

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 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:

JOHN L. HIGGINS, KAREN A. HIGGINS, KATHRINE L. HIGGINS, SHANNON JOELLE ENGELBRECHT, LEE MALLABONE, REBECCA MALLABONE, LAUREN JETER, MICHAEL SCHNADT, ARTHUR CARLTON WHITE, JR., CARLOS ROCHA AND OLIVIA ROCHA, CO-TRUSTEES OF THE ROCHA LIVING TRUST DATED DECEMBER 7, 2011, CARLOS ROCHA, AND OLIVIA ROCHA

[Signatures]
JOHN L. HIGGINS
KAREN A. HIGGINS
KATHRINE L. HIGGINS
LEE MALLABONE
LAUREN JETER
CARLOS ROCHA, TRUSTEE
CARLOS ROCHA
ARTHUR CARLTON WHITE, JR.
SHANNON JOELLE ENGELBRECHT
REBECCA MALLABONE
MICHAEL SCHNADT
OLIVIA ROCHA, TRUSTEE
OLIVIA ROCHA

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 SOUTH CAROLINA)
COUNTY OF Charleston)
ON Oct 10 2019 BEFORE ME, Austin R. Brown, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: John L Higgins
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(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.
Austin R. Brown
SIGNATURE: PRINTED NAME:
June 17, 2024
COMMISSION EXPIRES: not issued in state of SC
COMMISSION # OF NOTARY:
Charleston
PRINCIPAL COUNTY OF BUSINESS:

BENEFICIARIES:

STERLING BANK & TRUST, F.S.B.
Stephen H. Adams
BY: PRINT NAME:
NATIONAL COOPERATIVE BANK, N.A.
Janet E. Cupp
BY: TITLE: VP NCB, NA Project Mgr.
PRINT NAME:
BANK OF MARIN
Patrick McCarty
BY: TITLE: SR. VICE President
PRINT NAME:
REDWOOD CREDIT UNION
Nicole Poole
BY: TITLE: MORTGAGE MANAGER
PRINT NAME:

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SHANNON ENGELBRECHT ON SEPTEMBER 16, 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 APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.



Frederick T. Seher
FREDERICK T. SEHER, PLS
LICENSE NO. 6216
DATE: 07-03-18

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 THE 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
BY: Bruce R. Storrs
BRUCE R. STORRS L.S. 6914



DATE: AUGUST 13 2018

RECORDER'S STATEMENT:

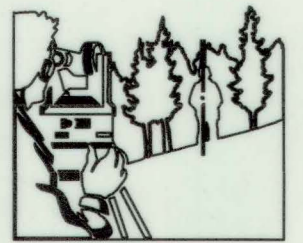
FILED THIS DAY OF, 20....., AT M.
IN BOOK OF CONDOMINIUM MAPS, AT PAGE(S), AT THE REQUEST OF
FREDERICK T. SEHER.
SIGNED
COUNTY RECORDER

FINAL MAP NO. 8928
A SIX UNIT RESIDENTIAL
CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON JULY 09, 2015, DOCUMENT NUMBER 2015-K087767-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING LOT 9 AND A PORTION OF LOT 8, AS SHOWN ON THE "MAP OF THE WOODWARD SUBDIVISION LOTS 403 TO 410 PRECITA VALLEY LANDS"

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
DECEMBER, 2017



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 FIVE SHEETS

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 OCTOBER 14, 2017 BEFORE ME, MARGARET M. O'DOWD, NOTARY PUBLIC
PERSONALLY APPEARED: CARLOS ROCHA AND OLIVIA ROCHA

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.

Margaret M. O'Dowd MARGARET M. O'DOWD
SIGNATURE: PRINTED NAME:

AUGUST 5, 2018 2073908
COMMISSION EXPIRES: COMMISSION # OF NOTARY:

SAN FRANCISCO COUNTY
PRINCIPAL COUNTY OF BUSINESS:

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 OCTOBER 14, 2017 BEFORE ME, MARGARET M. O'DOWD, NOTARY PUBLIC
PERSONALLY APPEARED: ARTHUR CARLTON WHITE JR.

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.

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WITNESS MY HAND AND OFFICIAL SEAL.

Margaret M. O'Dowd MARGARET M. O'DOWD
SIGNATURE: PRINTED NAME:

AUGUST 5, 2018 2073908
COMMISSION EXPIRES: COMMISSION # OF NOTARY:

SAN FRANCISCO COUNTY
PRINCIPAL COUNTY OF BUSINESS:

OWNER'S ACKNOWLEDGMENT:

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STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO
ON OCTOBER 14, 2017 BEFORE ME, MARGARET M. O'DOWD, NOTARY PUBLIC
PERSONALLY APPEARED: SHANNON J. ENGELBRECHT

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.

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SIGNATURE: PRINTED NAME:

AUGUST 5, 2018 2073908
COMMISSION EXPIRES: COMMISSION # OF NOTARY:

SAN FRANCISCO COUNTY
PRINCIPAL COUNTY OF BUSINESS:

OWNER'S ACKNOWLEDGMENT:

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STATE OF CALIFORNIA)
COUNTY OF San Francisco
ON 12/12/2017 BEFORE ME, Maggie H. Lim, NOTARY PUBLIC
PERSONALLY APPEARED: Lauren Jeter and Michael Schnadt

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.

Maggie H. Lim Maggie H. Lim
SIGNATURE: PRINTED NAME:

November 16, 2020 2168705
COMMISSION EXPIRES: COMMISSION # OF NOTARY:

San Francisco, California
PRINCIPAL COUNTY OF BUSINESS:

OWNER'S ACKNOWLEDGMENT:

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STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO
ON OCTOBER 14, 2017 BEFORE ME, MARGARET M. O'DOWD, NOTARY PUBLIC
PERSONALLY APPEARED: LEE MALLABONE AND REBECCA MALLABONE

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.

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WITNESS MY HAND AND OFFICIAL SEAL.

Margaret M. O'Dowd MARGARET M. O'DOWD
SIGNATURE: PRINTED NAME:

AUGUST 5, 2018 2073908
COMMISSION EXPIRES: COMMISSION # OF NOTARY:

SAN FRANCISCO COUNTY
PRINCIPAL COUNTY OF BUSINESS:

FINAL MAP NO. 8928
A SIX UNIT RESIDENTIAL
CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON JULY 09, 2015, DOCUMENT NUMBER 2015-K087767-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING LOT 9 AND A PORTION OF LOT 8, AS SHOWN ON THE "MAP OF THE WOODWARD SUBDIVISION LOTS 403 TO 410 PRECITA VALLEY LANDS"

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
DECEMBER, 2017



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7690 FAX (415) 921-7655

SHEET TWO OF FIVE SHEETS

APN: 6635-027 785 SAN JOSE AVENUE

BENEFICIARY ACKNOWLEDGMENT:

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STATE OF CALIFORNIA)
COUNTY OF San Francisco) SS
ON Nov. 20, 2017 BEFORE ME, NICK DEMOPoulos, NOTARY PUBLIC
(ININSERT NAME)

PERSONALLY APPEARED: STEPHEN ADAMS
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: [Signature] NICK DEMOPoulos
PRINTED NAME:
COMMISSION EXPIRES: OCT 27, 2021 COMMISSION # OF NOTARY: 2216324

SAN FRANCISCO
PRINCIPAL COUNTY OF BUSINESS:

OWNER'S ACKNOWLEDGMENT:

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STATE OF CALIFORNIA)
COUNTY OF San Francisco)
ON Nov. 7, 2017 BEFORE ME, Maggie H. Lim, NOTARY PUBLIC
(ININSERT NAME)

PERSONALLY APPEARED: Kathrine Leigh Higgins

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: [Signature] Maggie H. Lim
PRINTED NAME:
COMMISSION EXPIRES: November 16, 2020 COMMISSION # OF NOTARY: # 2168705

SAN FRANCISCO
PRINCIPAL COUNTY OF BUSINESS:



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 CALIFORNIA OHIO)
COUNTY OF Highland) SS
ON 11-15-2017 BEFORE ME, Nancy E. Green, NOTARY PUBLIC
(ININSERT NAME)

PERSONALLY APPEARED: Janet E. Cupp
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.

SIGNATURE: [Signature] Nancy E. Green
PRINTED NAME:
COMMISSION EXPIRES: April 8, 2021 COMMISSION # OF NOTARY: 2016-RE-576558

Highland
PRINCIPAL COUNTY OF BUSINESS:

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 SOUTH CAROLINA)
COUNTY OF Charleston)
ON Nov. 1, 2017 BEFORE ME, Kristin D. Gayland, NOTARY PUBLIC
(ININSERT NAME)

PERSONALLY APPEARED: Karen A. Higgins
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(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: [Signature] Kristin D. Gayland
PRINTED NAME:
COMMISSION EXPIRES: 2/25/2024 COMMISSION # OF NOTARY: issued in S.C.

Charleston
PRINCIPAL COUNTY OF BUSINESS:

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 CALIFORNIA)
COUNTY OF Marin) SS
ON November 24, 2017 BEFORE ME, D. E. Murray, NOTARY PUBLIC
(ININSERT NAME)

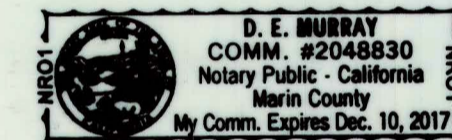
PERSONALLY APPEARED: Patrick McCarty
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) 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: [Signature] D. E. Murray
PRINTED NAME:
COMMISSION EXPIRES: Dec 10 2017 COMMISSION # OF NOTARY: 2048830

Marin
PRINCIPAL COUNTY OF BUSINESS:



FINAL MAP NO. 8928
A SIX UNIT RESIDENTIAL
CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON JULY 09, 2015, DOCUMENT NUMBER 2015-K087767-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING LOT 9 AND A PORTION OF LOT 8, AS SHOWN ON THE "MAP OF THE WOODWARD SUBDIVISION LOTS 403 TO 410 PRECITA VALLEY LANDS"

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
DECEMBER, 2017



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7690 FAX (415) 921-7655

SHEET THREE OF FIVE SHEETS

APN: 6635-027 785 SAN JOSE AVENUE

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. 8928".

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.

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 SIX (6) MAXIMUM NUMBER OF DWELLING 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 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 SAN JOSE 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.

NOTES:

THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE TERMS AND PROVISIONS AS DESCRIBED IN THE FOLLOWING RECORDED DOCUMENTS:

NOTICE OF SPECIAL RESTRICTION UNDER THE PLANNING CODE
RECORDED ON NOVEMBER 29, 2016
DOCUMENT NUMBER 2016-K364073-00

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 CALIFORNIA)
COUNTY OF Sonoma)
ON 12/13/17 BEFORE ME, Sheila West)
NOTARY PUBLIC)
(INSERT NAME)

PERSONALLY APPEARED: Nicole Poole
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/IT/ 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

Sheila West
SIGNATURE:

10/29/18
COMMISSION EXPIRES:

Sonoma
PRINCIPAL COUNTY OF BUSINESS:

Sheila West
PRINTED NAME:

2084232
COMMISSION # OF NOTARY:



FINAL MAP NO. 8928
A SIX UNIT RESIDENTIAL
CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON JULY 09, 2015, DOCUMENT NUMBER 2015-K087767-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING LOT 9 AND A PORTION OF LOT 8, AS SHOWN ON THE "MAP OF THE WOODWARD SUBDIVISION LOTS 403 TO 410 PRECITA VALLEY LANDS"

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
DECEMBER, 2017



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7690 FAX (415) 921-7655

SHEET FOUR OF FIVE SHEETS

APN: 6635-027 785 SAN JOSE AVENUE

- LEGEND:**
- SET BRASS NAIL & TAG (3/4") L.S. 6216 IN CURB
 - () INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER REFERENCE
 - CLR CLEAR OF PROPERTY LINE
 - N/F NOW OR FORMERLY
 - L FOUND "L" CUT, UNKNOWN ORIGIN

ASSESSOR'S BLOCK 6635

SEE DETAIL

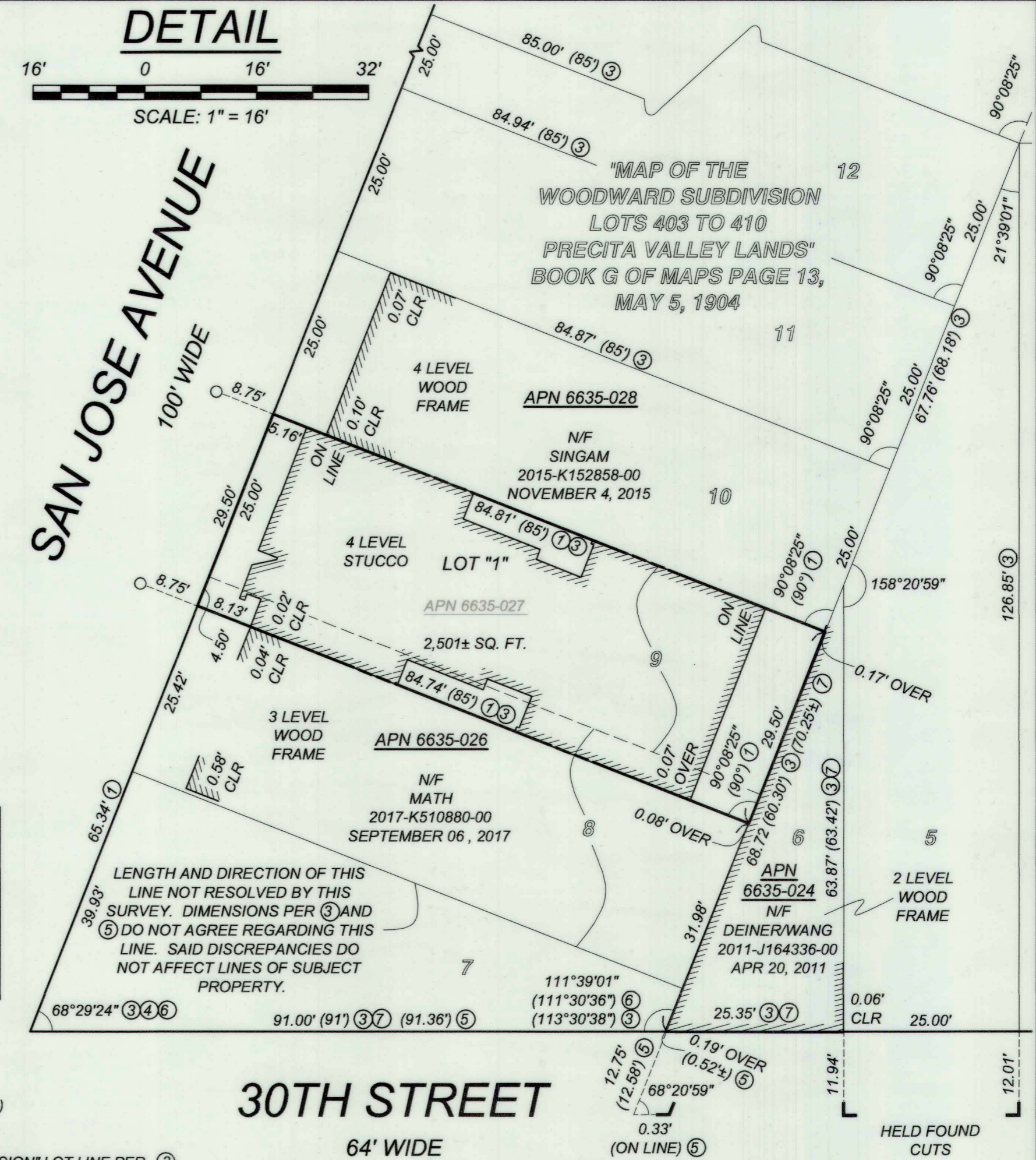
ASSESSOR'S PARCEL NUMBER (APN) NOTE:
THE PROPOSED ASSESSOR PARCEL NUMBERS (APN) SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

UNIT NO.:	PROPOSED APN:
A	6635-060
B	6635-061
C	6635-062
D	6635-063
E	6635-064
F	6635-065

- LINETYPES:**
- MONUMENT LINE
 - RIGHT OF WAY (R.O.W.)
 - PROPERTY LINE
 - ADJOINING LOT LINE
 - "WOODWARD SUBDIVISION" LOT LINE PER ③

- BOUNDARY NOTES:**
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED; MONUMENT LINES ARE AS SHOWN.
 - ALL DISTANCES SHOWN HEREON ARE MEASURED UNLESS SHOWN OTHERWISE.
 - ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
 - DETAILS NEAR FOUND "L" CUTS ARE NOT TO SCALE AND ARE EXAGGERATED FOR CLARITY.
 - DISTANCES FROM BUILDING CORNERS TO PROPERTY LINE WERE TAKEN AT 5± UP FROM GROUND. BUILDING TRIM IS EXCLUDED FROM SAID DISTANCES.
 - MONUMENT LINE REFERENCE POINTS IN SUBJECT BLOCK NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND, UNLESS OTHERWISE NOTED.

BASIS OF SURVEY:
THE NORTHERLY LINE OF 30TH STREET WAS ESTABLISHED PARALLEL TO THE CITY MONUMENT LINE IDENTIFIED AS BASIS OF SURVEY LINE. OTHER STREET LINES HEREON WERE NOT ESTABLISHED. THEY ARE SHOWN TO FACILITATE THE RECOVERY OF MONUMENT LINE REFERENCE POINTS.



FINAL MAP NO. 8928
A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON JULY 09, 2015, DOCUMENT NUMBER 2015-K087767-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING LOT 9 AND A PORTION OF LOT 8, AS SHOWN ON THE "MAP OF THE WOODWARD SUBDIVISION LOTS 403 TO 410 PRECITA VALLEY LANDS"

CITY AND COUNTY OF SAN FRANCISCO
SCALE AS NOTED

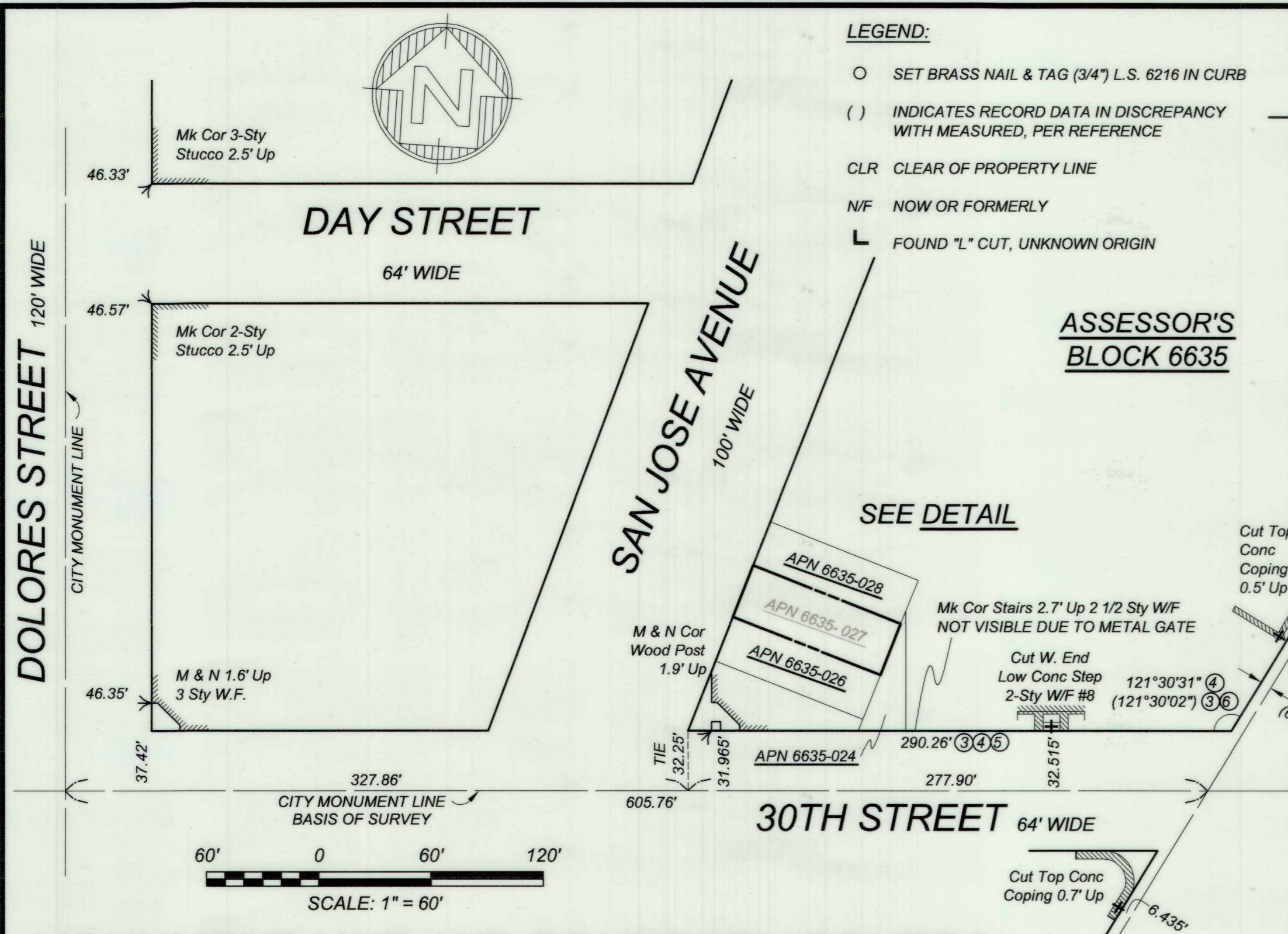
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SHEET FIVE OF FIVE SHEETS

APN: 6635-027 785 SAN JOSE AVENUE



MONUMENT LINE AND BOUNDARY CONTROL

BLOCK DIAGRAM NOTE:

BLOCK DIAGRAM "6635A" APPEARS TO SHOW DATA FROM A SURVEY OF WOODWARD SUBDIVISION LOT 7 BY "H.D.", THOUGHT TO BE HUGH DONEGAN, DATED 1922. DATA SHOWN HEREON AS PER ⑤ IS THOUGHT TO BE FROM THIS SURVEY.

BLOCK DIAGRAM "6635B" INDICATES THAT THE ANGLE OF THE SOUTHEASTERLY LINE OF WOODWARD SUBDIVISION LOTS 7-10 IS 111°30'36" WITH RESPECT TO THE LINE OF 30TH STREET, AND THUS PARALLEL WITH SAN JOSE AVENUE. THIS NOTATION IS INITIALED "C.H.H.", THOUGHT TO BE CHARLES H. HOLCOMB, WHO SURVEYED THE ENTIRE BLOCK IN 1902 PER A NOTE AT THE BOTTOM OF SAID BLOCK DIAGRAM. DATA SHOWN HEREON AS PER ⑥ IS THOUGHT TO BE FROM THIS SURVEY.

MAP AND DEED REFERENCES:

- GRANT DEED RECORDED JULY 09, 2015, DOCUMENT NUMBER 2015-K087767-00, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
- MONUMENT MAP NO. 255, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- "MAP OF THE WOODWARD SUBDIVISION LOTS 403 TO 410 PRECITA VALLEY LANDS", FILED MAY 5, 1904 AT BOOK "G" OF MAPS, PAGE 13, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
- "MAP OF SAN JOSE AVENUE. TWENTY-SECOND TO THIRTIETH ST.", L-5-6, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- BLOCK DIAGRAM OF ASSESSOR'S BLOCK 6635, NO DATE, FILE NUMBER "6635A", ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- BLOCK DIAGRAM OF ASSESSOR'S BLOCK 6635, NO DATE, FILE NUMBER "6635B", ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- GRANT DEED RECORDED APRIL 20, 2011, DOCUMENT NUMBER 2011-J164336-00, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.

JOB # 1743-13

SURVEYOR'S NOTE:

THE LINES OF SAN JOSE AVENUE AND 30TH STREET WERE DETERMINED BY EVIDENCE OF POSSESSION AND FOUND "L" CUTS OF UNKNOWN ORIGIN.

THE DIMENSIONS SHOWN ON "MAP OF THE WOODWARD SUBDIVISION" (WOODWARD MAP) DO NOT CLOSE MATHEMATICALLY IN THE AREA OF THIS SURVEY. AS SUCH, THE DETERMINATION OF THE LOCATION OF THE EASTERLY LINE OF LOTS 7-12 WAS THE CRITICAL ELEMENT OF THIS SURVEY, AND IS EXPLAINED BELOW.

SURVEYS BY DONEGAN AND HOLCOMB, REFERENCES ⑤ AND ⑥ RESPECTIVELY, INDICATE THAT THOSE SURVEYORS HELD LOTS 8-10 TO BE ORIENTED PERPENDICULAR TO SAN JOSE AVENUE AND 85' IN DEPTH.

HOWEVER, THEIR RESOLUTION CONFLICTS WITH THE WOODWARD MAP DIMENSIONS FOR THE 30TH STREET FRONTAGES OF LOTS 6 AND 7. IT ALSO CONFLICTS WITH THE LOCATION OF THE BUILDING ON LOT 6, WHICH DATES FROM 1907 AND IS THE OLDEST BUILDING IN THE SURVEY AREA (PER CITY PLANNING DEPARTMENT).

THE BUILDING DIMENSIONS SUGGEST IT WAS CONSTRUCTED IN RELIANCE ON THE WOODWARD MAP DIMENSIONS FOR LOT 6. BLOCK DIAGRAM "6635B", REFERENCE ⑥, INDICATES THAT A SURVEY OF LOT 6 WAS PERFORMED BY THE CITY IN 1907, WHICH MAY WELL HAVE BEEN THE BASIS FOR THE LOCATION OF THE BUILDING ON LOT 6. NO RECORD OF THIS SURVEY EXISTS.

THEREFORE, FOR THE REASONS GIVEN ABOVE, THAT RESOLUTION OF THE EASTERLY LINE OF LOTS 7-12 WAS NOT USED FOR THIS SURVEY.

THIS SURVEY DETERMINED THE SOUTHERLY TERMINUS OF THE EASTERLY LINE OF LOTS 7 THROUGH 12 BY HOLDING THE WOODWARD MAP LOT FRONTAGES ON 30TH STREET. THIS DETERMINATION IS SUPPORTED BY THE LOCATION OF THE BUILDING ON LOT 6, WHICH AS STATED ABOVE APPEARS TO HAVE BEEN CONSTRUCTED IN RELIANCE UPON THE WOODWARD MAP DIMENSIONS FOR LOT 6, AND PREDATES THE OTHER BUILDINGS IN THE AREA.