

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.

WE HEREBY IRREVOCABLY OFFER FOR DEDICATION IN FEE FOR STREET AND ROADWAY PURPOSES THAT CERTAIN REAL PROPERTY SHOWN HEREON AS LOT A, LOT B AND LOT C. SAID FEE SHALL BE CONVEYED BY SEPARATE INSTRUMENT.

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

OWNER: THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, A PUBLIC BODY CORPORATE AND POLITICAL

BY: Barbara T. Smith
BARBARA T. SMITH
ACTING EXECUTIVE DIRECTOR

SUBDIVIDER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE SUBDIVIDER AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

WE HEREBY IRREVOCABLY OFFER IMPROVEMENTS FOR STREET AND ROADWAY PURPOSES, AS DESCRIBED IN THAT PUBLIC IMPROVEMENT AGREEMENT, EXECUTED ON _____, 2019.

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

SUBDIVIDER: SUNNYDALE INFRASTRUCTURE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Ramie Dare
RAMIE DARE
VICE PRESIDENT

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 August 30 2019 BEFORE ME, Florence C. Cheng

PERSONALLY APPEARED Barbara T. Smith

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: _____

NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2174210

MY COMMISSION EXPIRES: December 29, 2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

SUBDIVIDER'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 4, 2019 BEFORE ME, Claudia Flores, Notary Public

PERSONALLY APPEARED RAMIE DARE

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: Claudia Flores

NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2257684

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

MY COMMISSION EXPIRES: September 9, 2022

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 _____, 2019.

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 _____, 2019, APPROVED THIS MAP ENTITLED "FINAL MAP 9537", AND ACCEPTS ON BEHALF OF THE PUBLIC, SUBJECT TO COMPLETION AND ACCEPTANCE, THE OFFERS OF DEDICATION AND IMPROVEMENTS IDENTIFIED IN THE OWNER'S STATEMENT.

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 _____, 2019
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 SUPERVISOR'S APPROVAL:

ON _____, 2019, 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. _____

CERTIFICATE OF PUBLIC IMPROVEMENT AGREEMENT:

THIS CERTIFICATE EVIDENCES THAT A PUBLIC IMPROVEMENT AGREEMENT HAS BEEN EXECUTED ON THE _____ DAY OF _____, 2019, BETWEEN SUNNYDALE INFRASTRUCTURE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND THE CITY AND COUNTY OF SAN FRANCISCO.

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

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 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: SEPTEMBER 12 2019



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 SUNNYDALE DEVELOPMENT COMPANY, LLC, ON MAY 18, 2015. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN THOSE POSITIONS INDICATED WITHIN THREE YEARS FROM THE RECORDATION OF THIS FINAL MAP, 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: Bruce A. Gowdy
BRUCE A. GOWDY
PLS No. 6725

DATE: August 29, 2019



RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2019, AT _____ M. IN BOOK _____

OF CONDOMINIUM MAPS, AT PAGES _____, AT THE REQUEST OF MARTIN M. RON ASSOCIATES.

SIGNED: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 9537

SUNNYDALE HOPE SF PROJECT; PID 9537 - PHASE 1
A MERGER AND 6 LOT SUBDIVISION
A 20 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 2
BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT QUITCLAIM DEED TO THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED AUGUST 29, 1940, IN BOOK 3658, PAGE 150, PARCELS 2 AND 3, OFFICIAL RECORDS AND THAT CERTAIN QUITCLAIM DEED OF VACATED BLYTHDALE AVE., RECORDED _____, 2019, DOC. 2019 _____

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors
859 HARRISON STREET, SUITE 200
San Francisco, California 94107

AUGUST 2019 SHEET 1 OF 11

APN 6311-001, APN 6312-001 242 HAHN ST., 1501 SUNNYDALE AVE., & A PORTION OF BLYTHDALE AVE. 1 BLYTHDALE AVE., 600-700 VELASCO AVE.

MAP REFERENCES

- (R1). "MAP OF SUNNYDALE LOW RENT HOUSING PROJECT SHOWING STREET OPENING", RECORDED DECEMBER 30, 1941 IN BOOK "O" OF MAPS, PAGE 57, OFFICE OF THE CITY AND COUNTY RECORDER.
- (R2). "MAP OF SUN VALLEY SUBDIVISION", ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR, UNDER INDEX NO. T-13-27(a)(b). NOTE: "MAP OF SUN VALLEY SUBDIVISION", RECORDED SEPTEMBER 25, 1946 IN BOOK "P" OF MAPS, PAGES 41-42, OFFICE OF THE CITY AND COUNTY RECORDER, CONTAINS AN ERROR, SHOWING A MONUMENT LINE DISTANCE BEING 393.261 FEET. T-13-27 SHOWS THIS DISTANCE BEING 373.261 FEET, WHICH AGREES WITH FIELD MEASURED VALUES.
- (R3). "MAP OF BLAINE, DEERING AND SAMUELS TRACT", ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR, UNDER INDEX NO. T-8-35(a)(b). NOTE: "MAP OF BLAINE, DEERING AND SAMUELS TRACT", RECORDED MAY 14, 1927 IN BOOK "L" OF MAPS, PAGES 26-27, OFFICE OF THE CITY AND COUNTY RECORDER, CONTAINS AN ERROR, SHOWING THE MONUMENT LINE OFFSET ON VELASCO AVE. BEING 6 FEET. T-8-35 SHOWS THIS OFFSET AS BEING 4 FEET, WHICH AGREES WITH FIELD MEASURED VALUES.
- (R4). "MAP OF SUBDIVISION NO. 2, BROOKDALE TERRACE", RECORDED AUGUST 22, 1944 IN BOOK "P" OF MAPS, PAGES 20-21, OFFICE OF THE CITY AND COUNTY RECORDER.
- (R5). "RECORD OF SURVEY MAP OF PORTIONS OF ASSESSOR'S BLOCKS 6327, 6328 & 6331", RECORDED JUNE 14, 1956 IN BOOK "R" OF MAPS, PAGE 76, OFFICE OF THE CITY AND COUNTY RECORDER.
- (R6). "MAP SHOWING EXTENSION OF BROOKDALE AVENUE AND SANTOS STREET SOUTHERLY TO GENEVA AVENUE", RECORDED JANUARY 6, 1942 IN BOOK "O" OF MAPS, PAGE 58, OFFICE OF THE CITY AND COUNTY RECORDER.
- (R7). PARCEL MAP, RECORDED MAY 13, 1997 IN BOOK 43 OF PARCEL MAPS, PAGE 72, OFFICE OF THE CITY AND COUNTY RECORDER.
- (R8). PARCEL MAP, RECORDED MARCH 7, 2003 IN BOOK 45 OF PARCEL MAPS, PAGE 130, OFFICE OF THE CITY AND COUNTY RECORDER.
- (R9). PARCEL MAP, RECORDED OCTOBER 17, 1980 IN BOOK 17 OF PARCEL MAPS, PAGE 82, OFFICE OF THE CITY AND COUNTY RECORDER.
- (R10). PARCEL MAP, RECORDED DECEMBER 14, 2017 IN BOOK 49 OF PARCEL MAPS, PAGE 142, OFFICE OF THE CITY AND COUNTY RECORDER.
- (R11.) HISTORIC FIELD NOTES, INDEX NO. 6312, ORDER NO. 9404, DATED SEPTEMBER 6, 1946. ON FILE IN OFFICE OF THE CITY AND COUNTY SURVEYOR.

DOCUMENT REFERENCE

- (D1). QUITCLAIM DEED TO THE HOUSING AUTHORITY OF THE CITY & COUNTY OF SAN FRANCISCO, RECORDED AUGUST 29, 1940, REEL 3658, IMAGE 150, OFFICIAL RECORDS.
- (D2). DEED DESCRIBING THE LANDS KNOWN AS "McLAREN PARK", CITY AND COUNTY OF SAN FRANCISCO, RECORDED AUGUST 5, 1966, IN BOOK 872, PAGE 732, OFFICIAL RECORDS.

THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:

- 1). A 10-FOOT WIDE AND A 30-FOOT WIDE SEWER EASEMENT AS SHOWN ON THE FILED MAP "SUNNYDALE LOW RENT HOUSING PROJECT", RECORDED DECEMBER 30, 1941 IN MAP BOOK "O", PAGE 57 ("O" MAPS 57), OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- 2). 3-FOOT WIDE UTILITY EASEMENTS AS SHOWN ON SAID "O" MAPS 57.
- 3). AN EASEMENT FOR SEWER AS DESCRIBED IN THAT DOCUMENT RECORDED FEBRUARY 21, 1940 IN REEL 3575 OF OFFICIAL RECORDS, IMAGE 68, (30-FOOT WIDE EASEMENT, SAME AS SHOWN ON SAID "O" MAPS 57).
- 4). AN EASEMENT FOR SEWER AS DESCRIBED IN THAT DOCUMENT RECORDED FEBRUARY 19, 1940 IN REEL 3722 OF OFFICIAL RECORDS, IMAGE 31. (10-FOOT WIDE EASEMENT, SAME AS SHOWN ON SAID "O" MAPS 57).
- 5). A MEMORANDUM OF EASEMENT MUD BROADBAND SERVICES AGREEMENT, RECORDED AUGUST 3, 2001 IN REEL H944 OF OFFICIAL RECORDS, IMAGE 158. (BLANKET EASEMENT ACROSS LOT 01, AB 6311).
- 6). MUD BROADBAND SERVICES AGREEMENT, RECORDED AUGUST 3, 2001 IN REEL H944 OF OFFICIAL RECORDS, IMAGE 159. (BLANKET AGREEMENT ACROSS LOT 01, AB 6311).
7. MASTER DEVELOPMENT AGREEMENT, RECORDED MARCH 3, 2017, DOCUMENT NO. 2017-K41659B, OFFICIAL RECORDS.
- 8). DEVELOPMENT AGREEMENT, RECORDED MARCH 3, 2017, DOCUMENT NO. 2017-K416604, OFFICIAL RECORDS.
9. "QUITCLAIM DEED AND RESERVATION OF EASEMENT, (BLYTHDALE AVENUE)", RECORDED _____, 2019, DOCUMENT NO. 2019-_____, OFFICIAL RECORDS.
10. "EASEMENT AGREEMENT (ACCESS AND UTILITIES)", [TEMPORARY SUNRISE WAY], RECORDED AUGUST 5, 2019, DOCUMENT NO. 2019-K812147, OFFICIAL RECORDS.

CONDOMINIUM NOTES:

- a) THIS MAP IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 20 DWELLING UNITS IN LOT 2.
- 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 HAHN 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.

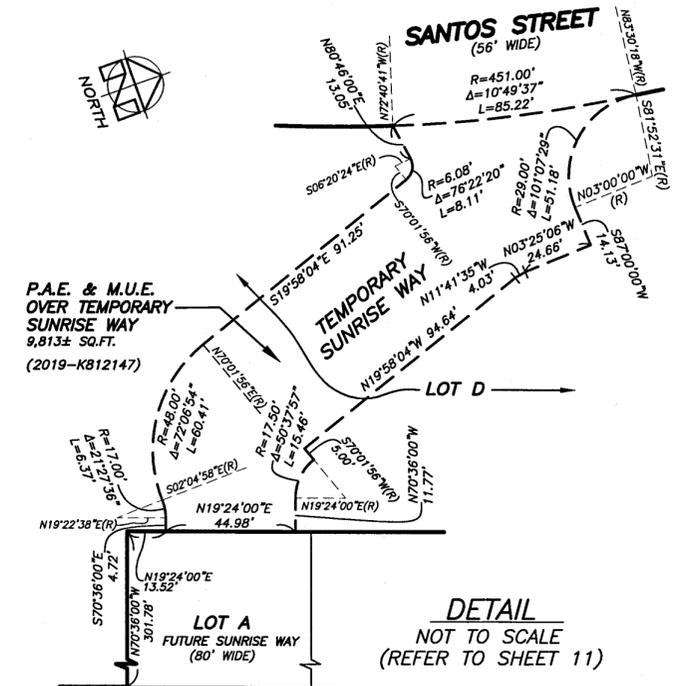
ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS

LOT NO.	CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
LOT 2	1 THRU 20	APN 6312-012 THRU 031

LOT INFORMATION TABLE

LOTS	APN	AREA (Sq.Ft.)	RESIDENTIAL CONDOMINIUM UNITS	APN CONDOMINIUM UNITS	LAND USE
LOT 1	6312-010	95,215	0	N/A	RESIDENTIAL
LOT 2	6312-011	12,767	20	6312-012 THRU 031	RESIDENTIAL
LOT A	6311-009	19,314	0	N/A	PUBLIC STREET
LOT B	6312-009	25,540	0	N/A	PUBLIC STREET
LOT C	6311-010	33,022	0	N/A	PUBLIC STREET
LOT D	6311-011	322,504	N/A	N/A	FUTURE DEVELOPMENT

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 9537

SUNNYDALE HOPE SF PROJECT; PID 9537 - PHASE 1
 A MERGER AND 6 LOT SUBDIVISION
 A 20 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 2
 BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT QUITCLAIM DEED TO THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED AUGUST 29, 1940, IN BOOK 3658, PAGE 150, PARCELS 2 AND 3, OFFICIAL RECORDS AND THAT CERTAIN QUITCLAIM DEED OF VACATED BLYTHDALE AVE., RECORDED _____, 2019, DOC. 2019-_____.

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors
 859 HARRISON STREET, SUITE 200
 San Francisco, California 94107

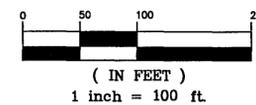
AUGUST 2019 SHEET 2 OF 11

APN 6311-001, APN 6312-001 242 HAHN ST., 1501 SUNNYDALE AVE., & A PORTION OF BLYTHDALE AVE. 1 BLYTHDALE AVE., 600-700 VELASCO AVE.

APN 6220-002
JOHN McLAREN PARK
CITY & COUNTY OF S.F.
B72 O.R. 732



GRAPHIC SCALE

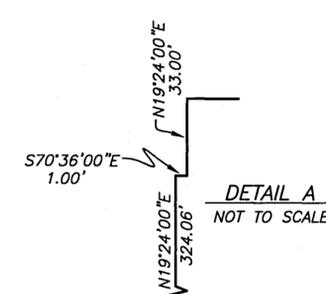


LINE TABLE

LINE	BEARING	LENGTH
L1	S19°24'00"W	12.06'
L2	N19°24'00"E	14.00'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	20.00'	90°00'00"	31.42'



NOTES:

- REFER TO SHEETS 4 THRU 9 FOR MONUMENT TIES AND ADJOINERS PROPERTY INFORMATION.
- TWO HPND, SFCS13 CONTROL POINTS, WERE LOCATED AS SHOWN HEREON. THE COORDINATE VALUES FOR THESE POINTS IN BOTH THE SFCS13 COORDINATE SYSTEM AND A LOCAL COORDINATE SYSTEM ARE SHOWN IN A TABLE ON SHEET 8. COORDINATE VALUES IN BOTH COORDINATE SYSTEMS ON FOUR CORNERS ALONG THE PERIMETER BOUNDARY ARE ALSO SHOWN IN THIS TABLE.
- THE DEED TO JOHN McLAREN PARK (B72 O.R. 732) CALLS TO THE R/W LINES OF SUNNYDALE AVE., WEST OF THE SUBJECT PROPERTY. HOWEVER, NO RECORDS HAVE BEEN FOUND TO ESTABLISH A DEDICATED STREET IN THIS AREA.
- FOR ORIGINAL METES AND BOUNDS DESCRIPTION OF APN 63116-002, REFER TO THAT RESOLUTION RECORDED MARCH 6, 1951 IN BOOK 5655, PAGE 521, OFFICIAL RECORDS.

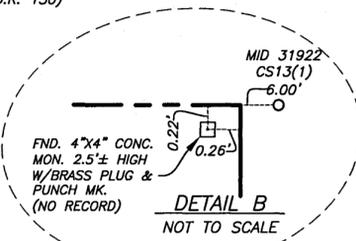
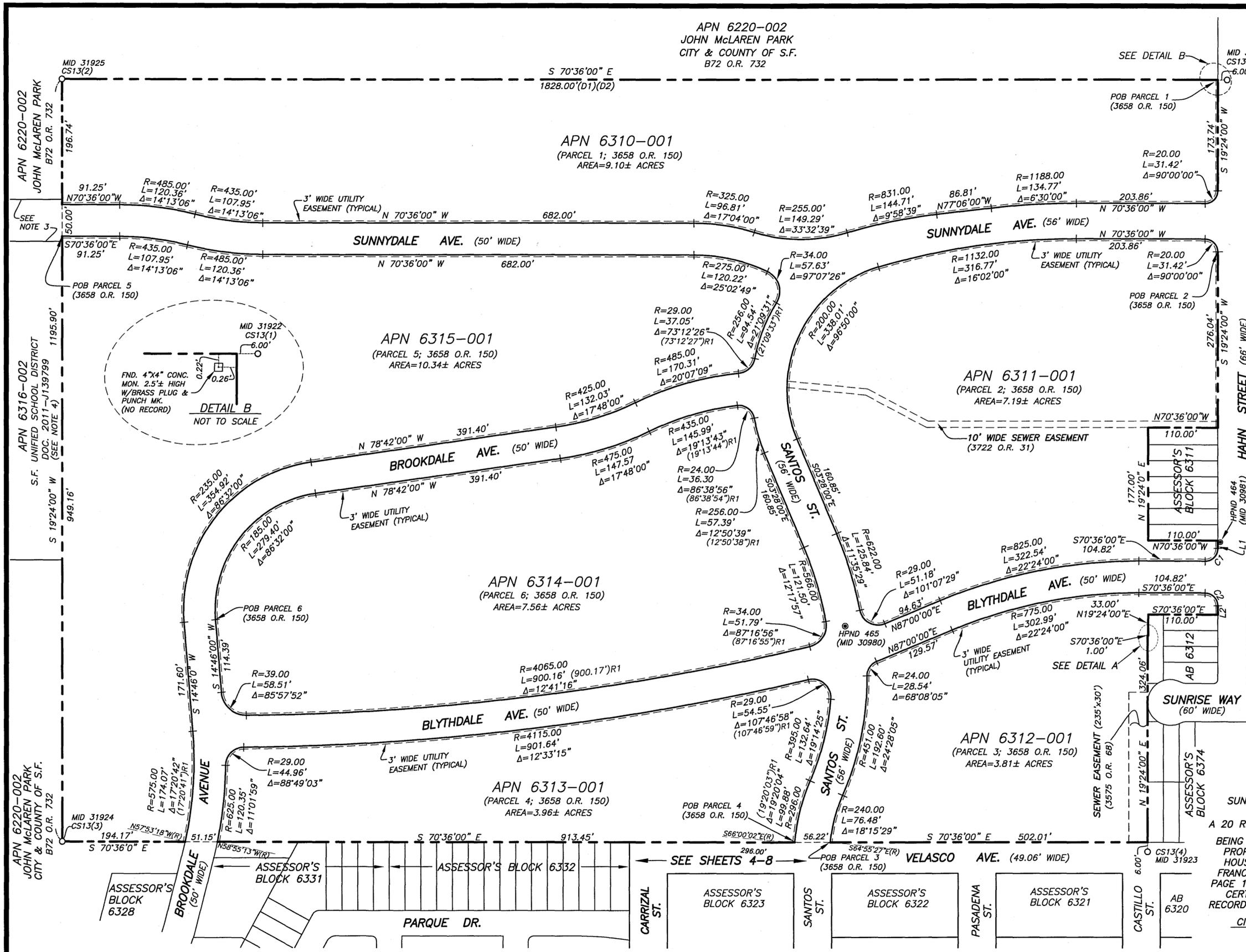
FINAL MAP 9537

SUNNYDALE HOPE SF PROJECT; PID 9537 - PHASE 1
A MERGER AND 6 LOT SUBDIVISION
A 20 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 2
BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT QUITCLAIM DEED TO THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED AUGUST 29, 1940, IN BOOK 3658, PAGE 150, PARCELS 2 AND 3, OFFICIAL RECORDS AND THAT CERTAIN QUITCLAIM DEED OF VACATED BLYTHDALE AVE., RECORDED _____, 2019, DOC. 2019

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 HARRISON STREET, SUITE 200
San Francisco, California 94107

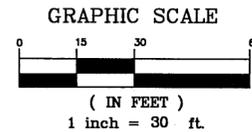
AUGUST 2019 SHEET 3 OF 11

APN 6311-001, APN 6312-001 242 HAHN ST., 1501 SUNNYDALE AVE., & A PORTION OF BLYTHDALE AVE. 1 BLYTHDALE AVE., 600-700 VELASCO AVE.

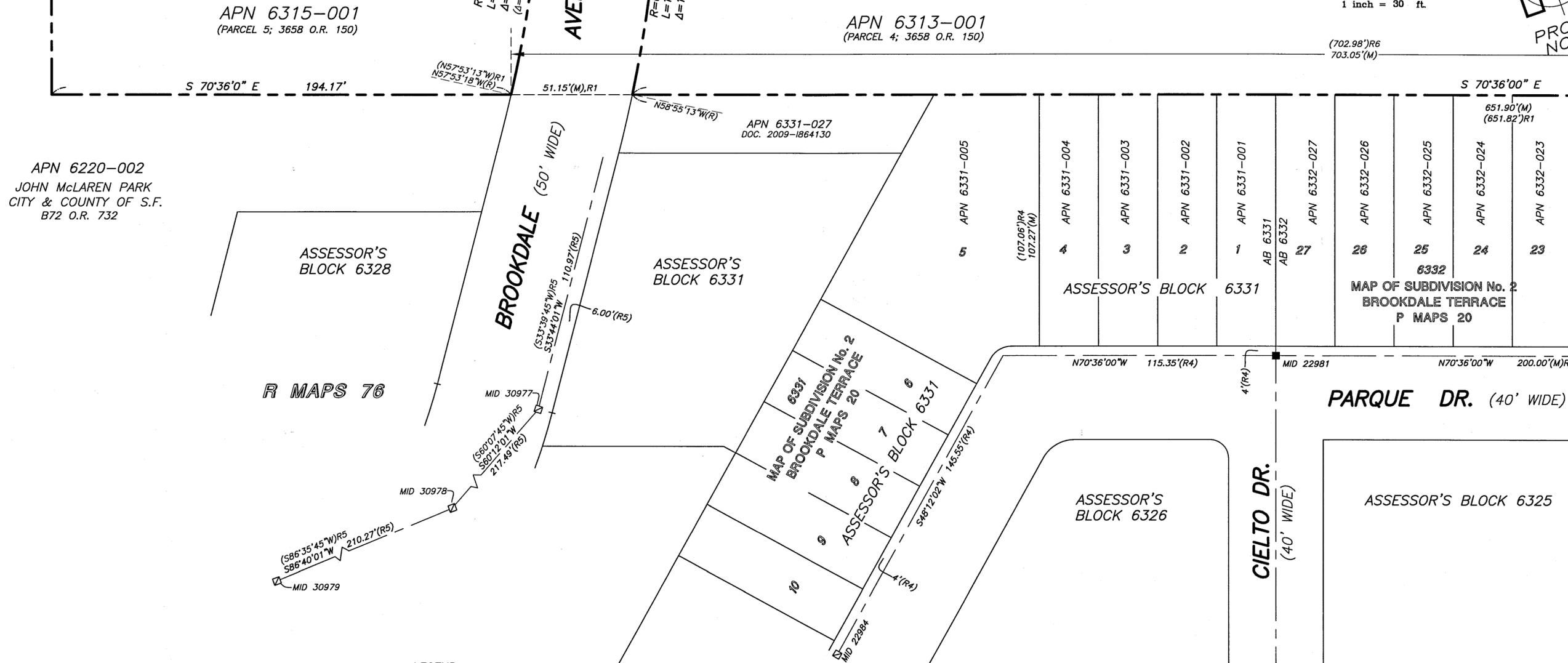


EXISTING SUNNYDALE HOPE SF PROJECT BOUNDARY
SEE SHEET 10 & 11 FOR PHASE 1 BOUNDARY

LEGEND - SEE SHEET 4



SEE SHEET 3



LEGEND

APN 6312-001	ASSESSOR'S PARCEL NUMBER (BLOCK-LOT) (FOR TAXATION PURPOSES ONLY)
P.O.B.	POINT OF BEGINNING-LEGAL DESCRIPTION
DOC.	DOCUMENT
O.R.	OFFICIAL RECORDS
(45.06')	RECORD DIMENSION WITH MAP/DEED REFERENCE WHEN IN DISCREPANCY WITH MEASURED DIMENSION
R3/(R3)	RECORD MAP REFERENCE (SEE LISTING ON SHEET 3)
MID 20321	MONUMENT IDENTIFICATION PER CITY & COUNTY OF SAN FRANCISCO DATA BASE
(M)	MEASURED
(R)	RADIUS
■	FOUND BRASS PIN IN LEAD PLUG IN STANDARD MONUMENT WELL, PER REFERENCED RECORD MAP
□	MONUMENT PER RECORD MAP-NOT FOUND
●	FOUND NAIL & TAG AS INDICATED
⊙HPND 464	FOUND HIGH PRECISION NETWORK DENSIFICATION (SFCS13) MONUMENT; ANCHOR SCREW & WASHER, STAMPED "CCSF CONTROL 464"
○	SET 2-1/2" BRASS DISK "PLS 6725" IN CONCRETE SIDEWALK
○	SET ANCHOR SCREW & 1-1/2" DIAMETER WASHER "PLS 6725" IN CONCRETE OR 1" DIAMETER STEEL PIPE W/CAP "PLS 6725" IN GROUND.
○CS13(1)	SET ANCHOR SCREW & 1-1/2" DIAMETER WASHER "PLS 6725" IN CONCRETE OR 1" DIAMETER STEEL PIPE W/CAP "PLS 6725" IN GROUND WITH SFCS13 COORDINATES AS LISTED IN TABLE ON SHEET 8

LEGEND

---	PERIMETER BOUNDARY LINES OF SUNNYDALE HOPE SF PROJECT
---	BOUNDARY LINES OF FINAL MAP PHASE 1
---	MONUMENT LINES PER RECORD MAPS
---	EASEMENT LINES
---	BOUNDARY TIES LINE
---	LINES OF ADJOINERS LOTS AND STREETS
P.A.E.	PUBLIC ACCESS EASEMENT
M.U.E.	MUNICIPAL UTILITY EASEMENT
P.U.C.	PUBLIC UTILITY COMMISSION

BASIS OF SURVEY

"MAP OF SUN VALLEY SUBDIVISION", RECORDED SEPTEMBER 25, 1946 IN BOOK "P" OF MAPS, PAGES 41-42, OFFICE OF THE CITY AND COUNTY RECORDER.

BASIS OF BEARING

THE BEARING OF S70°36'00"E ALONG THE MONUMENT LINE OF SUNRISE WAY, AS SHOWN ON THAT MAP ENTITLED, "MAP OF SUN VALLEY SUBDIVISION", RECORDED SEPTEMBER 25, 1946 IN BOOK "P" OF MAPS, PAGES 41-42, OFFICE OF THE CITY AND COUNTY RECORDER.

FIELD SURVEY COMPLETION

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON APRIL 1, 2019. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AT THE TIME OF THE FIELD COMPLETION DATE OR AT THE TIME OF PREVIOUS SURVEYS ENDING ON FEBRUARY, 2018.

GENERAL NOTES

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. JOHN McLAREN PARK, BEING THE ADJOINING PARCEL TO THE NORTH AND WEST OF THE THIS MAP, IS JUNIOR TO THIS PROJECT PARCEL, AS DESCRIBED IN DEED CALLS TO "MAP OF SUNNYDALE LOW RENT HOUSING PROJECT" (PER "O" MAPS 57).

FINAL MAP 9537

SUNNYDALE HOPE SF PROJECT; PID 9537 - PHASE 1
A MERGER AND 6 LOT SUBDIVISION
A 20 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 2
BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT QUITCLAIM DEED TO THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED AUGUST 29, 1940, IN BOOK 3658, PAGE 150, PARCELS 2 AND 3, OFFICIAL RECORDS AND THAT CERTAIN QUITCLAIM DEED OF VACATED BLYTHDALE AVE., RECORDED _____, 2019, DOC. 2019.

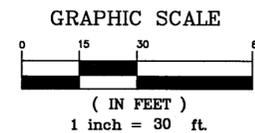
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.

Land Surveyors
859 HARRISON STREET, SUITE 200
San Francisco, California 94107

AUGUST 2019 SHEET 4 OF 11

APN 6311-001, APN 6312-001 242 HAHN ST., 1501 SUNNYDALE AVE.,
& A PORTION OF BLYTHDALE AVE. 1 BLYTHDALE AVE., 600-700 VELASCO AVE.

SEE SHEET 5

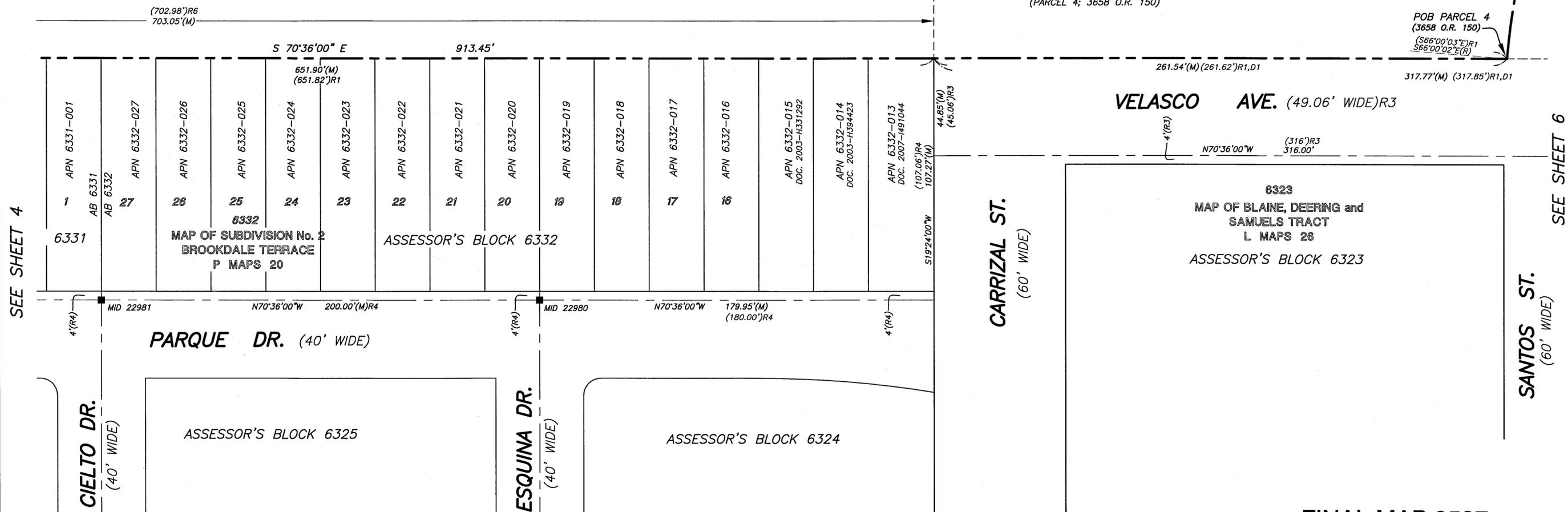


SEE SHEET 3

APN 6313-001
(PARCEL 4; 3658 O.R. 150)

$A=19,20.04'$
 $(L=19,20.03')R1$
 $L=99,89.71'$
 $R=296.00'$

POB PARCEL 4
(3658 O.R. 150)
 $(S66^{\circ}00'03"E)R1$
 $S66^{\circ}00'02"E(R)$



SEE SHEET 4

SEE SHEET 6

FINAL MAP 9537

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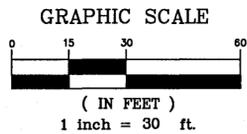
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AUGUST 2019 SHEET 5 OF 11

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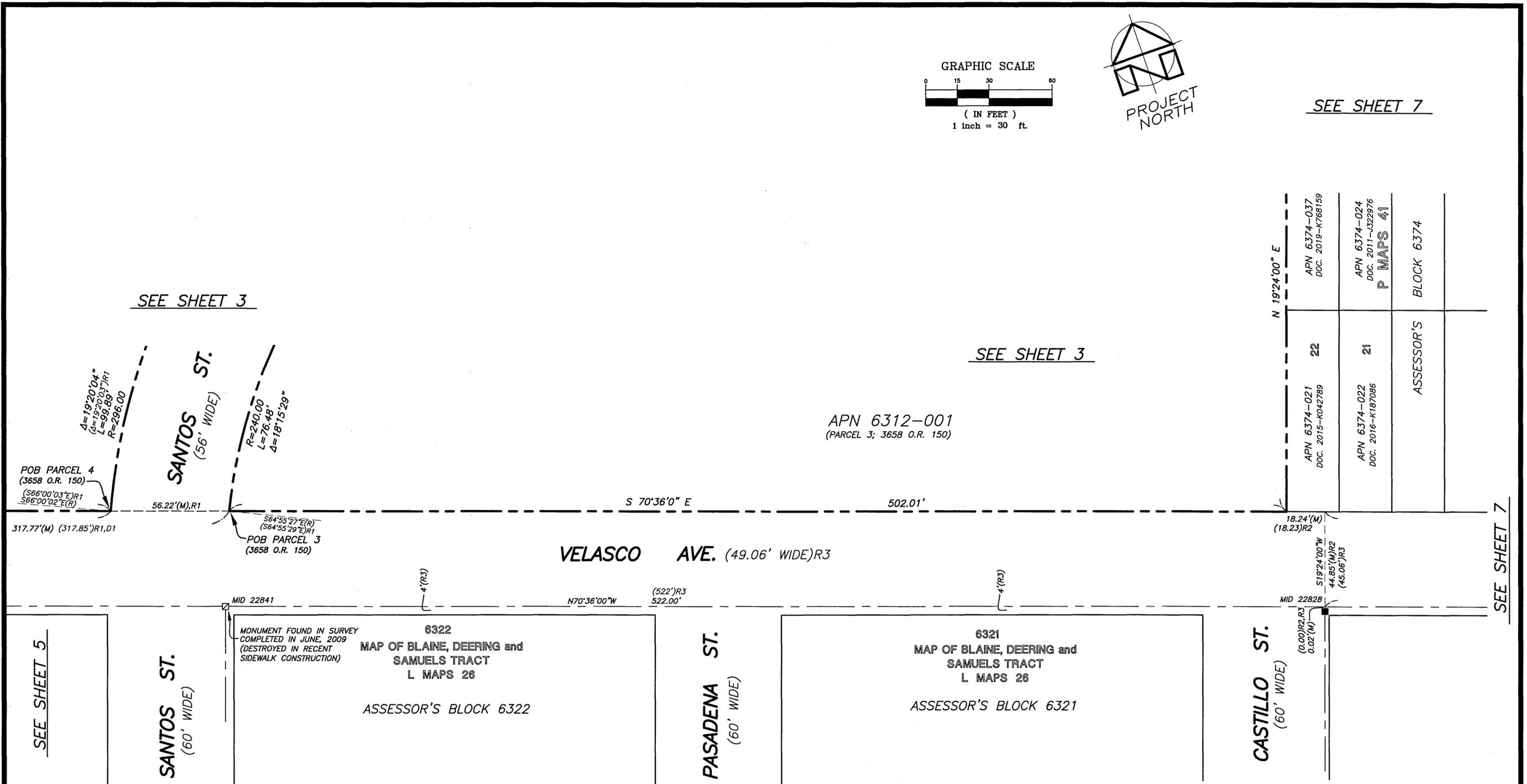


SEE SHEET 7

SEE SHEET 3

SEE SHEET 3

SEE SHEET 7



FINAL MAP 9537

SUNNYDALE HOPE SF PROJECT; PID 9537 - PHASE 1
A MERGER AND 6 LOT SUBDIVISION
A 20 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 2
BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN
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FRANCISCO, RECORDED AUGUST 29, 1940, IN BOOK 3658, PAGE 150, PARCELS 2
AND 3, OFFICIAL RECORDS AND THAT CERTAIN QUITCLAIM DEED OF VACATED
BLYTHDALE AVE., RECORDED _____, 2019, DOC. 2019 _____.

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859 HARRISON STREET, SUITE 200
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AUGUST 2019 SHEET 6 OF 11

APN 6311-001, APN 6312-001 242 HAHN ST., 1501 SUNNYDALE AVE.,
& A PORTION OF BLYTHDALE AVE. 1 BLYTHDALE AVE., 600-700 VELASCO AVE.

SEE SHEET 5

SANTOS ST.
(60' WIDE)

SEE SHEET 9

ASSESSOR'S BLOCK 6356

MAP OF SUN VALLEY
SUBDIVISION
P MAPS 41

SUNRISE WAY (60' WIDE)

(373.28')R7,R8,R10
(373.26')R2,R11
373.27'(M)

ASSESSOR'S BLOCK 6357

MAP OF SUN VALLEY
SUBDIVISION
P MAPS 41

(6.00')R2

MID 30983
"+* CUT IN WALK
PER R7, R8
NOT FOUND

(103.03')R7,R8,R10
(103.00')R2,R11
103.04'(M)

MID 30982

S19°24'00"W
19.87'(M)
(19.88')R2,
R7,R8,R10

ASSESSOR'S BLOCK 6373

SAWYER ST. (60' WIDE)

ASSESSOR'S BLOCK 6374

MAP OF SUN VALLEY
SUBDIVISION
P MAPS 41

SEE SHEET 7

VELASCO
AVE.
(49.06' WIDE)

(530.50' MON.-MON.)R3
530.50' MONLINE-MONLINE(M)

4'(R2)

S19°24'00"W
44.85'(M)R2
(45.06')R3

AVE.

84.01'(R2)

MID 20321

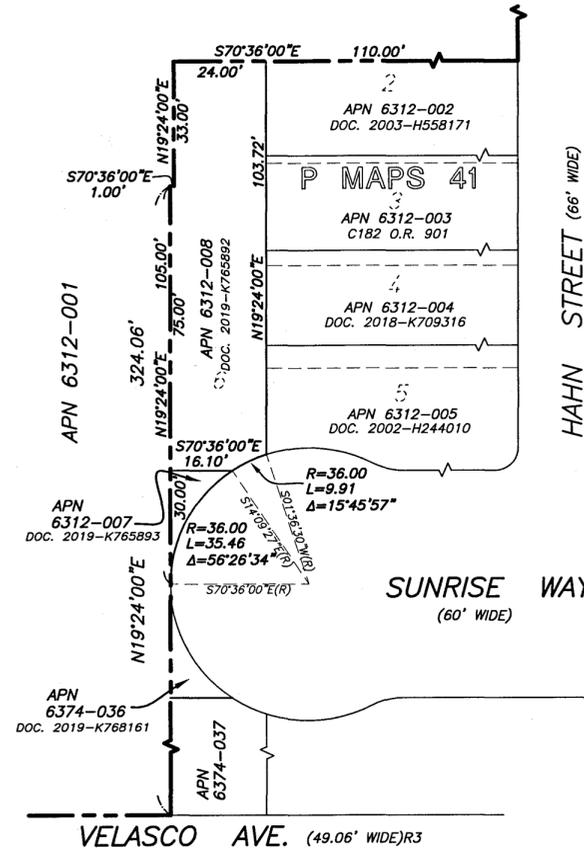
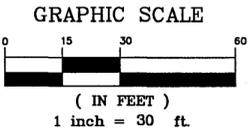
S19°24'00"W
44.85'(M)R2
(45.06')R3

4'(R3)

CALGARY ST.
(60' WIDE)

SEE DETAIL A

6319
MAP OF BLAINE, DEERING and
SAMUELS TRACT
L MAPS 26
ASSESSOR'S BLOCK 6319

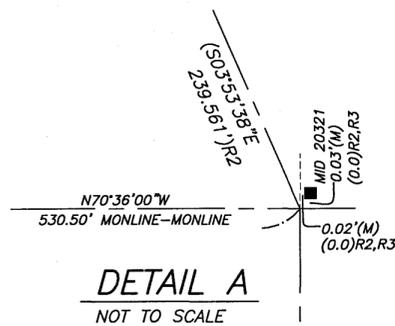


DETAIL B
SCALE: 1"=30'
[REFER TO SHEET 9]

REFER TO SHEET 3 FOR LOCATIONS OF POINTS

POINT	LOCAL COORDINATES		SFCS13 COORDINATES*	
	NORTHING	EASTING	NORTHING	EASTING
CS13(1)	3253.45	6390.83	65091.91	167358.30
CS13(2)	3862.63	4660.96	65701.42	165628.54
CS13(3)	2734.63	4263.73	64573.49	165231.09
CS13(4)	2158.65	5881.25	63997.20	166848.50
HPND 464	2570.14	6148.27	64408.64	167115.60
HPND 465	2642.70	5544.55	64481.32	166511.90

*NOTE: THE SFCS13 COORDINATES LISTED ON PROPERTY CORNERS LABELED CS13(1)-CS13(4) ARE BASED UPON TIES TO HPND 464 & 465, AND THE PUBLISHED COORDINATES ESTABLISHED BY THE CITY AND COUNTY OF SAN FRANCISCO.



DETAIL A
NOT TO SCALE

FINAL MAP 9537

SUNNYDALE HOPE SF PROJECT; PID 9537 - PHASE 1
A MERGER AND 6 LOT SUBDIVISION
A 20 RESIDENTIAL UNIT CONDOMINIUM PROJECT WITHIN LOT 2
BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL
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PAGE 150, PARCELS 2 AND 3, OFFICIAL RECORDS AND THAT
CERTAIN QUITCLAIM DEED OF VACATED BLYTHDALE AVE.,
RECORDED _____, 2019, DOC. 2019 _____

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

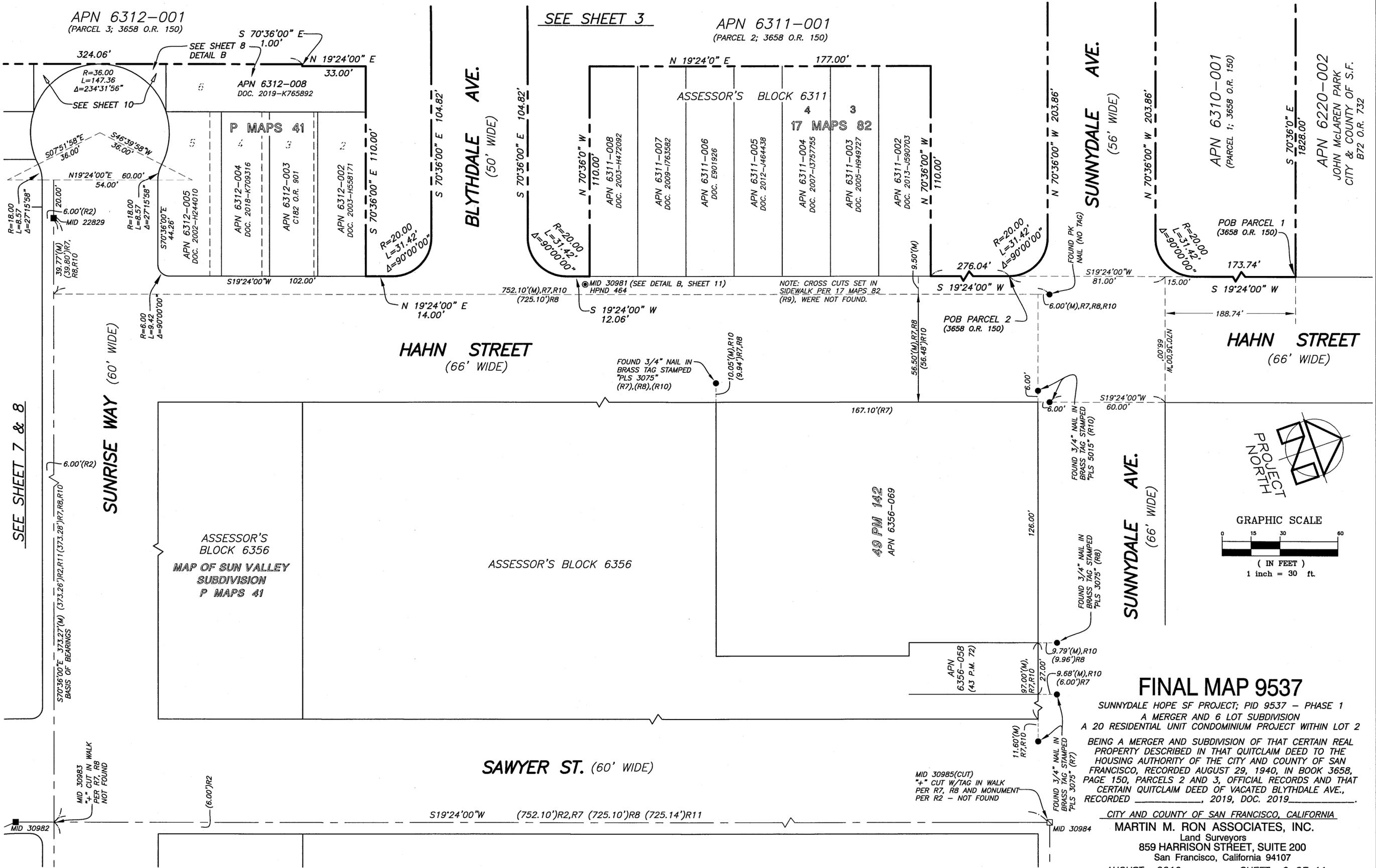
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AUGUST 2019 SHEET 8 OF 11

APN 6311-001, APN 6312-001 242 HAHN ST., 1501 SUNNYDALE AVE.,
& A PORTION OF BLYTHDALE AVE. 1 BLYTHDALE AVE., 600-700 VELASCO AVE.

SEE SHEET 7 & 8



FINAL MAP 9537

SUNNYDALE HOPE SF PROJECT; PID 9537 - PHASE 1
 A MERGER AND 6 LOT SUBDIVISION
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 AUGUST 2019 SHEET 9 OF 11

APN 6311-001, APN 6312-001 242 HAHN ST., 1501 SUNNYDALE AVE.,
 & A PORTION OF BLYTHDALE AVE. 1 BLYTHDALE AVE., 600-700 VELASCO AVE.

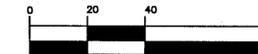
SEE SHEET 11

LOT D
APN 6311-011
AREA=7.40± ACRES
FUTURE PHASED
FINAL MAP AREA

APN 6311-001
(PARCEL 2; 3658 O.R. 150)



GRAPHIC SCALE

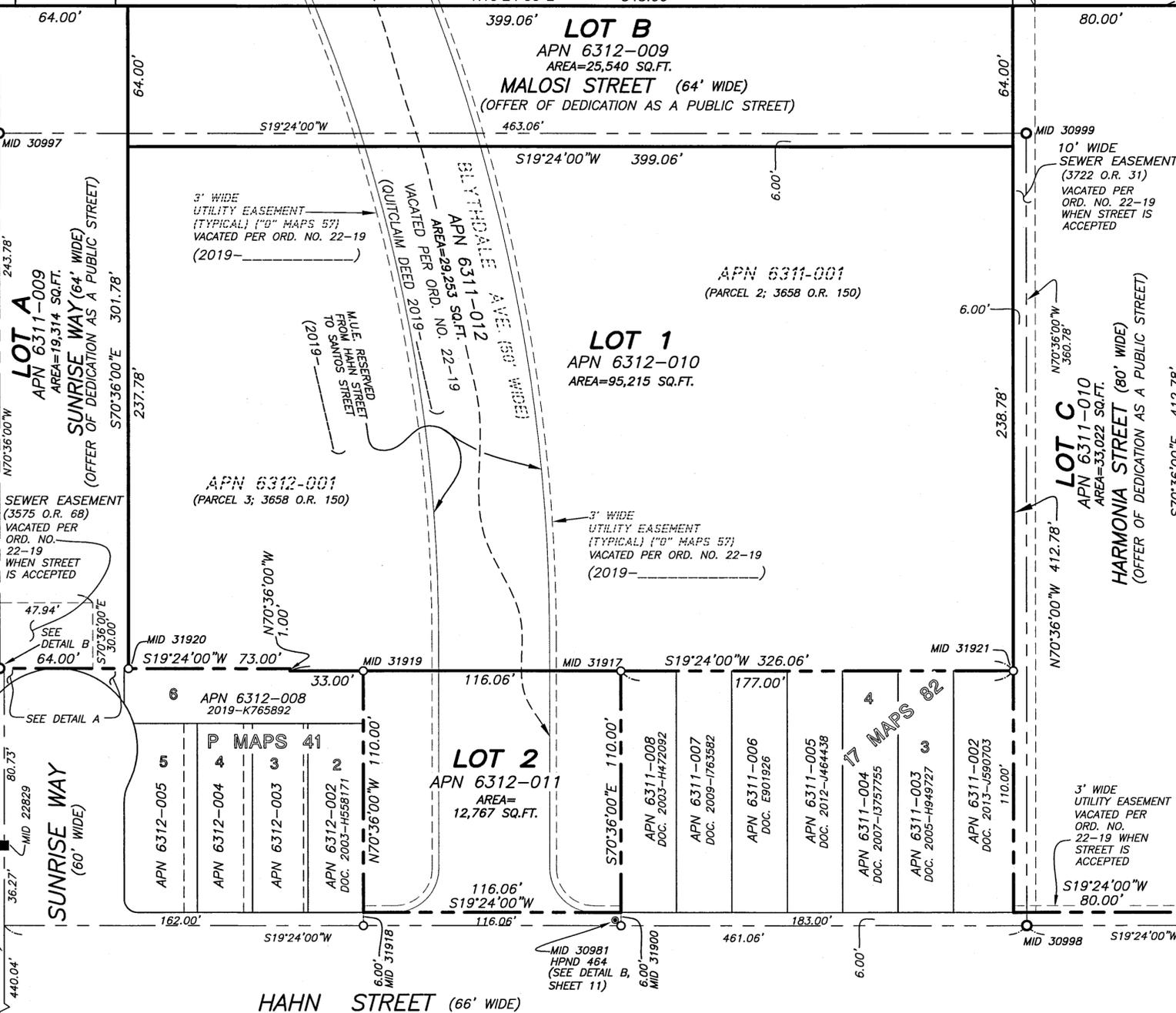


(IN FEET)
1 inch = 40 ft.

DETAIL B
NOT TO SCALE

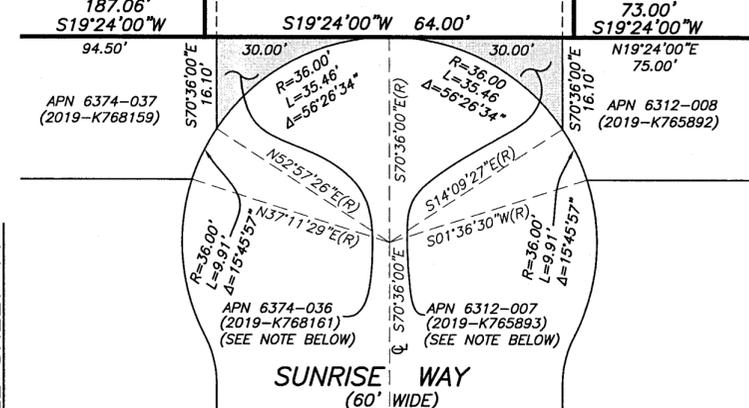
APN 6312-001
(PARCEL 3; 3658 O.R. 150)

SEE SHEET 11



P.U.C. SEWER
EASEMENT
(STUB FOR
FUTURE PHASE)
[SEE SHEET 11]

LOT A
SUNRISE WAY
(A PUBLIC STREET)
(64' WIDE)



NOTE:
THE CITY WILL GRANT TO THE DEVELOPER OF THIS SUBDIVISION, A PERMIT TO
ENTER ACROSS APN 6374-036 AND 6312-007 (SHADED LOTS). THESE LOTS
WILL BE DEDICATED AS A PUBLIC STREET PRIOR TO THE FIRST TCO.

DETAIL A
SCALE: 1"=20'

SEE SHEET 11

FINAL MAP 9537

SUNNYDALE HOPE SF PROJECT; PID 9537 - PHASE 1
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AUGUST 2019 SHEET 10 OF 11

PHASE 1 BOUNDARY - LOTS A, B, C, 1 AND 2

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& A PORTION OF BLYTHDALE AVE. 1 BLYTHDALE AVE., 600-700 VELASCO AVE.

