ON 6-2-20. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I FURTHER 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.

BY: Gregory T. Ippolito  
GREGORY T. IPPOLITO L.S. 8649

DATE: 9-15-21



**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, IF ANY, AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BY: James M. Ryan  
JAMES M. RYAN L.S. 8630

DATE: 11-18-2021



**FINAL MAP NO. 10720**  
A SIX UNIT MIXED USE CONDOMINIUM PROJECT  
A SUBDIVISION OF THAT REAL PROPERTY  
AS DESCRIBED IN THAT GRANT DEED RECORDED  
FEBRUARY 4, 2015 AS DOC:2015-K016194  
OFFICIAL RECORDS OF  
THE CITY AND COUNTY OF SAN FRANCISCO  
BEING A PORTION OF 50 VARA BLOCK 307

**FORESIGHT**  
LAND SURVEYING, INC

301 CALIFORNIA DRIVE SUITE #2 BURLINGAME, CA 94010  
SEPTEMBER, 2021 415-735-6180 JOB#20057 SHEET 1 OF 3

APN 0278 - 010 / 1244 LARKIN STREET

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. 10720".

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

BOARD OF SUPERVISORS 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. \_\_\_\_\_.

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

APPROVALS

THIS MAP IS APPROVED THIS 1st DAY OF December, 2021

BY ORDER NO. 205781

BY: Carla Short

DATE: 12/1/2021

**CARLA SHORT**  
**ALARIC BEGRAFINRIED**  
**INTERIM ACTING DIRECTOR OF PUBLIC WORKS**  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

APPROVED AS TO FORM

~~DENNIS J. HERRERA~~, CITY ATTORNEY

**DAVID CHIU**

BY: [Signature]

DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**FINAL MAP NO. 10720**  
A SIX UNIT MIXED USE CONDOMINIUM PROJECT  
A SUBDIVISION OF THAT REAL PROPERTY  
AS DESCRIBED IN THAT GRANT DEED RECORDED  
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OFFICIAL RECORDS OF  
THE CITY AND COUNTY OF SAN FRANCISCO  
BEING A PORTION OF 50 VARA BLOCK 307

**FORESIGHT**

LAND SURVEYING, INC.

301 CALIFORNIA DRIVE SUITE #2 BURLINGAME, CA 94010  
SEPTEMBER, 2021 415-735-6180 JOB#20057 SHEET 2 OF 3

APN 0278 - 010 / 1244 LARKIN STREET

**REFERENCES**

(R1) GRANT DEED RECORDED FEBRUARY 4, 2015 AS DOC:2015-K016194. ON FILE IN THE OFFICE OF THE RECORDER.

(R2) BLOCK DIAGRAM NO. 0278A. ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

(R3) CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NO. 13. ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

(R4) CITY AND COUNTY OF SAN FRANCISCO GRADE MAP NO. 13. ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

(R5) CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP OF THE FIFTY VARA DISTRICT. APPROVED BY ORDINANCE NO. 1028, 12-20-1909. ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

(R6) CITY AND COUNTY OF SAN FRANCISCO FIELD NOTES. LOT SURVEY 4901. ORDER NO 95. ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

**NOTES**

1) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. MONUMENT LINES AS SHOWN.

2) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

3) RECORD = MEASURED UNLESS OTHERWISE NOTED.

4) DETAILS NEAR FOUND "L" CUTS AND BUILDING CORNERS ARE NOT TO SCALE AND ARE EXAGGERATED FOR CLARITY

5) DISTANCES FROM BUILDING CORNERS TO PROPERTY LINES WERE MEASURED 4' UP FROM THE GROUND UNLESS OTHERWISE NOTED.

6) BASED ON THE CURRENT DEED DESCRIPTIONS THERE IS A GAP IN DEEDS BETWEEN LOTS 9 AND 10. MCENERNY DEEDS 264 DEEDS 53, 255 DEEDS 289, AND 416 DEEDS 334 INDICATE THAT THE GAP IS SOUTHERLY OF THE CURRENT DEED LOCATION. MAP REFERENCE (R6) PLACES THE SURPLUS IN APN 0278-008 AND APN 0278-009. ALL KNOWN REFERENCES DO NOT PLACE THE GAP WITHIN THE SUBJECT PROPERTY.

7) THE SUBJECT PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE, RECORDED MARCH 30, 2017 AS DOCUMENT NUMBER 2017-K427771, AND THE PARAPET AGREEMENT, RECORDED OCTOBER 13, 1988 IN REEL E699 IMAGE 1382 SERIAL NUMBER E257809.

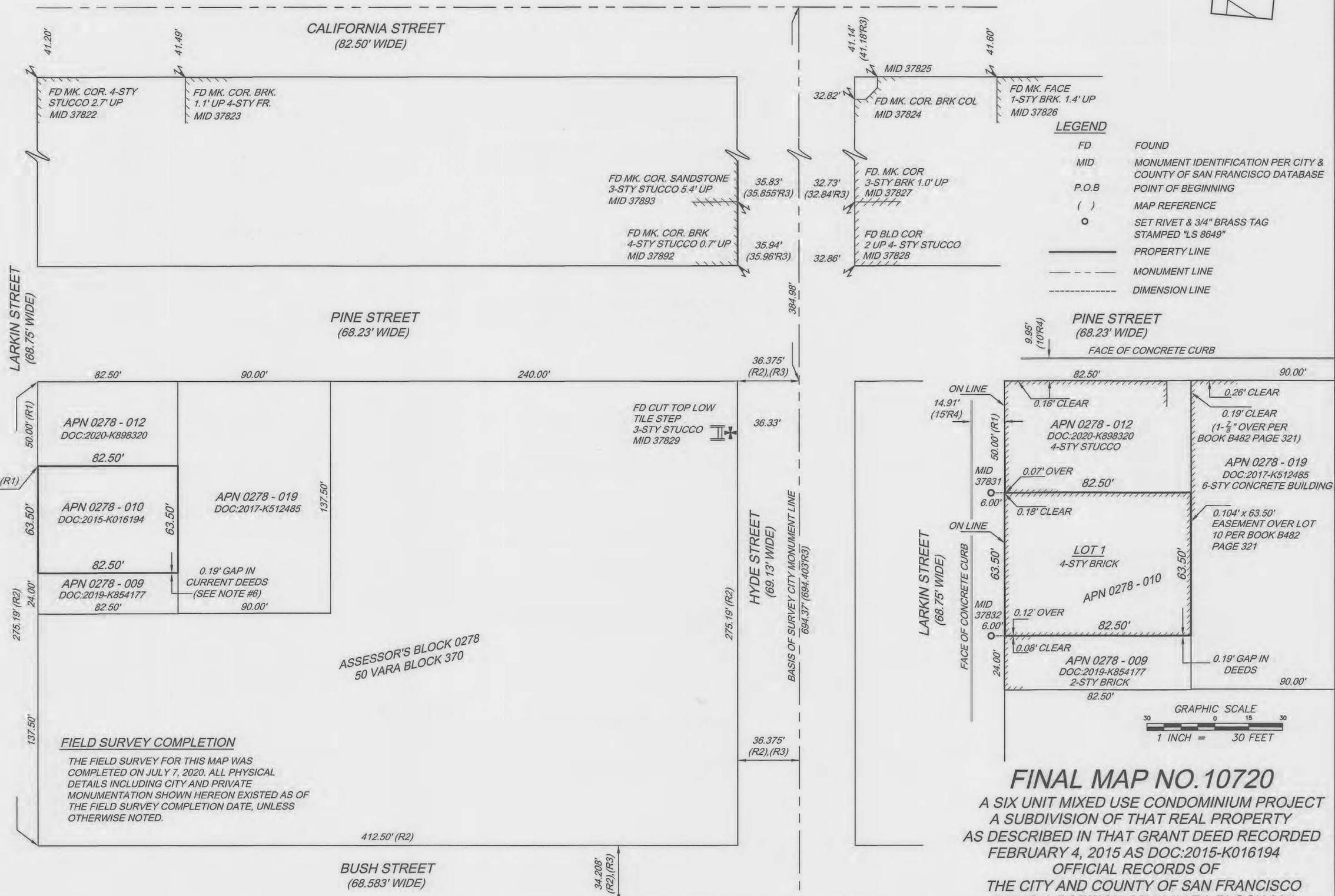
**ASSESSOR'S PARCEL NOTE**

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

UNIT	PROPOSED ASSESSOR'S PARCEL NUMBER
101	0278 - 021
200	0278 - 022
201	0278 - 023
301	0278 - 024
302	0278 - 025
303	0278 - 026
TOTAL	

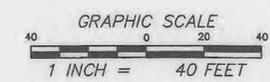
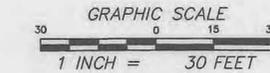
**BASIS OF SURVEY**

THE BLOCK LINES OF BLOCK 0278 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE LINE IDENTIFIED AS THE BASIS OF SURVEY. OTHER STREET LINES SHOWN HEREON WERE NOT ESTABLISHED. THEY ARE SHOWN TO FACILITATE THE LOCATION OF THE MONUMENTS USED IN THIS SURVEY.



**LEGEND**

- FD FOUND
- MID MONUMENT IDENTIFICATION PER CITY & COUNTY OF SAN FRANCISCO DATABASE
- P.O.B. POINT OF BEGINNING
- ( ) MAP REFERENCE
- SET RIVET & 3/4" BRASS TAG STAMPED "LS 8649"
- PROPERTY LINE
- - - MONUMENT LINE
- - - - DIMENSION LINE



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