

**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 G AND LOT H. 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 POLITIC

BY: Germaine Tonia Lediju  
GERMAINE TONIA LEDIJU, PhD  
CHIEF EXECUTIVE OFFICER

**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 FOR DEDICATION IN FEE, THE PUBLIC INFRASTRUCTURE IMPROVEMENTS FOR STREET AND ROADWAY PURPOSES, AS DESCRIBED IN THAT PUBLIC IMPROVEMENT AGREEMENT, EXECUTED ON Jan 27, 2022. SAID FEE SHALL BE CONVEYED BY SEPARATE INSTRUMENT.

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

**SUBDIVIDER:** SUNNYDALE INFRASTRUCTURE PHASE 1A3, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Ann Silverberg  
RELATED/SUNNYDALE INFRASTRUCTURE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS MEMBER  
ANN SILVERBERG, 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 February 9, 2022 BEFORE ME, Linda Mason

PERSONALLY APPEARED Germaine Tonia Lediju

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: Linda Mason

NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2260017

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

MY COMMISSION EXPIRES: September 27, 2023

**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 January 27th, 2022 BEFORE ME, Kyla Stokesbary, Notary Public

PERSONALLY APPEARED Ann Silverberg

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: Ann Silverberg

NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2386605

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

MY COMMISSION EXPIRES: Dec 12, 2025

**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 \_\_\_\_\_, 2022.

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 \_\_\_\_\_, 2022, APPROVED THIS MAP ENTITLED "FINAL MAP 11040", AND ACCEPTS ON BEHALF OF THE PUBLIC, SUBJECT TO COMPLETION AND ACCEPTANCE, THE OFFERS OF DEDICATION FOR STREET AND ROADWAY AND THE PUBLIC INFRASTRUCTURE IMPROVEMENTS IDENTIFIED IN THE OWNER'S STATEMENT AND IN THE SUBDIVIDER'S STATEMENT, RESPECTIVELY.

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 17<sup>th</sup> DAY OF FEBRUARY, 2022

BY ORDER NO. \_\_\_\_\_

BY: Carla Short DATE: 2/17/2022

CARLA SHORT  
INTERIM DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**APPROVED AS TO FORM:**

DAVID CHIU, CITY ATTORNEY

BY: David Chiu DATE: February 17, 2022

DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**BOARD OF SUPERVISOR'S APPROVAL:**

ON \_\_\_\_\_, 2022, 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 \_\_\_\_\_, 2022, BETWEEN SUNNYDALE INFRASTRUCTURE PHASE 1A3, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND THE CITY AND COUNTY OF SAN FRANCISCO.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

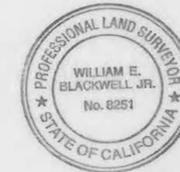
CARLA SHORT  
INTERIM DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**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.

WILLIAM E. BLACKWELL JR., ACTING CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO

BY: William E. Blackwell Jr. DATE: February 15, 2022  
WILLIAM E. BLACKWELL JR., P.L.S. 8251



**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 INFRASTRUCTURE PHASE 1A3, LLC, ON MAY 26, 2020. 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 DATE: JANUARY 18, 2022  
BRUCE A. GOWDY  
P.L.S. 6725



**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_

OF FINAL 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 11040**

SUNNYDALE HOPE SF PROJECT; PID 11040 - PHASE 2  
A MERGER AND 5 LOT SUBDIVISION  
A 2 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT  
MIXED-USE CONDOMINIUM PROJECT WITHIN LOTS 3 AND 4

BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THOSE QUITCLAIM DEEDS, RECORDED AUGUST 29, 1940, IN BOOK 3658, PAGE 150 AND DOC. \_\_\_\_\_, RECORDED \_\_\_\_\_, 2022, OFFICIAL RECORDS, AND THAT "FINAL MAP 9537", RECORDED OCTOBER 15, 2019 IN BOOK 136 OF CONDOMINIUM MAPS, PAGES 206 THRU 216.

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors

859 HARRISON STREET, SUITE 200  
San Francisco, California 94107

JANUARY 2022 SHEET 1 OF 5

APN 6310-001, APN 6311-011 & 1500-1964 SUNNYDALE AVE.  
A PORTION OF SUNNYDALE 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(c)(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). "FINAL MAP 9537, SUNNYDALE HOPE SF PROJECT; PID 9537-PHASE 1", RECORDED OCTOBER 15, 2019 IN BOOK 136 OF CONDOMINIUM MAPS, PAGES 206-216, OFFICE OF THE CITY AND COUNTY RECORDER.

**DOCUMENT REFERENCES**

(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 B72, PAGE 732, OFFICIAL RECORDS.

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

- 3-FOOT WIDE UTILITY EASEMENTS AS SHOWN ON SAID "O" MAPS 57.
- A MEMORANDUM OF EASEMENT MUD BROADBAND SERVICES AGREEMENT, RECORDED AUGUST 3, 2001 IN REEL H944 OF OFFICIAL RECORDS, IMAGE 158. (BLANKET EASEMENT ACROSS FORMER LOT 01, AB 6311).
- MUD BROADBAND SERVICES AGREEMENT, RECORDED AUGUST 3, 2001 IN REEL H944 OF OFFICIAL RECORDS, IMAGE 159. (BLANKET AGREEMENT ACROSS FORMER LOT 01, AB 6311).
- MASTER DEVELOPMENT AGREEMENT, RECORDED MARCH 3, 2017, DOCUMENT NO. 2017-K416598, OFFICIAL RECORDS.
- DEVELOPMENT AGREEMENT, RECORDED MARCH 3, 2017, DOCUMENT NO. 2017-K416604, OFFICIAL RECORDS.
- "SUNNYDALE HOPE SF PROJECT PUBLIC IMPROVEMENT AGREEMENT", RECORDED OCTOBER 15, 2019, DOCUMENT NO. 2019-K843498.
- "EASEMENT AGREEMENT (SEWER FACILITIES)", RECORDED JUNE 15, 2021, DOCUMENT NO. 2021096305, OFFICIAL RECORDS.
- "EASEMENT AGREEMENT", RECORDED AUGUST 5, 2019, DOCUMENT NO. 2019K812147, OFFICIAL RECORDS.  
"FIRST AMENDMENT TO EASEMENT AGREEMENT", RECORDED AUGUST 5, 2021, DOCUMENT NO. 2021128102, OFFICIAL RECORDS.
- "PEDESTRIAN AND VEHICULAR PUBLIC ACCESS EASEMENT & CITY UTILITY EASEMENT TEMPORARY SUNRISE WAY", RECORDED AUGUST 5, 2021 DOCUMENT NO. 2021128107, OFFICIAL RECORDS.
- "GAS DISTRIBUTION EASEMENT DEED", RECORDED AUGUST 27, 2021, DOCUMENT NO. 2021137712 AND ALSO RECORDED OCTOBER 18, 2021, DOCUMENT NO. 2021158784, OFFICIAL RECORDS.
- "GAS DISTRIBUTION EASEMENT DEED", RECORDED AUGUST 27, 2021, DOCUMENT NO. 2021137721, OFFICIAL RECORDS. (NOTE: THIS EASEMENT DOES NOT DIRECTLY AFFECT THIS SUBDIVISION, BUT IS SHOWN HEREON FOR CONTEXT).
- "EASEMENT AGREEMENT (MAINTENANCE ACCESS EASEMENT), (PORTION OF LOT D PER FINAL MAP 9537 (RECORDED) AND LOT 3 PER PENDING FINAL MAP (TO BE RECORDED))", RECORDED \_\_\_\_\_, 2022, DOCUMENT NO. 2022-\_\_\_\_\_, OFFICIAL RECORDS.
- "QUITCLAIM DEED AND RESERVATION OF EASEMENTS, (SUNNYDALE AVENUE)", RECORDED \_\_\_\_\_, 2022, DOCUMENT NO. 2022-\_\_\_\_\_, OFFICIAL RECORDS.

**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.

**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 2 COMMERCIAL UNITS AND 2 RESIDENTIAL UNITS, TOTAL, WITHIN LOTS 3 AND LOT 4.

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 AND SUNNYDALE 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) 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.

**LOT INFORMATION TABLE**

LOTS	APN	AREA (Sq.Ft.)	RESIDENTIAL CONDOMINIUM UNITS	PROPOSED APN FOR RESIDENTIAL CONDOMINIUM UNITS	COMMERCIAL CONDOMINIUM UNITS	PROPOSED APN FOR COMMERCIAL CONDOMINIUM UNITS	PRIMARY LAND USE
LOT 3	6311-013	36,182	1	6311-016	1	6310-017	RESIDENTIAL
LOT 4	6311-014	37,387	1	6311-018	1	6310-019	RESIDENTIAL
LOT 5	6310-003	63,937	N/A	N/A	N/A	N/A	COMMUNITY CENTER
LOT G	6310-004	26,811	N/A	N/A	N/A	N/A	PUBLIC STREET
LOT H	6310-005	16,973	N/A	N/A	N/A	N/A	PUBLIC STREET

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

**FIELD SURVEY COMPLETION**

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON OCTOBER 19, 2021. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AT THE TIME OF THE FIELD COMPLETION DATE.

**GENERAL NOTES**

- ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

**LEGEND**

APN 6310-001	ASSESSOR'S PARCEL NUMBER (BLOCK-LOT) (FOR TAXATION PURPOSES ONLY)
P.O.B.	POINT OF BEGINNING-LEGAL DESCRIPTION
Q.C.	QUIT CLAIM (DEED)
DOC.	DOCUMENT
O.R.	OFFICIAL RECORDS
(45.06')	RECORD DIMENSION WITH MAP/DEED REFERENCE WHEN IN DISCREPANCY WITH MEASURED DIMENSION
(D1)	DOCUMENT REFERENCE
MID 20321	MONUMENT IDENTIFICATION PER CITY & COUNTY OF SAN FRANCISCO DATA BASE MEASURED
(M)	
(R)	RADIUS
■	FOUND BRASS PIN IN LEAD PLUG IN STANDARD MONUMENT WELL, PER REFERENCED RECORD MAP
◎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)	FOUND 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 2
---	PERIMETER BOUNDARY LINES OF SUNNYDALE HOPE SF PROJECT
---	BOUNDARY LINES OF FINAL MAP PHASE 2
---	MONUMENT LINES
---	EASEMENT LINES
---	LINES OF ADJOINERS LOTS AND STREETS
P.U.C.	SAN FRANCISCO PUBLIC UTILITY COMMISSION
P.U.E.	PUBLIC UTILITY EASEMENT

**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.

**FINAL MAP 11040**

SUNNYDALE HOPE SF PROJECT; PID 11040 - PHASE 2  
A MERGER AND 5 LOT SUBDIVISION  
A 2 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT  
MIXED-USE CONDOMINIUM PROJECT WITHIN LOTS 3 AND 4

BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THOSE QUITCLAIM DEEDS, RECORDED AUGUST 29, 1940, IN BOOK 3658, PAGE 150 AND DOC. \_\_\_\_\_, RECORDED \_\_\_\_\_, 2022, OFFICIAL RECORDS, AND THAT "FINAL MAP 9537", RECORDED OCTOBER 15, 2019 IN BOOK 136 OF CONDOMINIUM MAPS, PAGES 206 THRU 216.

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors

859 HARRISON STREET, SUITE 200  
San Francisco, California 94107

JANUARY 2022

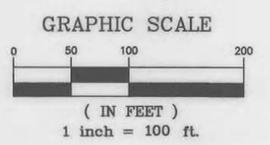
SHEET 2 OF 5

APN 6310-001, APN 6311-011 & 1500-1964 SUNNYDALE AVE.  
A PORTION OF SUNNYDALE AVE.

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

S 70°36'00" E  
1828.00'(D1)(D2)

SEE DETAIL B  
POB PARCEL 1  
(3658 O.R. 150)



APN 6310-001  
(PARCEL 1; 3658 O.R. 150)  
AREA=9.10± ACRES

SUNNYDALE AVE. (WIDTH VARIES)  
APN 6310-002  
AREA=34,593± SQ.FT.  
VACATED PER ORD. NO. 22-19  
(O.C. 2022- O.R.)  
SEE DETAIL B, SHEET 5

3' WIDE UTILITY  
EASEMENT (TYPICAL)

SUNNYDALE AVE. (50' WIDE)

LOT H

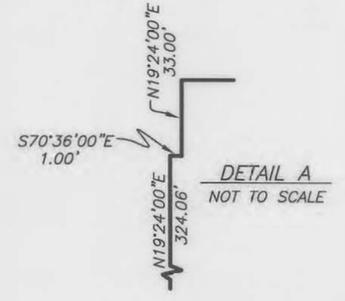
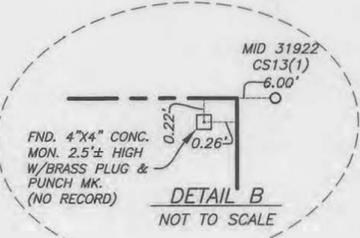
LOT 5

LOT G

LOT 4

LOT 3

APN 6315-001  
(PARCEL 5; 3658 O.R. 150)  
AREA=10.34± ACRES



APN 6220-002  
JOHN McLAREN PARK  
B72 O.R. 732

APN 6316-002  
S.F. UNIFIED SCHOOL DISTRICT  
DOC. 2011-J139799

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

FND. 4"X4" CONC.  
MON. 2.5"± HIGH  
W/BRASS PLUG &  
PUNCH MK.  
(NO RECORD)

DETAIL B  
NOT TO SCALE

**NOTE:**

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 2. COORDINATE VALUES IN BOTH COORDINATE SYSTEMS ON FOUR CORNERS ALONG THE PERIMETER BOUNDARY ARE ALSO SHOWN IN THIS TABLE.

3' WIDE UTILITY  
EASEMENT (TYPICAL)

BROOKDALE AVE. (50' WIDE)

SANTOS ST. (56' WIDE)

138 CM 206  
LOT D  
APN 6311-011

138 CM 206  
LOT C  
HARMONIA STREET (80' WIDE)

138 CM 206  
LOT B  
MALOSI STREET (64' WIDE)

138 CM 206  
LOT 1

138 CM 206  
LOT 2

138 CM 206  
LOT A  
SUNRISE WAY (64' WIDE)

SUNRISE WAY  
(60' WIDE)

P.A.E. & CITY UTILITY  
EASEMENT OVER  
TEMPORARY SUNRISE WAY  
(2021128102, O.R.)  
(2021128107, O.R.)

BLYTHDALE AVE. (50' WIDE)

SANTOS ST. (56' WIDE)

APN 6314-001  
(PARCEL 6; 3658 O.R. 150)  
AREA=7.56± ACRES

APN 6313-001  
(PARCEL 4; 3658 O.R. 150)  
AREA=3.96± ACRES

**FINAL MAP 11040**

SUNNYDALE HOPE SF PROJECT; PID 11040 - PHASE 2  
A MERGER AND 5 LOT SUBDIVISION  
A 2 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT  
MIXED-USE CONDOMINIUM PROJECT WITHIN LOTS 3 AND 4  
BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL  
PROPERTY DESCRIBED IN THOSE QUITCLAIM DEEDS,  
RECORDED AUGUST 29, 1940, IN BOOK 3658, PAGE 150  
AND DOC. \_\_\_\_\_, RECORDED \_\_\_\_\_,

\_\_\_\_\_, 2022, OFFICIAL RECORDS, AND THAT  
"FINAL MAP 9537", RECORDED OCTOBER 15, 2019 IN  
BOOK 136 OF CONDOMINIUM MAPS, PAGES 206 THRU 216.

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

JANUARY 2022 SHEET 3 OF 5

ASSESSOR'S  
BLOCK 6331

ASSESSOR'S  
BLOCK 6332

ASSESSOR'S  
BLOCK 6323

ASSESSOR'S  
BLOCK 6322

ASSESSOR'S  
BLOCK 6321

AB  
6320

ASSESSOR'S  
BLOCK 6328

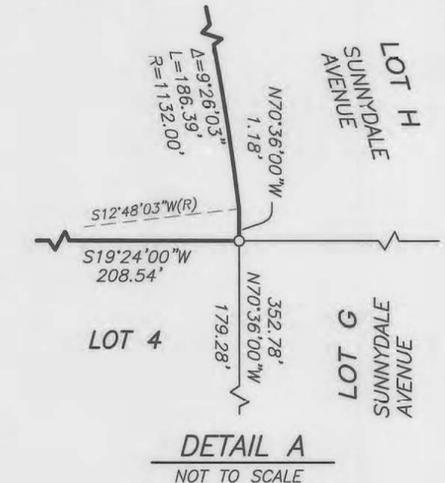
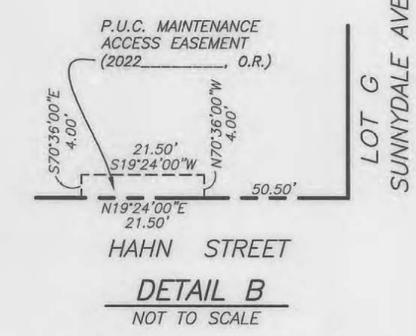
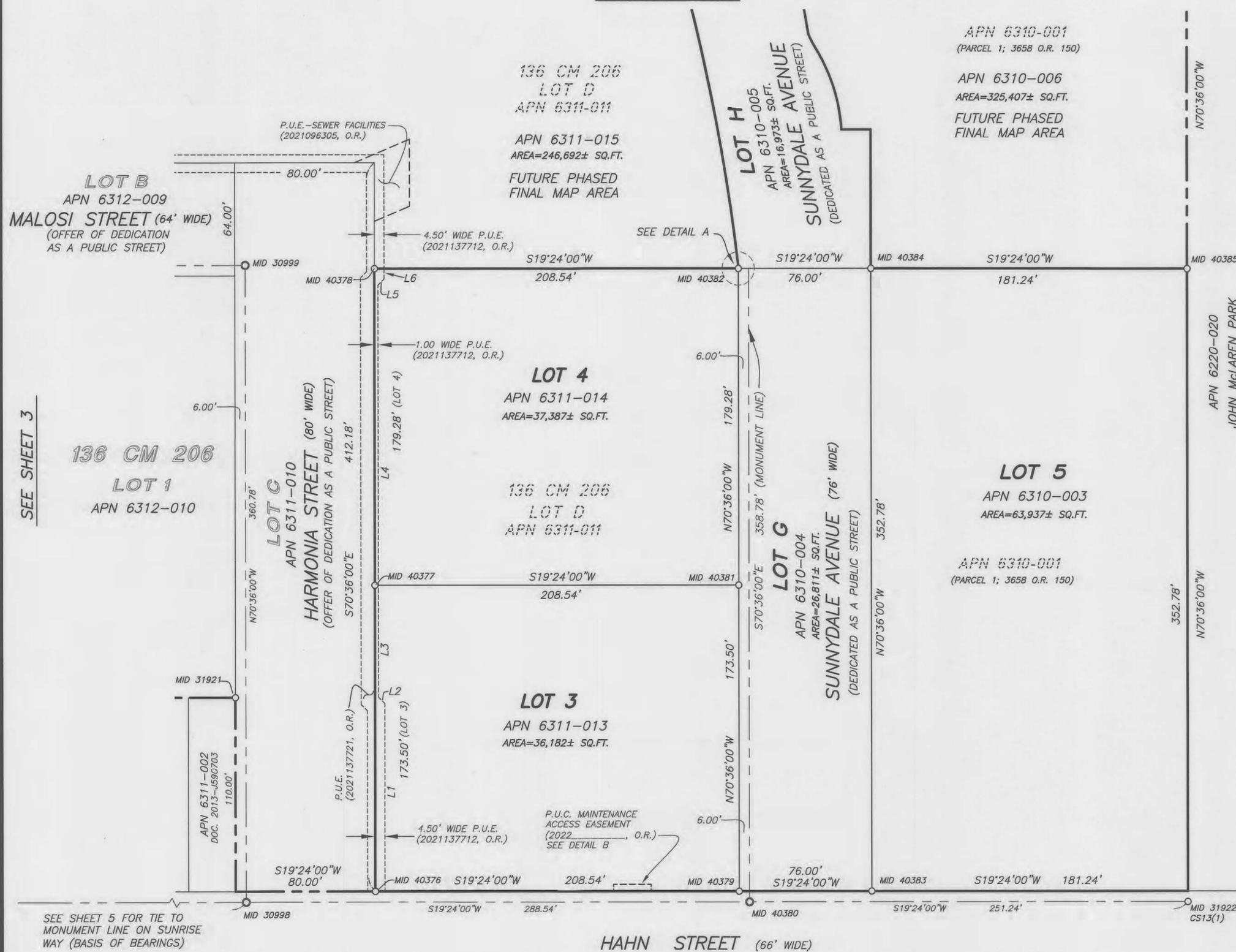
**EXISTING SUNNYDALE HOPE SF PROJECT BOUNDARY**

**SEE SHEETS 5 & 6 FOR PHASE 2 BOUNDARY**

LEGEND - SEE SHEET 2

APN 6310-001, APN 6311-011 & 1500-1964 SUNNYDALE AVE.  
A PORTION OF SUNNYDALE AVE.

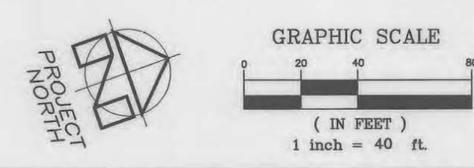
SEE SHEET 5



SEE SHEET 3

LINE TABLE

LINE	BEARING	LENGTH
L1	N70°36'00"W	107.57'
L2	S64°24'00"W	4.95'
L3	N70°36'00"W	62.43'
L4	N70°36'00"W	168.93'
L5	N25°36'00"W	4.95'
L6	N70°36'00"W	6.85'



### FINAL MAP 11040

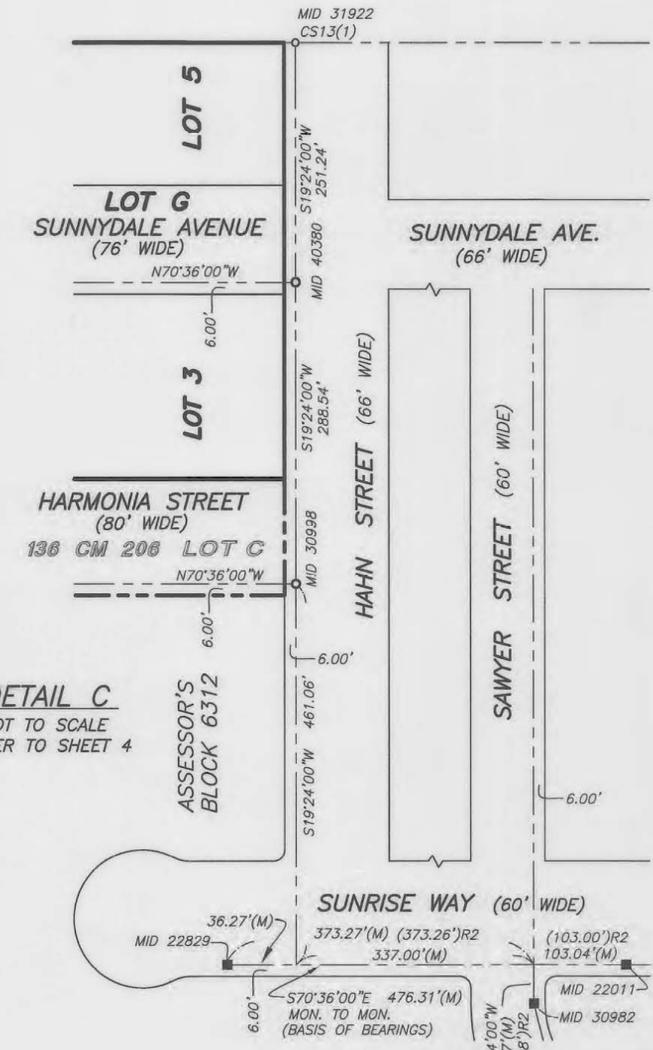
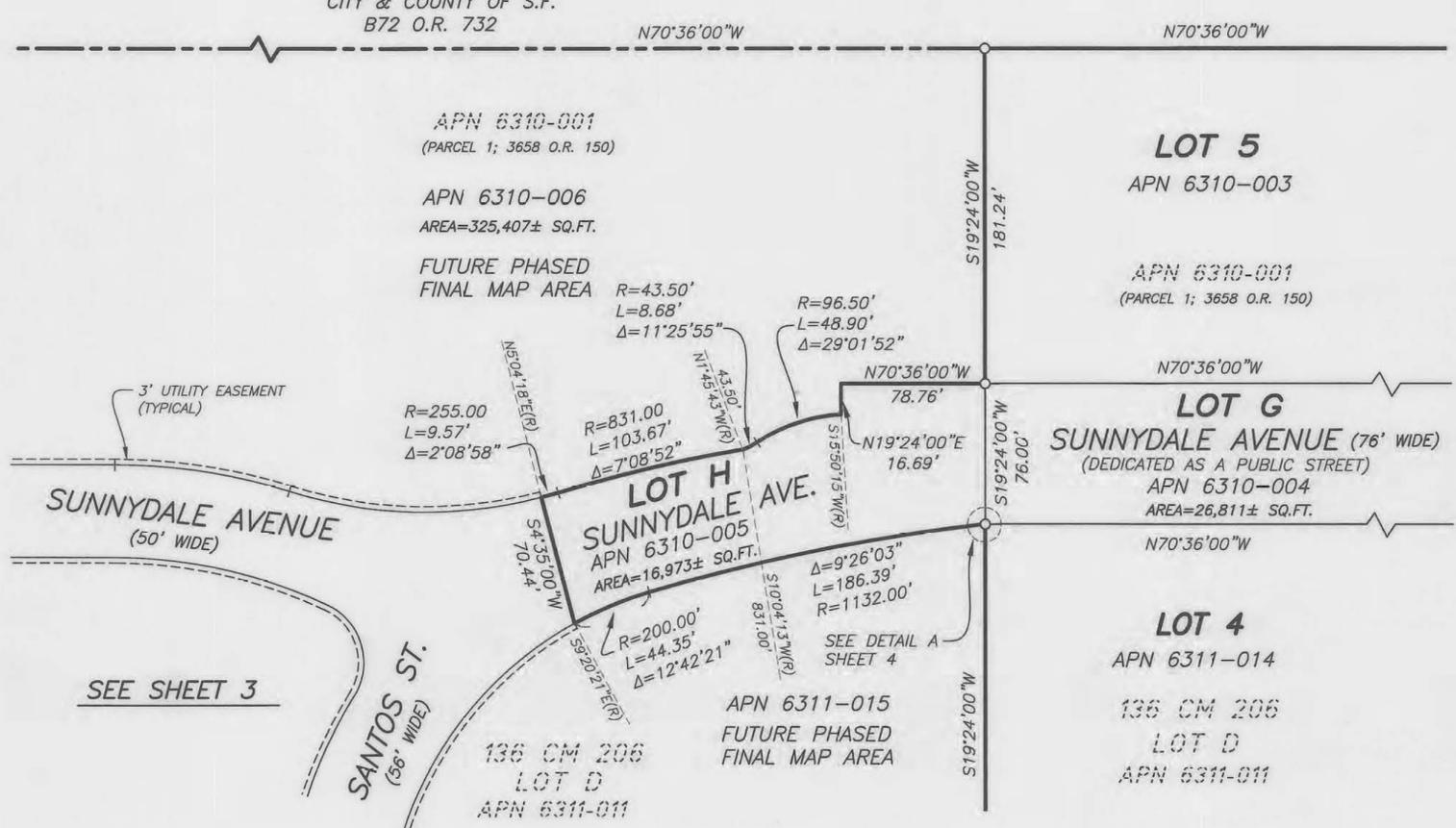
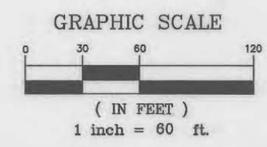
SUNNYDALE HOPE SF PROJECT; PID 11040 - PHASE 2  
 A MERGER AND 5 LOT SUBDIVISION  
 A 2 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT  
 MIXED-USE CONDOMINIUM PROJECT WITHIN LOTS 3 AND 4  
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 DESCRIBED IN THOSE QUITCLAIM DEEDS, RECORDED AUGUST 29, 1940, IN  
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 \_\_\_\_\_, 2022, OFFICIAL RECORDS, AND THAT "FINAL MAP  
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JANUARY 2022 SHEET 4 OF 5

APN 6310-001, APN 6311-011 & 1500-1964 SUNNYDALE AVE.  
 A PORTION OF SUNNYDALE AVE.

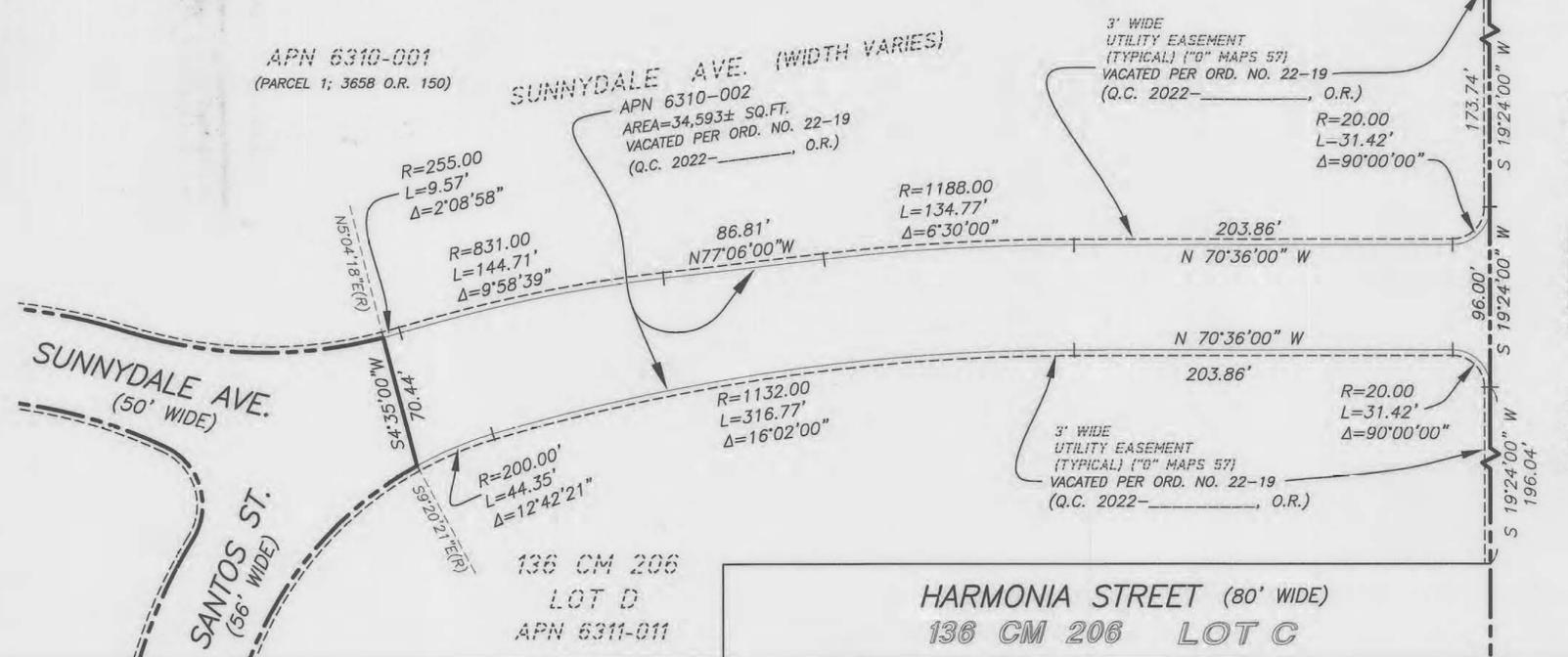
APN 6220-020  
JOHN McLAREN PARK  
CITY & COUNTY OF S.F.  
B72 O.R. 732



**DETAIL C**  
NOT TO SCALE  
REFER TO SHEET 4

APN 6220-002 JOHN McLAREN PARK  
CITY & COUNTY OF S.F.

POB PARCEL 1  
(3658 O.R. 150)



**DETAIL B**  
SCALE: 1"=60'  
REFER TO SHEET 3

**FINAL MAP 11040**

SUNNYDALE HOPE SF PROJECT; PID 11040 - PHASE 2  
A MERGER AND 5 LOT SUBDIVISION  
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JANUARY 2022 SHEET 5 OF 5

APN 6310-001, APN 6311-011 & 1500-1964 SUNNYDALE AVE.  
A PORTION OF SUNNYDALE AVE.