

**Owner's Statement:**

We hereby state that we are the owners and holders of security interest or have some record 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 7<sup>TH</sup> day of November, 2013.

Owners: John P. Mattos and Laura Sample Mattos, husband and wife, as community property with rights of survivorship, as to an undivided 35.00% interest;

The Cellar, LLC, a California limited liability company, as to an undivided 35.00% interest;

Charles Brown, an unmarried man, as his respective interests appear on record, as to an undivided 20.00% interest;

Stephen Cahill, an unmarried man, as to an undivided 10.00% interest;

[Signature] Nov 7 2013  
John P. Mattos

[Signature] Nov 7 2013  
Laura Sample Mattos

[Signature] NOV. 7, 2013  
Dan Macchiarini, Managing Member for The Cellar, LLC

[Signature]  
Charles Brown

[Signature] Dec. 5, 2013  
Stephen Cahill

**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, made at the request of John Mattos on January 7, 2013. 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.

By: Paul O. Webb

Date: 12/2/2013

Paul Webb  
Licensed Surveyor No. 5530  
License Expires: September 30, 2014



**Owner's Acknowledgement:**

State of California }  
County of San Francisco } SS.

on NOVEMBER 7 2013, before me, CHARLES BLOOMFIELD, a Notary Public, personally appeared John P. Mattos and Laura Sample Mattos who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons 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]  
Signature

CHARLES BLOOMFIELD  
Name (typed or printed)  
Notary Public in and for said County and State

SAN FRANCISCO  
Principal County of Business

MARCH 2, 2017  
Commission Expires

2009390  
Commission Number of Notary

**Owner's Acknowledgement:**  
State of California }  
County of San Francisco } SS.

on NOVEMBER 7 2013, before me, CHARLES BLOOMFIELD, a Notary Public, personally appeared Charles Brown who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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]  
Signature

CHARLES BLOOMFIELD  
Name (typed or printed)  
Notary Public in and for said County and State

SAN FRANCISCO  
Principal County of Business

MARCH 2, 2017  
Commission Expires

2009390  
Commission Number of Notary.

**Owner's Acknowledgement:**

State of California }  
County of San Francisco } SS.

on NOVEMBER 7 2013, before me, CHARLES BLOOMFIELD, a Notary Public, personally appeared Dan Macchiarini who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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]  
Signature

CHARLES BLOOMFIELD  
Name (typed or printed)  
Notary Public in and for said County and State

SAN FRANCISCO  
Principal County of Business

MARCH 2, 2017  
Commission Expires

2009390  
Commission Number of Notary

**Owner's Acknowledgement:**  
State of Oregon }  
County of Multnomah } SS.

on Dec. 5<sup>th</sup> 2013, before me, Gabrielle Monaco, a Notary Public, personally appeared Stephen Cahill who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the foregoing paragraph is true and correct.

Witness my hand and official seal.

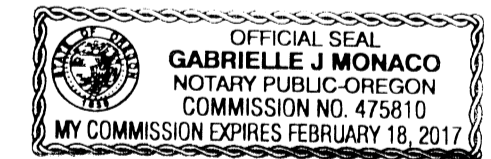
[Signature]  
Signature

Gabrielle Monaco  
Name (typed or printed)  
Notary Public in and for said County and State

Multnomah  
Principal County of Business

2-18-2017  
Commission Expires

475810  
Commission Number of Notary



**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.

Bruce R. Storrs, City and County Surveyor  
City and County of San Francisco

By: [Signature]

Date: DECEMBER 11, 2013

Bruce R. Storrs L.S. 6914



**Recorder's Statement:**

Filed for record this \_\_\_\_ day of \_\_\_\_\_, 201 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 Paul Webb, L.S. 5530.

By: \_\_\_\_\_ Date: \_\_\_\_\_

County Recorder  
City and County of San Francisco  
State of California

**Final Map No. 7315**

A Four Residential Units and One Commercial Unit  
Mixed Use Condominium Project  
A subdivision of that real property described in that certain deed recorded on July 25, 2012 in Reel K696 O.R. Image 0535, City and County of San Francisco, State of California

Paul Webb  
Licensed Surveyor • 2724 Ninth Street, Suite B, Berkeley, CA 94710

November 2013

Sheet 1 of 3 Sheets

AB: 0104 Lot: 031 Address: 1540-1542-1544 Grant Avenue  
15-17 Bob Kaufman/Harwood Alley

Beneficiary's Acknowledgement: }  
State of California } SS.  
County of San Francisco }

on NOVEMBER 14 2013, before me, JACKELYN GONZALEZ  
a Notary Public, personally appeared JAMES A. ROTHSTEIN  
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(ies)  
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


JACKELYN GONZALEZ  
Name (typed or printed)  
Notary Public in and for said County and State

LOS ANGELES, CA  
Principal County of Business

MARCH 7, 2017  
Commission Expires

2010090  
Commission Number of Notary

Beneficiary: Lone Oak Fund, LLC  
By Lone Oak Industries Inc., MANAGER

By:  By: \_\_\_\_\_

JAMES A. ROTHSTEIN \_\_\_\_\_  
Print Name Print Name

PRESIDENT \_\_\_\_\_  
Print Capacity Print Capacity

**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.  
7315", comprising 3 sheets.

In testimony whereof, I have hereunto subscribed my hand and  
caused the seal of this office to be affixed.

By: \_\_\_\_\_ Date: \_\_\_\_\_

Clerk of the Board of Supervisors  
City and County of San Francisco  
State of California

**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 \_\_\_\_\_ 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, 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 \_\_\_\_\_, 201\_\_\_\_ 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  
Paul Webb, L.S. 5530.

By: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
County Recorder  
City and County of San Francisco  
State of California

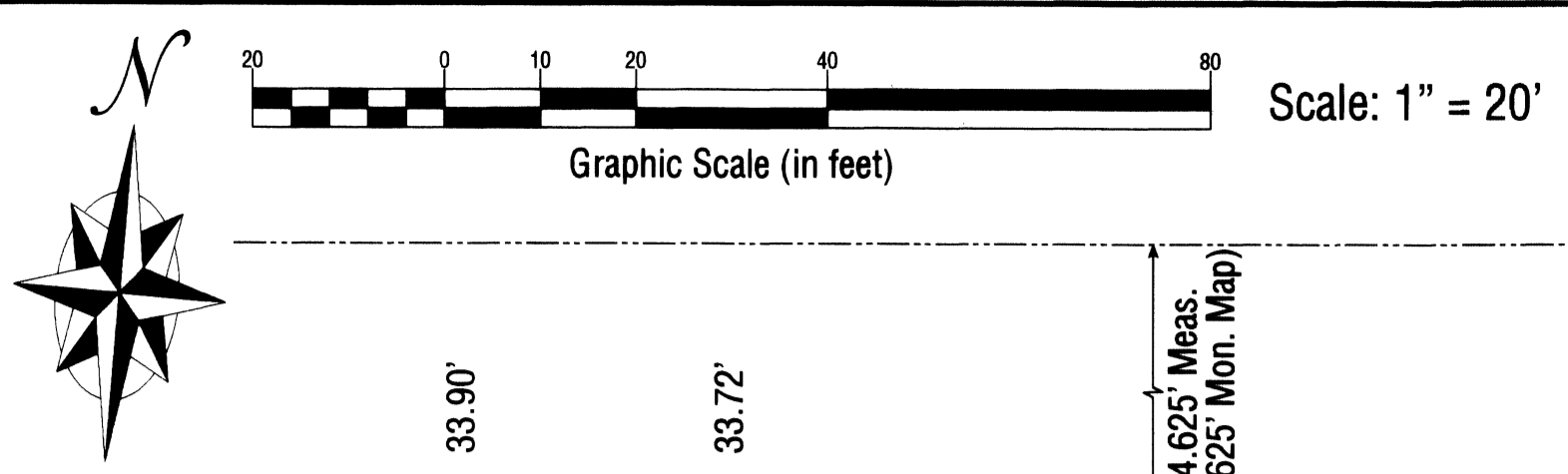
### Final Map No. 7315

A Four Residential Units and One Commercial Unit  
Mixed Use Condominium Project  
A subdivision of that real property described in that certain deed  
recorded on July 25, 2012 in Reel K696 O.R. Image 0535,  
City and County of San Francisco, State of California

Paul Webb  
Licensed Surveyor • 2724 Ninth Street, Suite B, Berkeley, CA 94710

November 2013 Sheet 2 of 3 Sheets

AB: 0104 Lot: 031 Address: 1540-1542-1544 Grant Avenue  
15-17 Bob Kaufman/Harwood Alley

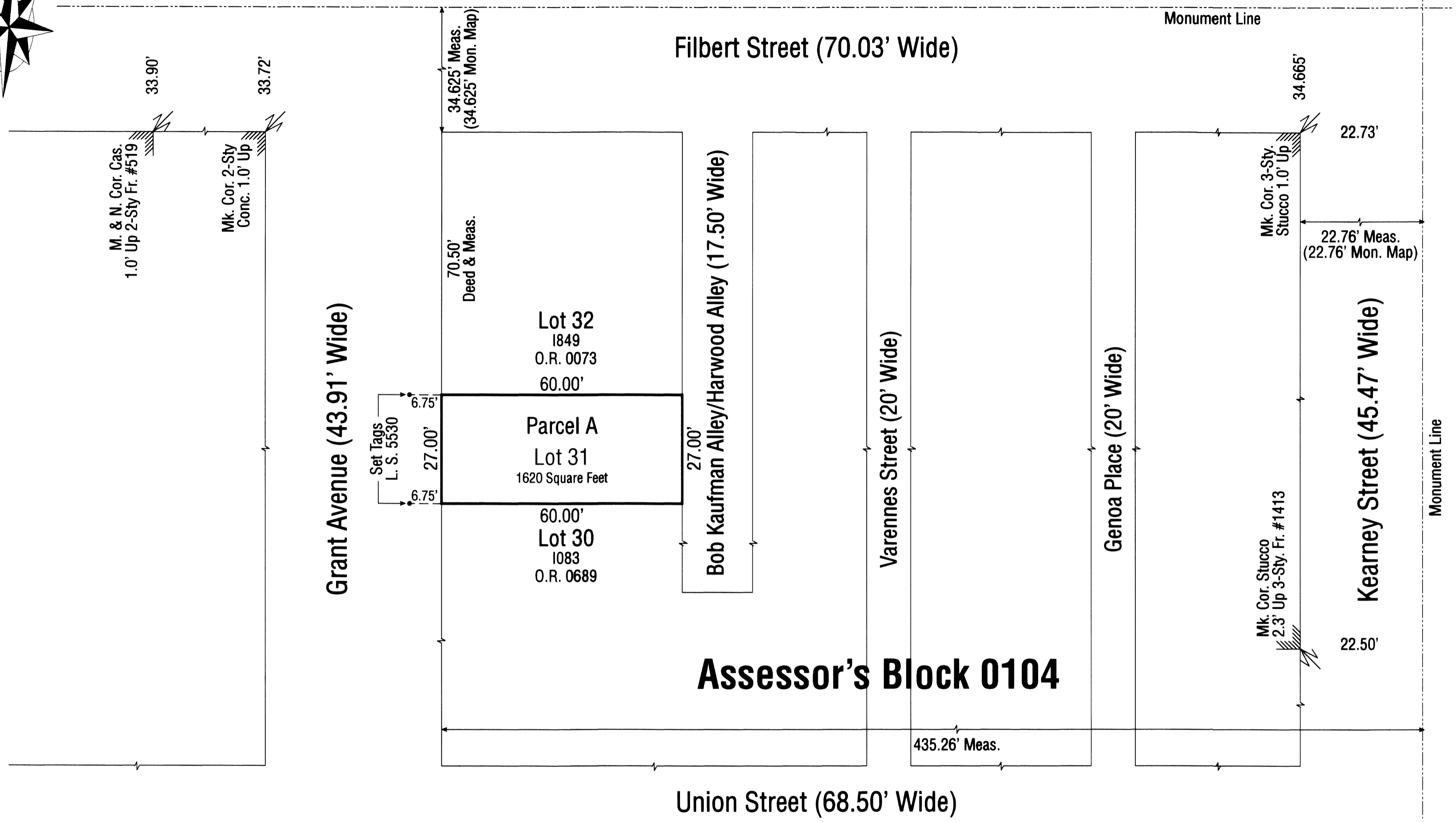


- Legend**
- property line
  - lot line
  - monument line
  - found monument
  - surveyor tag L.S. 5530
  - 63.88' Meas. measured distance
  - (64± Mon. Map) monument map information
  - 0.015' monument map distance

**Map Notes**  
 All angles are 90 degrees unless otherwise noted.  
 All dimensions are measured in feet and decimals thereof. Property line to monument line measured distance was based upon a field survey.  
 Monument map reference: monument map nos. 4 & 8 on file in the office of the City and County Surveyor, San Francisco, California.  
 The basis of survey is from the grant deed recorded July 25, 2012 in Reel K696 O.R. Image 0535.

**Note:**  
 The proposed assessor parcel numbers shown hereon are for informational use only and should not be relied upon for any other purpose.

Unit No.	Proposed Assessor Parcel No.
1540	81
1542	82
1544	83
15	84
17	85



**General Notes:**

1. This map is subject to California Civil Code Section 1351 (e) and it is the survey map portion of a condominium plan. This map is limited to a maximum of 4 residential units and 1 commercial unit.
2. 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.
3. Unless specified otherwise in the governing documents of a condominium Homeowner's Association, including its conditions, covenants, and restrictions, the Homeowner's Association shall be responsible, in perpetuity, for the maintenance, repair, and replacement of:
  - (A) All general use common area improvements; and
  - (B) 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.
4. In the event the areas identified in 3.(B) 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.
5. Approval of this Final 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.
6. Bay windows, fire escapes and other encroachments (if any shown hereon, that exist, or that may be constructed) onto or over Grant Avenue and Bob Kaufman/Harwood Alley 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).
7. 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 therefrom. This map does not convey any ownership interest in such encroachment areas to the property owners.

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November 2013 Sheet 3 of 3 Sheets

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