

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 THE 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:

RP PENNSYLVANIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: ALIGN 22 TEXAS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS MANAGER

David Balducci
BY: DAVID BALDUCCI, MANAGER

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 April 23, 2019 BEFORE ME, Europa Banis Baldevia, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: David Balducci
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

Europa Banis Baldevia
SIGNATURE:

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

Europa Banis Baldevia

PRINTED NAME:

2204058

COMMISSION # OF NOTARY:

July 3, 2021

COMMISSION EXPIRES:

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

BENEFICIARY:

SUMITOMO MITSUI TRUST BANK LIMITED, NEW YORK BRANCH

Albert C. Tew II
BY:

SUP. AMERICAS FINANCE
TITLE:

ALBERT C. TEW II

PRINT NAME:

BENEFICIARY 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 New York)
COUNTY OF New York)
ON April 24, 2019 BEFORE ME, Lorraine Netter, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: Albert C. Tew II
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.

WITNESS MY HAND AND OFFICIAL SEAL

Lorraine Netter
SIGNATURE:

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

Lorraine Netter

PRINTED NAME:

02 NE 6318292

COMMISSION # OF NOTARY:

January 26, 2023

COMMISSION EXPIRES:

New York

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 RP PENNSYLVANIA, LLC, ON MARCH 20, 2018. I HEREBY STATE THAT ALL THE 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.



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

DATE: 04-22-19

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

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

DATE: MAY 2, 2019



**FINAL MAP NO. 9662
A 264 UNIT MIXED-USE
(1 COMMERCIAL & 263 RESIDENTIAL)
CONDOMINIUM PROJECT**

BEING A MERGER AND RESUBDIVISION OF LOTS 11 AND 13, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON JUNE 9, 1988, IN BOOK 37 OF PARCEL MAPS, PAGES 61 THROUGH 62, AS AMENDED BY A CERTIFICATE OF CORRECTION RECORDED FEBRUARY 7, 1989 IN BOOK E803, PAGE 747, OFFICIAL RECORDS.

ALSO BEING A PORTION OF POTRERO NUEVO BLOCKS 264, 285, AND 299

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
APRIL, 2019



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. 9662".

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.

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.

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 CITY PLANNING CODE"
RECORDED ON MARCH 30, 1990
DOC. E525565

"DECLARATION OF USE"
RECORDED JANUARY 7, 1998
DOC. 98-G283061-00

"DECLARATION OF USE LIMITATION"
RECORDED JUNE 28, 2005
DOC. 2005-H980640-00

"DECLARATION OF USE"
RECORDED DECEMBER 1, 2016
DOC. 2016-K365903-00

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON AUGUST 24, 2016
DOC. 2016-K313125-00

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON SEPTEMBER 8, 2016
DOC. 2016-K326031-00

"SHORING AND TIE-BACK EASEMENT AGREEMENT"
RECORDED ON JANUARY 3, 2017
DOC. 2017-K390682-00

"UNDERPINNING AGREEMENT"
RECORDED ON APRIL 25, 2017
DOC. 2017-K437802-00

"GRANT OF EASEMENT"
RECORDED ON AUGUST 16, 2017
DOC. 2017-K494865-00

"DECLARATION OF USE"
RECORDED ON AUGUST 3, 2018
DOC. 2018-K648616-00

"COVENANT AGREEMENT"
RECORDED ON AUGUST 28, 2018
DOC. 2018-K662104-00

"TRANSFORMER ROOM AGREEMENT"
RECORDED ON MARCH 8, 2019
DOC. 2019-K740989-00

"DRAINAGE EASEMENT AGREEMENT"
RECORDED ON JANUARY 3, 2017
DOC. 2017-K390681-00

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 TWO HUNDRED SIXTY THREE (263) 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 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 PENNSYLVANIA AVENUE AND 22ND 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.

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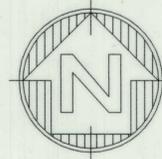
ALSO BEING A PORTION OF POTRERO NUEVO BLOCKS 264, 285, AND 299

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
APRIL, 2019



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SHEET TWO OF THREE SHEETS



MAP AND DEED REFERENCES:

- ① GRANT DEEDS RECORDED MARCH 3, 2016, DOCUMENT NUMBERS 2016-K210709-00 AND 2016-K210708-00, SAN FRANCISCO COUNTY RECORDS.
- ② MONUMENT MAPS NO. 309, 310 & 326, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- ③ PARCEL MAP RECORDED JUNE 9, 1988, IN BOOK 37 OF PARCEL MAPS, PAGES 61-62, SAN FRANCISCO COUNTY RECORDS.
- ④ FINAL MAP 3302, RECORDED JULY 18, 2006, IN BOOK 96 OF CONDOMINIUM MAPS, PAGES 20-22, SAN FRANCISCO COUNTY RECORDS.

FIELD SURVEY COMPLETION STATEMENT:

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON MARCH 20, 2018. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

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.
- 4. DETAILS NEAR FOUND "L" CUTS AND PROPERTY LINE MAY NOT BE TO SCALE AND MAY BE EXAGGERATED FOR CLARITY.
- 5. MONUMENT MARKS WITHIN THE SUBJECT BLOCK FOR ESTABLISHED MONUMENT LINES NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND.
- 6. TAGS AND CUTS PER SURVEYS OF REFERENCE NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND.

ADJOINER DEED INFORMATION:

- APN 4167-003: TRAYER, 2016-K378732-00, DECEMBER 22, 2016
- APN 4167-004: HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO
- APN 4167-007: FIRST, LAST & ALWAYS, INC., 2004-H867981-00, DECEMBER 14, 2004
- APN 4167-009: PAXTON/CHIAVANO, 2016-K250000-00, MAY 24, 2016
- APN 4167-010: CITY AND COUNTY OF SAN FRANCISCO, 95-F794394-00, MAY 19, 1995
- APN 4167-012: LITTLE, 98-G340363-00, APRIL 22, 1998

BASIS OF BEARINGS:

THE BEARING NORTH 90°00'00" WEST OF THE SOUTHERLY LINE OF SIERRA STREET, AS SHOWN ON THAT PARCEL MAP RECORDED JUNE 9, 1988, IN PARCEL MAP BOOK 37, AT PAGES 61-62, INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN HEREON.

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ALSO BEING A PORTION OF POTRERO NUEVO BLOCKS 264, 285, AND 299

CITY AND COUNTY OF SAN FRANCISCO
SCALE AS NOTED

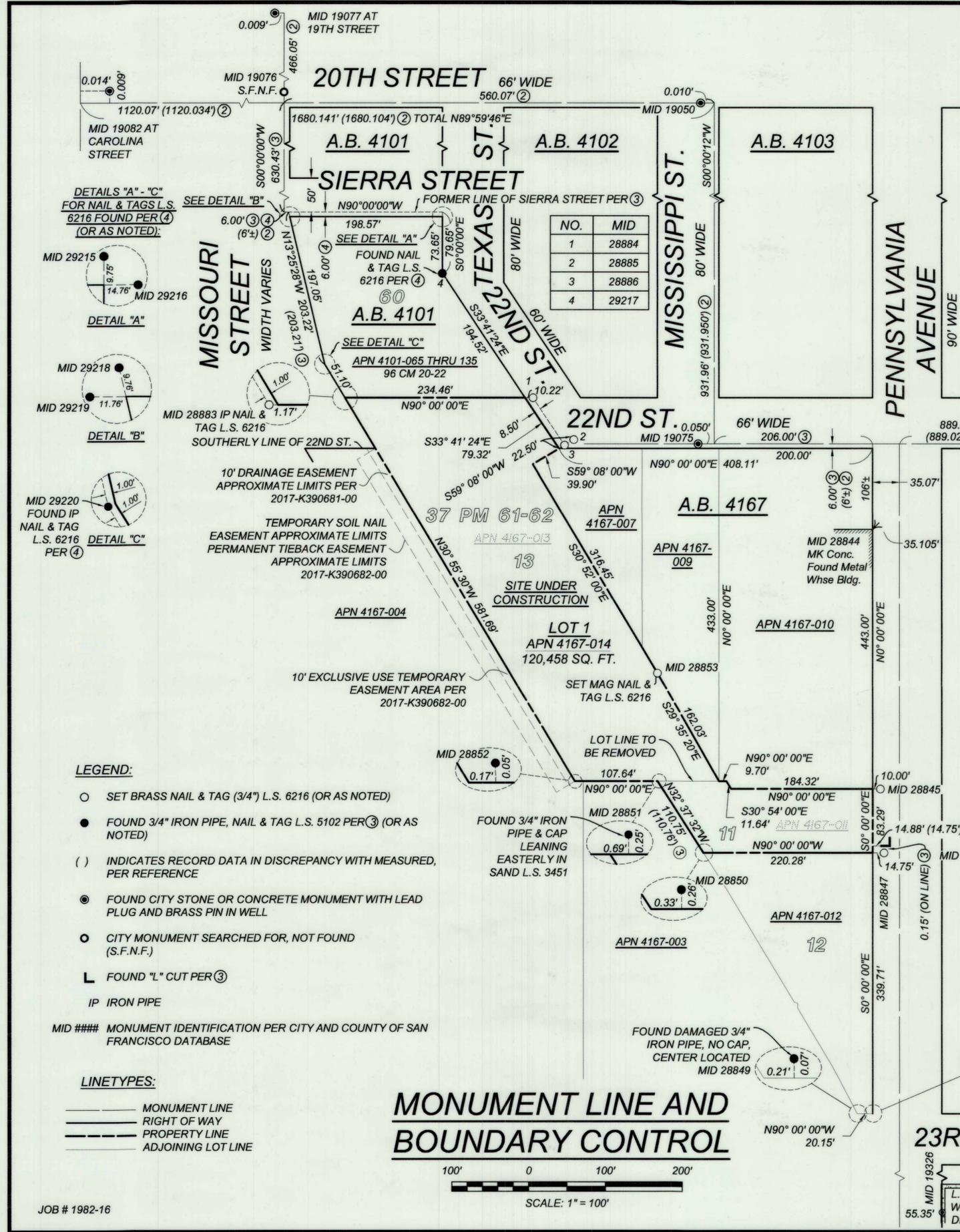
CALIFORNIA
APRIL, 2019



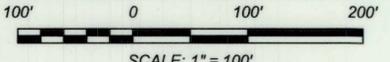
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SHEET THREE OF THREE SHEETS

APN 4167-011 & 013 790 PENNSYLVANIA AVE & 1395 22ND ST.



MONUMENT LINE AND BOUNDARY CONTROL



LEGEND:

- SET BRASS NAIL & TAG (3/4") L.S. 6216 (OR AS NOTED)
- FOUND 3/4" IRON PIPE, NAIL & TAG L.S. 5102 PER ③ (OR AS NOTED)
- () INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
- ⊙ FOUND CITY STONE OR CONCRETE MONUMENT WITH LEAD PLUG AND BRASS PIN IN WELL
- CITY MONUMENT SEARCHED FOR, NOT FOUND (S.F.N.F.)
- L FOUND "L" CUT PER ③
- IP IRON PIPE
- MID ##### MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE

LINETYPES:

- MONUMENT LINE
- RIGHT OF WAY
- PROPERTY LINE
- ADJOINING LOT LINE