

**OWNER'S STATEMENT**

THE UNDERSIGNED OWNER IS THE ONLY PARTY HAVING RECORD TITLE INTEREST TO THE CONSENT, TO THE PREPARATION AND THE FILING OF THIS MAP COMPRISING OF THREE (3) SHEETS. BY MY SIGNATURE HERETO I HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

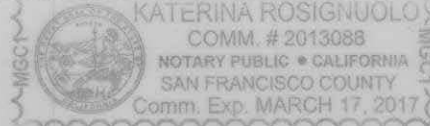
OWNERS:  
BY: [Signature] BY: [Signature]  
STEVEN K. CHAN HEIDI M.F. CHAN

**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 December 21, 2016 BEFORE ME, Katerina Rosignuolo  
A NOTARY PUBLIC, PERSONALLY APPEARED Steven K. Chan & Heidi M.F. Chan  
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 [Signature] 

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)  
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2013088  
MY COMMISSION EXPIRES: March 17, 2017  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

**BENEFICIARY**


FIRST REPUBLIC BANK  
BY: [Signature] TITLE: VICE PRESIDENT

**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 12-27-16 BEFORE ME, Irma Massis  
A NOTARY PUBLIC, PERSONALLY APPEARED Sherry Lee Geyer  
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 [Signature] 

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)  
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2150640  
MY COMMISSION EXPIRES: 4-26-2020  
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 STEVEN CHAN ON JANUARY 21, 2013. 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 DECEMBER 31, 2016, 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.

<u>[Signature]</u> L.S. 7779	<u>12/19/16</u> 
RECORDER'S STATEMENT FILED THIS _____ DAY OF _____, 20____ AT _____ M. IN BOOK _____ OF CONDOMINIUM MAPS AT PAGES _____, AT THE REQUEST OF WESTOVER SURVEYING, INC.	
SIGNED _____	COUNTY RECORDER

**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 ALTERATION THEREOF; THAT ALL 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: [Signature]  
BRUCE R. STORRS, L.S. 6914  
DATE: FEBRUARY 7 2017



**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 8902".

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

**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 7<sup>TH</sup> DAY OF FEBRUARY, 2017  
BY ORDER NO. 185686

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

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 8902**

A 21 RESIDENTIAL UNIT CONDOMINIUM PROJECT  
A MERGER AND RESUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THOSE CERTAIN GRANT DEEDS RECORDED APRIL 16, 1991 AS DOCUMENT NO.'s 1991-E889890 AND 1991-E889896, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO, BEING A PORTION OF 100 VARA BLOCK 383.

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA  
DECEMBER, 2016

**WS**  
Westover  
Surveying  
336 CLAREMONT BLVD. STE 2  
SAN FRANCISCO, CA 94127  
(415) 242-5400  
www.westoversurveying.com



**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 twenty-one (21) residential condominium 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 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 Shipley 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.

**BASIS OF SURVEY**

THE MONUMENT LINES WERE ESTABLISHED BY RECORD MEASUREMENTS FROM FOUND MARKS AS SHOWN ON MONUMENT MAP NO. 314.

THE BLOCK LINES WERE ESTABLISHED AS FOLLOWS:

THE SOUTHEASTERLY LINE OF SHIPLEY STREET WAS ESTABLISHED BY RECORD DISTANCES SHOWN ON [R4] BEING A TOTAL OF 403.67' FROM THE HARRISON STREET MONUMENT LINE.

THE NORTHEASTERLY LINE OF 6TH STREET WAS ESTABLISHED OFFSET 52.33' FROM THE MONUMENT LINE AS SHOWN ON [R7] & [R10].

THE SOUTHWESTERLY LINE OF 5TH STREET WAS ESTABLISHED 825.29' FROM THE NORTHEASTERLY LINE OF 6TH STREET AS SHOWN ON [R4] & [R7]. THIS WAS ALSO SUPPORTED BY LONG STANDING BUILDING FRONTAGES ALONG SAID STREET AS SHOWN HEREON.

THE SOUTHEASTERLY LINE OF FOLSOM STREET WAS NOT ESTABLISHED ON THIS SURVEY.

THE SUBJECT PARCEL WAS ESTABLISHED BY DEED DISTANCE OF 250.00 FEET FROM THE SOUTHWESTERLY LINE OF 5TH STREET WHICH IS SUPPORTED BY LONG STANDING BUILDINGS ON THE ADJOINING LOTS AS SHOWN IN THE DETAILS HEREON.

**GENERAL NOTES**

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
3. ALL MEASURED VALUES ARE EQUAL TO RECORD VALUES SHOWN ON ONE OR MORE OF THE REFERENCES UNLESS OTHERWISE NOTED.
4. MONUMENT MARKS PER [R3] WITHIN THE SUBJECT BLOCK NOT SHOWN HEREON WERE EITHER SFNF OR NOT ACCESSIBLE AT THE TIME OF THE SURVEY. MONUMENTS PER CITY AND COUNTY OF SAN FRANCISCO DATABASE, MN-19002, MN-19347, MN-19348, & MN-19354 WERE ALL SEARCHED FOR BUT NOT FOUND.
5. DIMENSIONS FROM PROPERTY LINES TO BUILDING CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY AND REQUESTED BY THE CITY AND COUNTY OF SAN FRANCISCO SURVEYOR. THEY ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY.

**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
UNITS 101-103	3753-346,347,348
UNITS 201-206	3753-349,350,351,352,353,354
UNITS 301-306	3753-355,356,357,358,359,360
UNITS 401-406	3753-361,362,363,364,365,366

**REFERENCES**

- [R1] GRANT DEED RECORDED APRIL 16, 1991 AS DOCUMENT NUMBER 1991-E889890-00, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [R2] GRANT DEED RECORDED APRIL 16, 1991 AS DOCUMENT NUMBER 1991-E889896-00, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [R3] MONUMENT MAP 314 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [R4] BLOCK DIAGRAM OF THE 100 VARA BLOCK 383, DATED JAN 31-10, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [R5] FIELD NOTES DATED 08-18-22 & CATALOGUED AS 3753\_4957M ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [R6] CONDOMINIUM MAP FILED NOVEMBER 1, 1999 IN BOOK 61 OF CONDOMINIUM MAPS AT PAGES 19-23, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [R7] CONDOMINIUM MAP FILED JUNE 30, 2000 IN BOOK 63 OF CONDOMINIUM MAPS AT PAGES 110-116, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [R8] CONDOMINIUM MAP FILED FEBRUARY 22, 2002 IN BOOK 73 OF CONDOMINIUM MAPS AT PAGES 13-17, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [R9] CONDOMINIUM MAP FILED DECEMBER 7, 2004 IN BOOK 89 OF CONDOMINIUM MAPS AT PAGES 4-6 RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [R10] CONDOMINIUM MAP FILED OCTOBER 4, 2012 IN BOOK 119 OF CONDOMINIUM MAPS AT PAGES 113-114 RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [R11] PARCEL MAP FILED OCTOBER 31, 2012 IN BOOK 48 OF PARCEL MAPS AT PAGES 121-122 RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [R12] PARCEL MAP FILED AUGUST 18, 1999 IN BOOK 60 OF PARCEL MAPS AT PAGES 91-94 RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.

**SPECIAL RESTRICTIONS:**

THIS PARCEL MAP IS SUBJECT TO THE CONDITIONS PER THAT "NOTICE OF SPECIAL RESTRICTIONS" RECORDED NOVEMBER 19, 2014 IN DOCUMENT 2014-J973342-00 IN THE CITY AND COUNTY OF SAN FRANCISCO RECORDER'S OFFICE AND THAT "DECLARATION OF RESTRICTIONS AND STATEMENT REGARDING EMINENT DOMAIN LIMITATIONS IN THE SOUTH OF MARKET REDEVELOPMENT PROJECT AREA" RECORDED DECEMBER 11, 2006 IN DOCUMENT 2006-1296008-00, CITY AND COUNTY OF SAN FRANCISCO RECORDER'S OFFICE.

**FINAL MAP 8902**

A 21 RESIDENTIAL UNIT CONDOMINIUM PROJECT

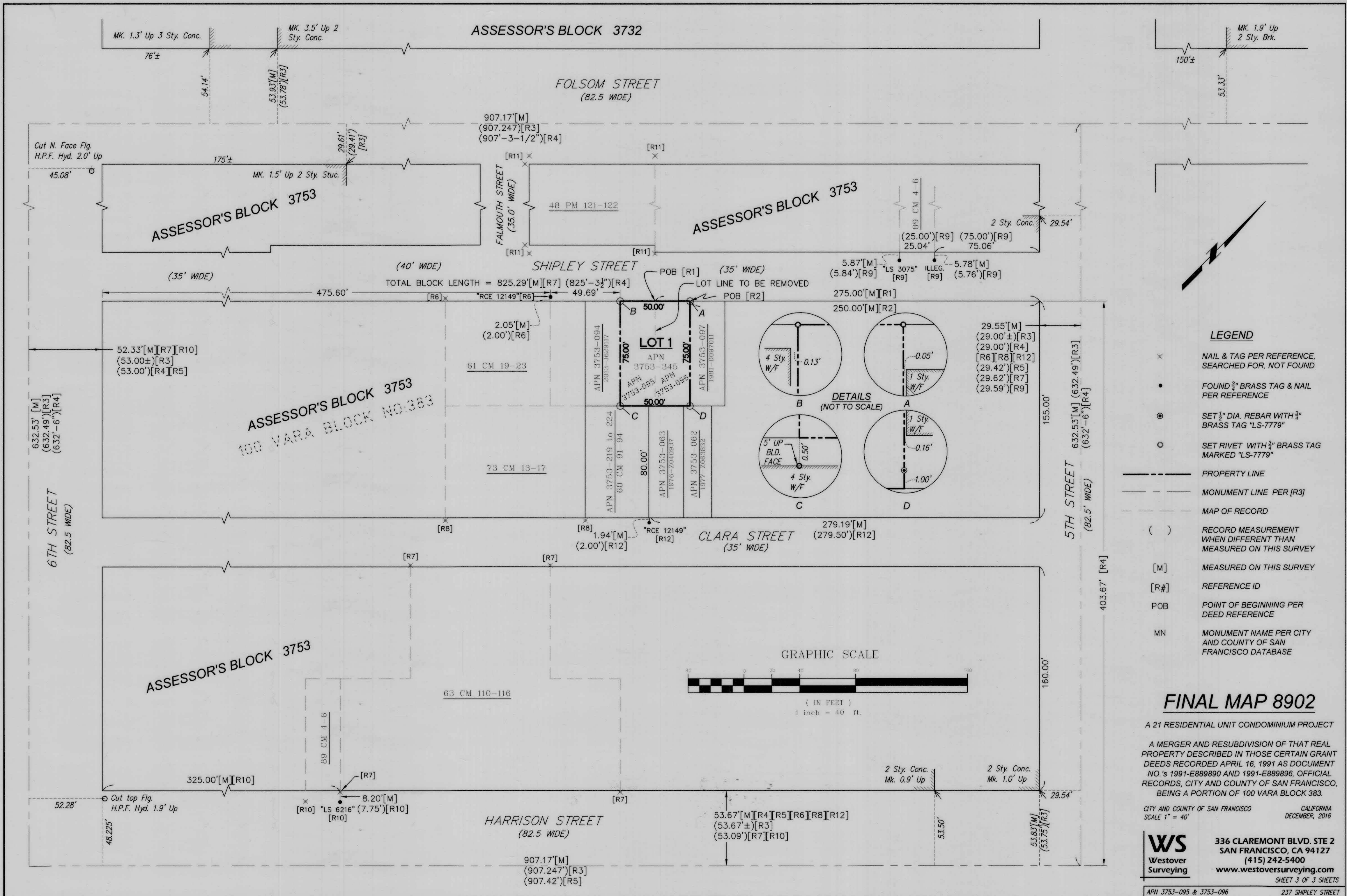
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CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA  
DECEMBER, 2016

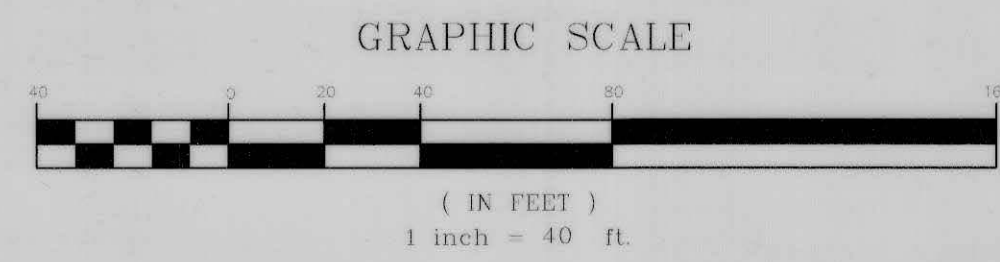
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SHEET 2 OF 3 SHEETS  
APN 3753-095 & 3753-096 237 SHIPLEY STREET





- LEGEND**
- × NAIL & TAG PER REFERENCE, SEARCHED FOR, NOT FOUND
  - FOUND 3/4" BRASS TAG & NAIL PER REFERENCE
  - SET 1/2" DIA. REBAR WITH 3/4" BRASS TAG "LS-7779"
  - SET RIVET WITH 3/4" BRASS TAG MARKED "LS-7779"
  - PROPERTY LINE
  - MONUMENT LINE PER [R3]
  - MAP OF RECORD
  - ( ) RECORD MEASUREMENT WHEN DIFFERENT THAN MEASURED ON THIS SURVEY
  - [M] MEASURED ON THIS SURVEY
  - [R#] REFERENCE ID
  - POB POINT OF BEGINNING PER DEED REFERENCE
  - MN MONUMENT NAME PER CITY AND COUNTY OF SAN FRANCISCO DATABASE



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CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA  
 SCALE 1" = 40' DECEMBER, 2016

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