

OWNER'S & BENEFICIARY'S STATEMENT

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF SECURITY INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP, THAT WE ARE THE ONLY PERSONS HAVING RECORD TITLE INTEREST IN THE SUBDIVIDED PROPERTY WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO THE PROPERTY, AND THAT WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER: 811Valencia LLC, a California limited liability company

BY: Eugene F. Power
Eugene F. Power, Managing Member

BY: Rose M. Power
Rose M. Power, Managing Member

BENEFICIARY: MISSION NATIONAL BANK

SIGNED: Matthew Anderson

PRINT NAME: Matthew Anderson TITLE: EVP

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 Marin)

ON 9-16-24 BEFORE ME, Andrew Holzbaour
A NOTARY PUBLIC, PERSONALLY APPEARED Eugene F. Power & Rose M. Power

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 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:

SIGNATURE Andrew Holzbaour

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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2437319

MY COMMISSION EXPIRES: March 5th 2027

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Marin county, CA

BENEFICIARY'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 09/17/2024 BEFORE ME, SUSUNDER KUMAR, NOTARY PUBLIC
A NOTARY PUBLIC, PERSONALLY APPEARED MATTHEW ANDERSON

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 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 Susunder Kumar

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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 244622

MY COMMISSION EXPIRES: Oct 2, 2026

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

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 EUGENE POWER ON JULY 3, 2018. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JUNE 10, 2023, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: Daniel J. Westover

DANIEL J. WESTOVER, L.S. 7779

DATE: 9/13/24



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.

BY: William E. Blackwell Jr.
WILLIAM E. BLACKWELL JR., PLS 8251
ACTING CITY & COUNTY SURVEYOR
CITY & COUNTY OF SAN FRANCISCO

DATE: 10/29/24



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. 11209".

IN TESTIMONY WHEREOF, I HAVE HERE UNTO 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

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____,
AT _____ M. IN BOOK _____ OF FINAL MAPS AT PAGES _____

_____, AT THE REQUEST OF WESTOVER SURVEYING, INC.

SIGNED _____
COUNTY RECORDER

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 1st DAY OF November, 2024.
BY ORDER NO. 211143

BY: Carla Short DATE: November 4, 2024

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

APPROVED AS TO FORM

DAVID CHIU, CITY ATTORNEY

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

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. _____.

FINAL MAP No. 11209

AN 18 UNIT RESIDENTIAL AND 1 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MARCH 30, 2023 AS DOCUMENT NO. 2023023546, OFFICIAL RECORDS. BEING A PORTION OF MISSION BLOCK NO. 67

CITY AND COUNTY OF SAN FRANCISCO

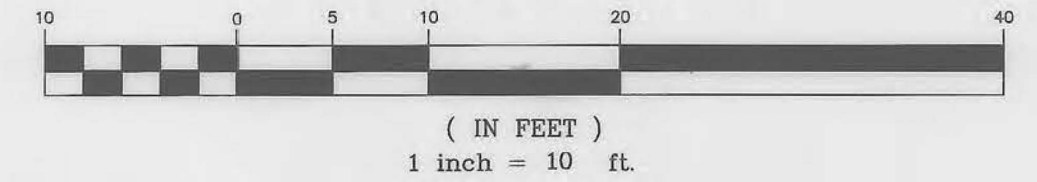
CALIFORNIA
SEPT. 2024



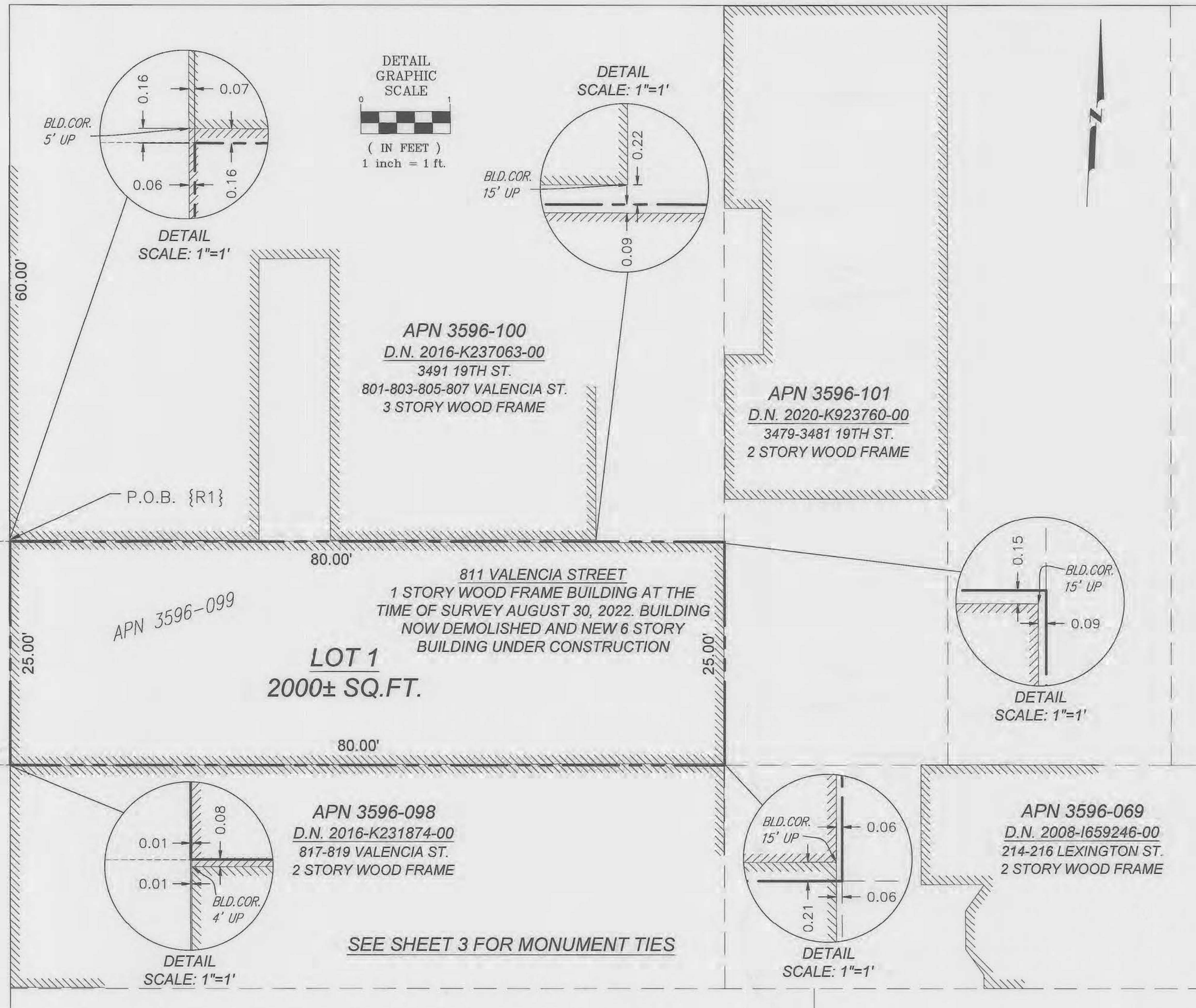
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SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com

19TH STREET (64' WIDE)

GRAPHIC SCALE



VALENCIA STREET (82.5' WIDE)



CONDOMINIUM GENERAL NOTES

- a) This map is the survey map portion of a condominium plan as described in California Civil Code Sections 4120 and 4285. This Condominium Project is limited to a maximum of eighteen (18) residential units and one (1) commercial unit.
- b) All ingress(es), egress(es), path(s) of travel, fire/emergency exit(s) and exiting components, exit pathway(s) and passageway(s), stairway(s), corridor(s), elevator(s), and common use accessible feature(s) and facilities such as restrooms that the Building Code requires for common use shall be held in common undivided interest.
- c) Unless specified otherwise in the governing documents of a condominium homeowners' association, including its conditions, covenants, and restrictions, the homeowners association shall be responsible, in perpetuity, for the maintenance, repair, and replacement of:
 - (i) All general use common area improvements; and
 - (ii) All fronting sidewalks, all permitted or unpermitted private encroachments and privately maintained street trees fronting the property, and any other obligation imposed on property owners fronting a public right-of-way pursuant to the Public Works Code or other applicable Municipal Codes.
- d) In the event the areas identified in (c) (ii) are not properly maintained, repaired, and replaced according to the City requirements, each homeowner shall be responsible to the extent of his/her proportionate obligation to the homeowners' association for the maintenance, repair, and replacement of those areas. Failure to undertake such maintenance, repair, and replacement may result in City enforcement and abatement actions against the homeowners' association and/or the individual homeowners, which may include, but not be limited to imposition of a lien against the homeowner's property.
- e) Approval of this map shall not be deemed approval of the design, location, size, density or use of any structure(s) or ancillary areas of the property associated with structures, new or existing, which have not been reviewed or approved by appropriate City agencies nor shall such approval constitute a waiver of the subdivider's obligation to abate any outstanding municipal code violations. Any structures constructed subsequent to approval of this Final Map shall comply with all relevant municipal codes, including but not limited to the planning, housing and building codes, in effect at the time of any application for required permits.
- f) Bay windows, fire escapes and other encroachments (if any shown hereon, that exist, or that may be constructed) onto or over Valencia 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.

THIS FINAL MAP IS SUBJECT TO:

- "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED FEB. 25, 2022 AS DOCUMENT NO. 2022020315, OFFICIAL RECORDS.
- "DECLARATION OF RESTRICTIONS AND OBLIGATIONS PURSUANT TO MINOR ENCROACHMENT PERMIT" RECORDED MAY 13, 2024 AS DOCUMENT NUMBER 2024038238, OFFICIAL RECORDS.
- "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JULY 26, 2024 AS DOCUMENT NUMBER 2024057890, OFFICIAL RECORDS.

LEGEND

- APN ASSESSOR'S PARCEL NUMBER
- D.N. DOCUMENT NUMBER
- COR CORNER
- BLD BUILDING
- PROPERTY LINE
- - - LOT LINE NOT SURVEYED
- DIMENSION/TIE LINE
- ////// BUILDING FOOTPRINT
- SET NAIL AND 3/4" DIA. BRASS TAG MARKED "LS 7779" IN CONCRETE CURB

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 NUMBERS
101	3596-192
203-204	3596-193 TO 194
301-304	3596-195 TO 198
401-404	3596-199 TO 202
501-504	3596-203 TO 206
601-604	3596-207 TO 210

FINAL MAP No. 11209

AN 18 UNIT RESIDENTIAL AND 1 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MARCH 30, 2023 AS DOCUMENT NO. 2023023546, OFFICIAL RECORDS. BEING A PORTION OF MISSION BLOCK NO. 67

CITY AND COUNTY OF SAN FRANCISCO
SCALE: 1" = 10'

CALIFORNIA
SEPT, 2024



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BASIS OF SURVEY:

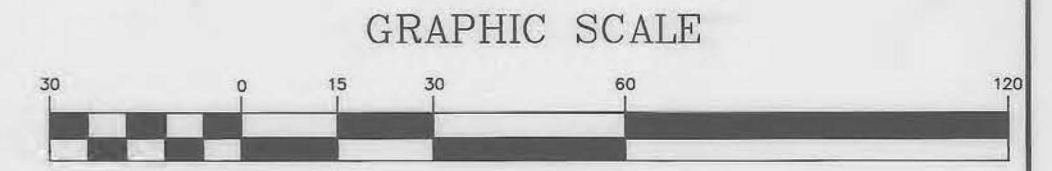
THE MONUMENT LINES WERE LOCATED BY RECORD MEASUREMENTS FROM FOUND MONUMENTS AS SHOWN ON MONUMENT MAP #262. THE BLOCK LINES WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE MONUMENT LINES. THE VALENCIA STREET MONUMENT LINE WAS HELD AS THE BASIS FOR THIS SURVEY. THE EASTERLY LINE OF VALENCIA STREET WAS ESTABLISHED 27.50' OFFSET FROM THE VALENCIA STREET MONUMENT LINE.

GENERAL NOTES:

1. ALL ANGLES ARE NINETY DEGREES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE IN TENTHS AND HUNDREDTHS OF FEET.
3. MEASURED DISTANCES EQUAL RECORD DISTANCES SHOWN ON REFERENCES UNLESS OTHERWISE NOTED.
4. ALL MONUMENTS OF RECORD AND MONUMENTS SHOWN ON {R2} AROUND THE SUBJECT BLOCK WERE SEARCHED FOR AND IF THEY ARE NOT SHOWN ON THIS MAP THEY WERE NOT FOUND OR INACCESSIBLE AT THE TIME OF THE FIELD SURVEY.
5. DIMENSIONS FROM PROPERTY LINES TO BUILDING CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY.

FIELD SURVEY COMPLETION STATEMENT

THE FIELD SURVEY WAS COMPLETED ON 08/30/2022. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATES, UNLESS OTHERWISE NOTED.

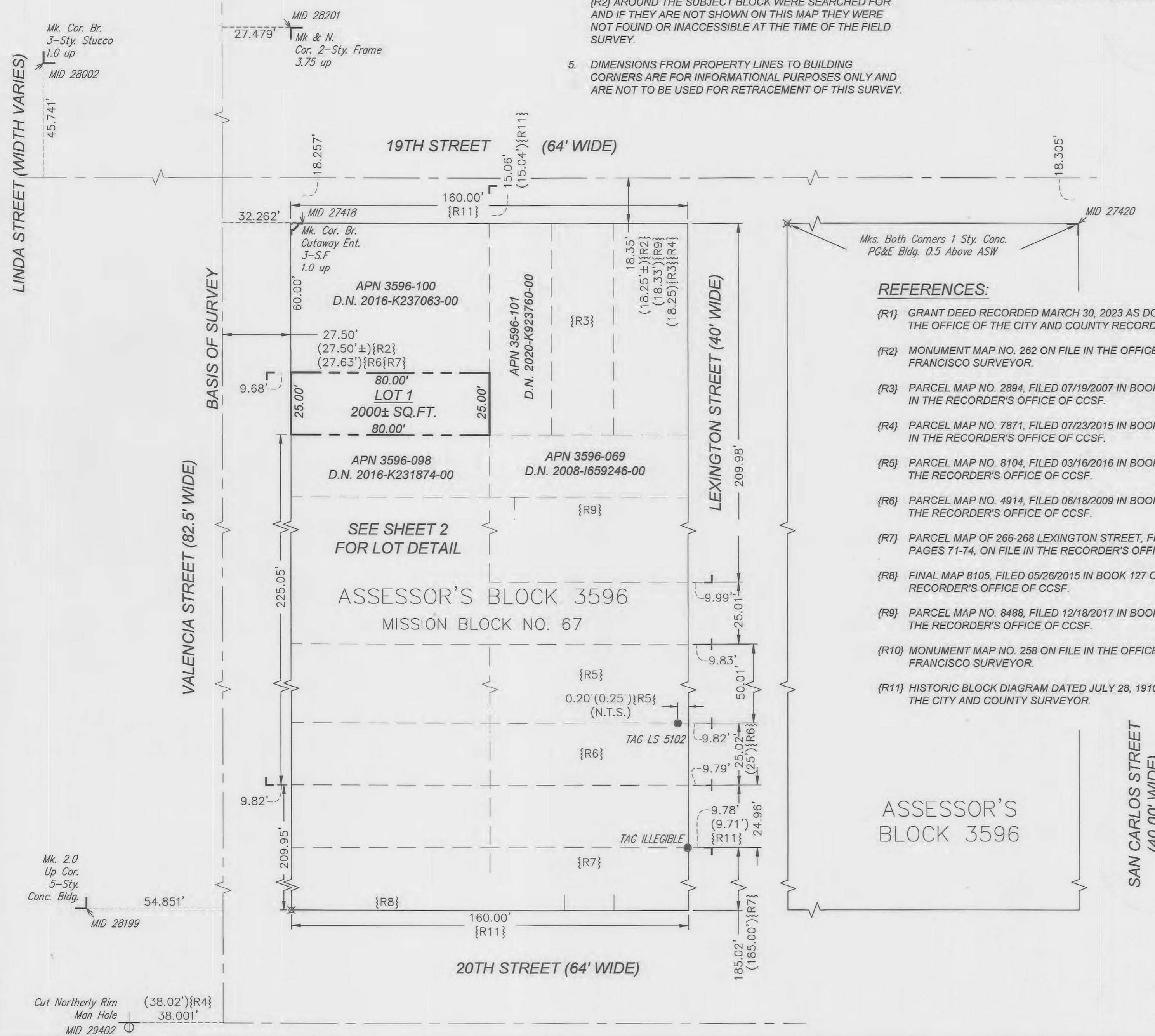


LEGEND

- FOUND BRASS TAG PER REFERENCE AS NOTED
- ┌ FOUND "L" CUT IN CURB, UNKNOWN ORIGIN
- └ FOUND "T" CUT IN CURB, UNKNOWN ORIGIN
- ⊗ MARK OR MONUMENT (SEARCHED FOR NOT FOUND) PER {R2}
- — — — — PROPERTY LINE
- — — — — MONUMENT LINE
- - - - - REFERENCE LINE ONLY, NOT SURVEYED
- - - - - DIMENSION/TIE LINE
- () RECORD MEASUREMENT WHEN DIFFERENT THAN MEASURED ON THIS SURVEY
- { } REFERENCE ID
- APN ASSESSOR'S PARCEL NUMBER
- D.N. DOCUMENT NUMBER
- Mrk MARK
- Cor CORNER
- Brk BRICK
- Sty STORY
- Conc CONCRETE
- P.O.B. POINT OF BEGINNING
- CCSF CITY AND COUNTY OF SAN FRANCISCO
- CM CONDOMINIUM PROJECT
- SFNF SEARCHED FOR, NOT FOUND
- N.T.S. NOT TO SCALE
- ////// BUILDING FOOTPRINT

REFERENCES:

- {R1} GRANT DEED RECORDED MARCH 30, 2023 AS DOCUMENT NO. 2023023546, ON FILE IN THE OFFICE OF THE CITY AND COUNTY RECORDER.
- {R2} MONUMENT MAP NO. 262 ON FILE IN THE OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO SURVEYOR.
- {R3} PARCEL MAP NO. 2894, FILED 07/19/2007 IN BOOK 101 CM AT PAGES 196-198, ON FILE IN THE RECORDER'S OFFICE OF CCSF.
- {R4} PARCEL MAP NO. 7871, FILED 07/23/2015 IN BOOK 127 CM AT PAGES 145-146, ON FILE IN THE RECORDER'S OFFICE OF CCSF.
- {R5} PARCEL MAP NO. 8104, FILED 03/16/2016 IN BOOK 129 CM AT PAGES 97-98, ON FILE IN THE RECORDER'S OFFICE OF CCSF.
- {R6} PARCEL MAP NO. 4914, FILED 06/18/2009 IN BOOK 110 CM AT PAGES 86-87, ON FILE IN THE RECORDER'S OFFICE OF CCSF.
- {R7} PARCEL MAP OF 266-268 LEXINGTON STREET, FILED 03/25/2002 IN BOOK 73 CM AT PAGES 71-74, ON FILE IN THE RECORDER'S OFFICE OF CCSF.
- {R8} FINAL MAP 8105, FILED 05/26/2015 IN BOOK 127 CM AT PAGES 73-75, ON FILE IN THE RECORDER'S OFFICE OF CCSF.
- {R9} PARCEL MAP NO. 8488, FILED 12/18/2017 IN BOOK 133 CM AT PAGES 96-97, ON FILE IN THE RECORDER'S OFFICE OF CCSF.
- {R10} MONUMENT MAP NO. 258 ON FILE IN THE OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO SURVEYOR.
- {R11} HISTORIC BLOCK DIAGRAM DATED JULY 28, 1910 ON FILE AS 3596B IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.



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