OWNER'S STATEMENT	BENEFICIARY'S ACKNOWLE
WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF RECORD TITLE INTEREST	STATE OFCALIFORNIA
IN THE REAL PROPERTY SUBDIMIDED AND SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.	COUNTY OF Francis
IN WITNESS THEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.	ON <u>Oct</u> 25' 2013
THE STATEMENT TO BE EXECUTED.	Y Josephine Liu
	NOTARY PUBLIC, PERSONALLY A
OWNER: RITCH STREET STUDIOS LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP	Feran/ Box
BY: Gh Alux Crony	
NAME: John Steven Cooney	W 10 200 TO 10 10 10 10 10 10 10 10 10 10 10 10 10
TITLE: Manager	WHO PROVED TO ME ON THE BU NAME(S) IS/ARE SUBSCRIBED TO /THEY EXECUTED THE SAME IN SIGNATURE(S) ON THE INSTRUME
BENEFICIARY: AVID BANK, A CALIFORNIA BANKING CORPORATION	PERSON(S) ACTED, EXECUTED TO
BY: fry (**	I CERTIFY UNDER PENALTY OF F
NAME: FERGAL BOYLE	FOREGOING PARAGRAPH IS TRUE
TITLE: SUP	WITNESS MY HAND:
	SIGNATURE Y Josephine
OWNER'S ACKNOWLEDGEMENT:	NAME (TYPED OR PRINTED), NOT
STATE OFCalifornia)	AND FOR SAID COUNTY AND STA
COUNTY OF San Francisco)55	PRINCIPAL COUNTY OF BUSINESS
ON <u>8C+ 25 '2013</u> BEFORE ME.	COMMISSION EXPIRES: 7-19
Y Josephine Liu	COMMISSION # OF NOTARY:
NOTARY PUBLIC, PERSONALLY APPEARED	CLERK'S STATEMENT
John Steven Cooney	I, ANGELA CALVILLO, CLERK OF T
	OF SAN FRANCISCO, STATE OF CA SUPERVISORS BY ITS MOTION NO.
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE	
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AND FOR SAID COUNTY AND STATE. PRINCIPAL COUNTY OF BUSINESS:	COLLECTOR OF THE CITY AND COL
COMMISSION EXPIRES: 7-14-15	ACCORDING TO THE RECORDS OF AGAINST THIS SUBDIVISION OR AN
	COUNTY, MUNICIPAL OR LOCAL TAY AS TAXES.
COMMISSION # OF NOTARY: 1944029	DATED DAY OF
	CLERK OF THE BOARD OF SUPERV
SURVEYOR'S STATEMENT	STATE OF CALIFORNIA
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE ON SEPTEMBER 5, 2012 IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE	<u>APPROVALS</u>
REQUEST OF RITCH STREET STUDIOS LIMITED PARTNERSHIP ON JUNE 8, 2012. 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.	THIS MAP IS APPROVED THIS
$m \times 1$	MOHAMMED NURU DIRECTOR OF PUBLIC WORKS AND
BENJAMIN B. RON	CITY AND COUNTY OF SAN FRANCI STATE OF CALIFORNIA
LICENSED LAND SURVEYOR NO. 5015 LICENSE EXPIRES 12-31-2013	SIMIL OF WALIFURNIA
ESONAL LAND SUPPLIES OF THE PARTY OF THE PAR	APPROVED AS TO FORM
Exp. 12/31/13	DENNIS J. HERRERA, CITY ATTORNE

COUNTY OF SAN FRANCESCO ON BCT 14' 22' 13 BEFORE ME Y JOSEPHINE LTV NOTARY PUBLIC, PERSONALLY APPEARED FLAGAL BYYLE WHO PROVED TO ME ON THE BASS OF SATISFACTORY ENDEMCE TO BE THE PERSONSO INDICATED TO ME THAT MEXICALLY APPEARED FLAGAL BYYLE WHO PROVED TO ME ON THE BASS OF SATISFACTORY ENDEMCE TO BE THE PERSONSO INDICATED TO ME THAT MEXICALLY APPEARED WHO PROVED TO ME ON THE MISTIME AND ACHIONICIDED TO ME THAT MEXICALLY THE PROVINCY OF ME INSTIMENT THE PERSONS). OF THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, DECOUNTED THE MISTIMENT. JOSEPH VINDER PROMITY OF PERSONS OF THE ENTITY OF THE STATE OF CALFORNIA THAT THE MISTERS MY HAND: Y JOSEPHINE TO BE PROVINCY OF PERSONS OF THE CITY AND COUNTY OF SAM FRANCISCO, STATE OF CALFORNIA, HEREBY STATE THAT SAID BOARD OF MOREST. PRINCIPLA COUNTY OF BUSINESS: Jak Francis AD OLOMISSION EXPRES: 7-14-15 COMMISSION EXPRESS TO THE BOARD OF SUPERNISORS OF THE CITY AND COUNTY OF FAM FRANCISCO, STATE OF CALFORNIA, HEREBY STATE THAT SAID BOARD OF MERITAL THAT HAVE HEREBY STATE THAT SAID BOARD OF MERITAL THAT HAVE HEREBY STATE THAT SAID BOARD OF MERITAL THAT HAVE HEREBY STATE THAT SAID BOARD OF MERITAL THAT HAVE HEREBY STATE THAT SAID BOARD OF MERITAL THAT HAVE HEREBY STATE THAT SAID BOARD OF MERITAL THAT HAVE HEREBY STATE THAT SAID BOARD OF MERITAL THAT HAVE HEREBY STATE THAT SAID BOARD OF SUPERNISORS THAT SAID COUNTY OF SAM FRANCESCO THE CONTROL OF THE BOARD OF SUPERNISORS THAT MO COUNTY OF SAM FRANCESCO THE BOARD OF SUPERNISORS THAT SAME SAME FRANCESCO THE COUNTY OF SAM FRAN	STATE OFCA/i	ACKNOWLEDGEMENT:
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	v. HERRERA,	ALL ALIVINE!
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PUTY CITY ATTORNEY Y AND COUNTY OF SAN FRANCISCO	EPUTY CITY ATTORNE	

CITY AND	COUNTY	SURVEYOR'S	STATEMENT
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AND ANY LOCAL ORDINANCE APP COMPLIED WITH; AND THAT I AM	LICABLE AT THE TIME	OF THE TENTATIVE	MAD HAVE DEEN

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR CITY AND COUNTY OF SAN FRANCISCO

er: Brue St.

DATE: NOVEMBER 7, 2013

BRUCE R. STORRS L.S. 6914



BOARD OF SUPERVISOR'S APPROVAL

ON	20, THE BOAR STATE OF CALIFO	D OF SUPERVISOR.	S OF THE CITY A	ND COUNTY
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RECORDER'S STATEMENT:

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BY:	DATE:
COUNTY RECORDER CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA	

FINAL MAP 7437

A 19 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED—USE CONDOMINIUM PROJECT A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED AUGUST 24, 2012 IN REEL K718, IMAGE 240 OFFICIAL RECORDS

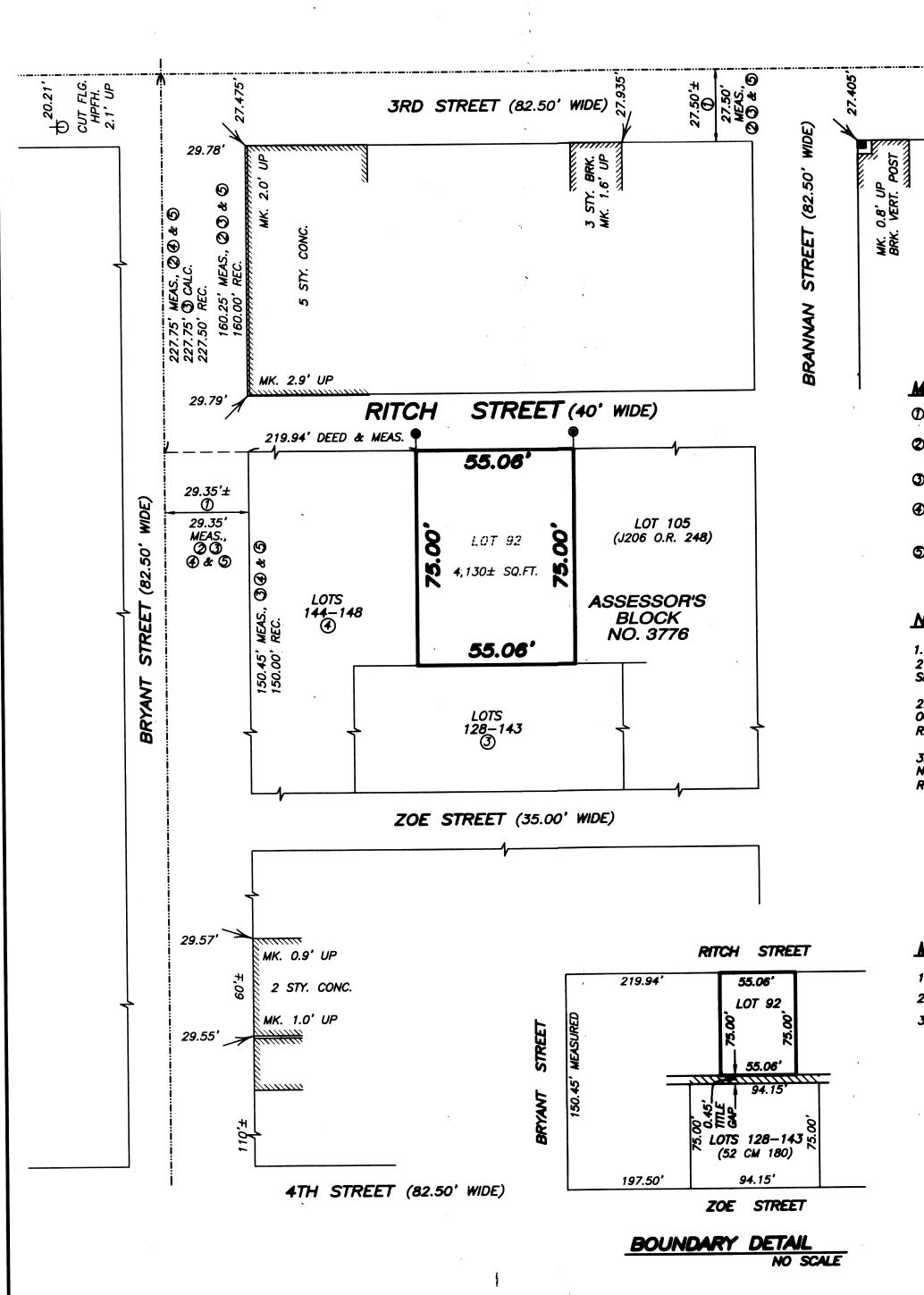
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California S-8082

OCTOBER 2013

SHEET 1 OF 2

ASSESSOR'S BLOCK 3776 LOT 92 / 246 RITCH STREET





NORTH

LEGEND

BLDG. BUILDING BRK. BRICK

BRK. BRICK CONC. CONCRETE

FLG. FLANGE HPFH. HIGH PRESSUR

HIGH PRESSURE FIRE HYDRANT

MK. MARK MEAS. MEASURED

R. OFFICIAL RECORDS

STY. STORY VERTICAL

SET NAIL AND TAG AT 6' TO PROPERTY LINE EXTENDED, PLS 5015

MAP REFERENCES

- ① MONUMENT MAP 320 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- 2) "MAP OF 226 RITCH STREET" RECORDED JULY 3, 1996, IN BOOK 50 OF CONDOMINUM MAPS, PAGES 94-96, O.R.
- 3 "MAP OF 49 ZOE STREET" RECORDED APRIL 17, 1997, IN BOOK 52 OF CONDOMINIUM MAPS, PAGES 180-184, O.R.
- (4) "MAP OF 230, 234, 236 RITCH STREET 33, 35 ZOE STREET" RECORDED JULY 27, 1998, IN BOOK 57 OF CONDOMINIUM MAPS,
- PAGES 25-28, O.R.

 ⑤ PARCEL MAP RECORDED FEBRUARY 28, 2001, IN BOOK 44 OF PARCEL MAPS, PAGE 184, O.R.

NOTES

- 1. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JULY 21, 2010 IN REEL K190 OF OFFICIAL RECORDS, IMAGE 0340 UNDER RECORDER'S SERIAL NUMBER 2010—1998767.
- 2. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED OCTOBER 14, 2010 IN REEL K249 OF OFFICIAL RECORDS, IMAGE 0459 UNDER RECORDER'S SERIAL NUMBER 2010—J065031.
- 3. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED NOVEMBER 4, 2010 IN REEL K264 OF OFFICIAL RECORDS, IMAGE 0437 UNDER RECORDER'S SERIAL NUMBER 2010—J075107.

MAP NOTES

- 1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
- 2. ALL PROPERTY LINE ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- 3. MEASURED DISTANCES BETWEEN MONUMENT LINES AND RIGHT-OF-WAY LINES ARE BASED ON FIELD LOCATIONS OF SURVEY POINTS SET BY PREVIOUS SURVEYS AND BY BUILDING POSSESSION LINES.

GRAPHIC SCALE

CONDOMINIUM NOTES

- a) THIS MAP IS THE SURVEY MAP PORTION OF A COMMOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTION 1351 (E). THIS COMMOMINIUM PROJECT IS LIMITED TO 1 COMMERCIAL UNIT AND 19 MAXIMUM NUMBER OF DWELLING UNITS.
- b) ALL INGRESS (ES), EGRESS (ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHNIAY(S) AND PASSAGEMAY(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 UNDOMDED 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:
 - (1) 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/ner 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 indimidual 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 WAMER 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 RITCH 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) 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 THERE FROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

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

CONDOMINIUM UNITS ASSESSOR'S PARCEL NUMBERS

FINAL MAP 7437

A 19 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED AUGUST 24, 2012 IN REEL K718, IMAGE 240 OFFICIAL RECORDS

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC. Land Surveyors 859 Harrison Street, Suite 200

San Francisco

California S-8082
SHEET 2 OF 2

OCTOBER 2013

10.

ASSESSOR'S BLOCK 3776 LOT 92 / 246 RITCH STREET