

OWNER'S STATEMENT

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

OWNER(S): THE PALACE AT WASHINGTON SQUARE LLC, a California limited liability company

BY: [Signature]  
JOEL CAMPOS, MANAGER / SOLE MEMBER

BENEFICIARY: Mechanics Banks, a California state chartered bank, and its successors and assigns

BY: [Signature] BY: \_\_\_\_\_  
PRINT NAME: DOUG LUTZ PRINT NAME: \_\_\_\_\_  
PRINT CAPACITY: EXEC VICE PRES PRINT CAPACITY: \_\_\_\_\_

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 Jan. 10th, 2018 BEFORE ME, Rafael A. Flores  
A NOTARY PUBLIC, PERSONALLY APPEARED Joel Campos

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]

(Note: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No: 2160706

MY COMMISSION EXPIRES: Aug. 3, 2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco



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 CONTRA COSTA

ON JAN 04, 2018 BEFORE ME, NAM DOAN  
A NOTARY PUBLIC, PERSONALLY APPEARED DOUG LUTZ

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

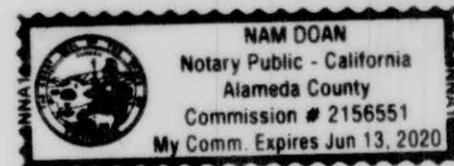
SIGNATURE [Signature]

(Note: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No: 2156551

MY COMMISSION EXPIRES: JUN 13, 2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS: ALAMEDA COUNTY



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 ALTERATIONS 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] DATE: APRIL 23, 2018

BRUCE R. STORRS L.S. 6914



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 JOEL CAMPOS ON AUGUST 10, 2009. 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, 2017, 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.

(SIGNED)

(DATE SIGNED) 1.10.18

[Signature]

(SEAL)



BARRY A. PIERCE L.S. 6975  
MY LICENSE EXPIRES SEPTEMBER 30, 2019

RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF CONDOMINIUM MAPS, AT PAGE \_\_\_\_\_, AT THE REQUEST OF BARRY PIERCE.

SIGNED

COUNTY RECORDER  
CITY AND COUNTY OF SAN FRANCISCO

FINAL MAP No. 9299

A NINETEEN (19) RESIDENTIAL UNIT AND ONE (1) COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON JUNE 9, 2014 AS DOC-2014-J892352-00, OFFICIAL RECORD BEING A PORTION OF 50 VARA BLOCK No. 154

CITY & COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA  
APRIL 2018

BARRY A. PIERCE  
TRANSAMERICAN ENGINEERS & ASSOCIATES

SHEET 1 OF 3  
APN: 0101-004, ADDRESS: 1731-1741 POWELL STREET



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. 9299".

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 19TH DAY OF April, 2018.  
BY ORDER No. 187557

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 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 SUPERVISOR'S IN FILE No. \_\_\_\_\_.

**FINAL MAP No. 9299**

A NINETEEN (19) RESIDENTIAL UNIT AND ONE (1) COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT  
A SUBDIVISION OF THAT REAL PROPERTY  
DESCRIBED IN THAT CERTAIN DEED  
RECORDED ON JUNE 9, 2014  
AS DOC-2014-J892352-00, OFFICIAL RECORD  
BEING A PORTION OF 50 VARA BLOCK No. 154

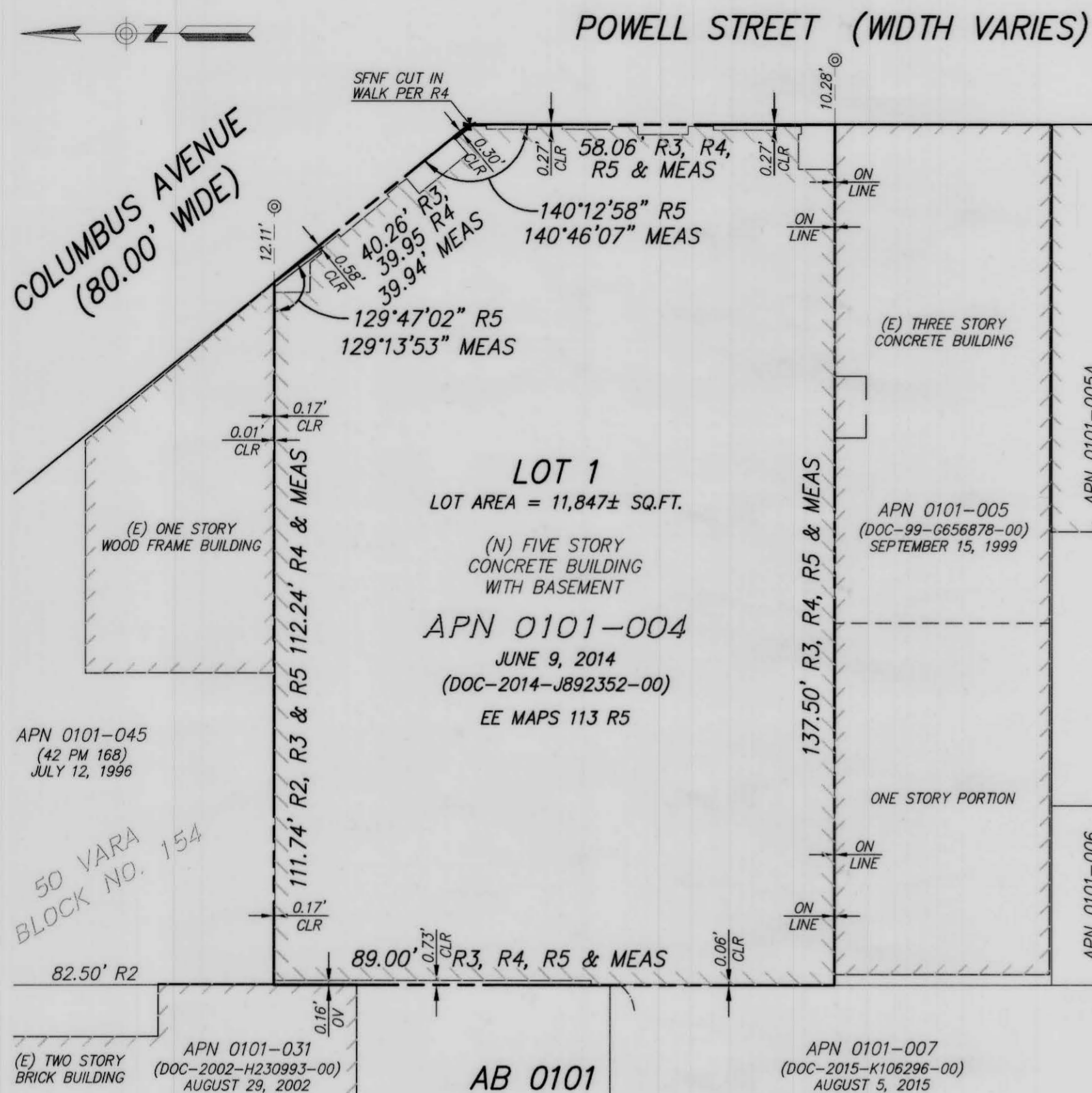
CITY & COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA  
APRIL 2018

BARRY A. PIERCE  
TRANSAMERICAN ENGINEERS & ASSOCIATES

SHEET 2 OF 3  
APN: 0101-004, ADDRESS: 1731-1741 POWELL STREET

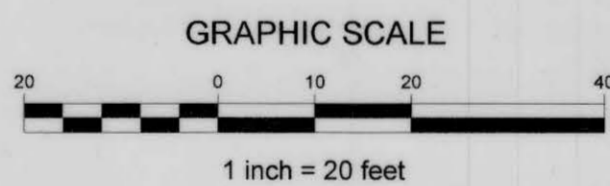




**REFERENCES**

- R1 MONUMENT MAP 008, ON FILE IN OFFICE OF THE CITY AND COUNTY SURVEYOR
- R2 42 PM 168, MAP FILED JULY 12, 1996, OFFICE OF THE COUNTY RECORDER
- R3 DOC-2014-J892352-00 RECORDED JUNE 9, 2014
- R4 HISTORIC BLOCK DIAGRAM: AB 0101, 50 VARA BLOCK 154, DATED MARCH 6, 1907 ON FILE IN OFFICE OF THE CITY AND COUNTY SURVEYOR
- R5 RECORD OF SURVEY NO. 7571 MAP FILED OCTOBER 2, 2013 EE MAPS 113, OFFICE OF THE COUNTY RECORDER
- R6 HISTORIC BLOCK DIAGRAM: AB 0118, 50 VARA BLOCK 155, DATED JANUARY 5, 1909 ON FILE IN OFFICE OF THE CITY AND COUNTY SURVEYOR
- R7 37 CM 44, MAP FILED JULY 22, 1992, OFFICE OF THE COUNTY RECORDER
- R8 54 CM 231, MAP FILED NOVEMBER 17, 1997, OFFICE OF THE COUNTY RECORDER

**SITE DETAIL**



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

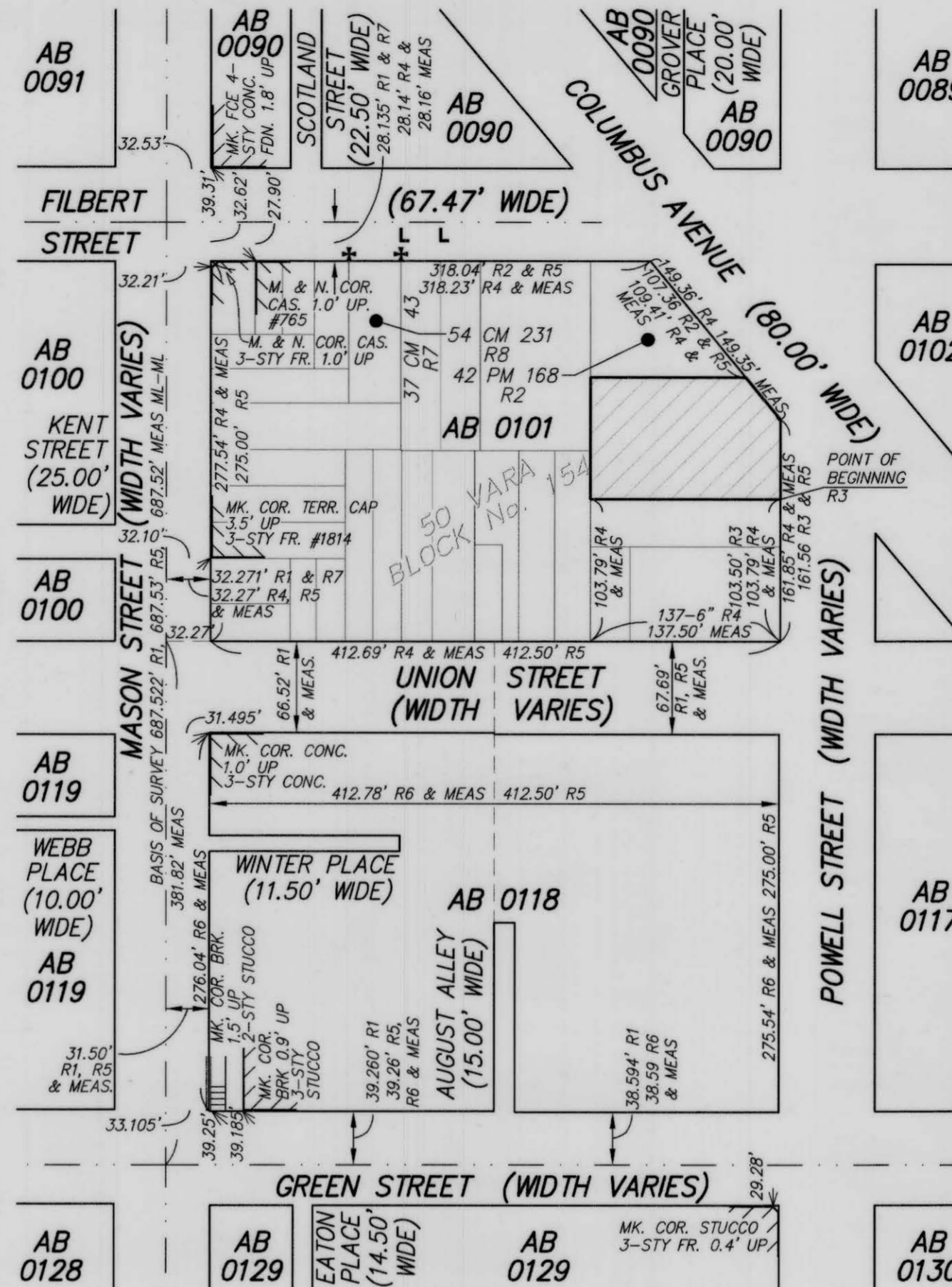
UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER (APN)
101 COMML	0101 - 051
201 - 205	0101 - 052 THRU 056
301 - 306	0101 - 057 THRU 062
401 - 406	0101 - 063 THRU 068
501 - 502	0101 - 069 THRU 070

**LEGEND**

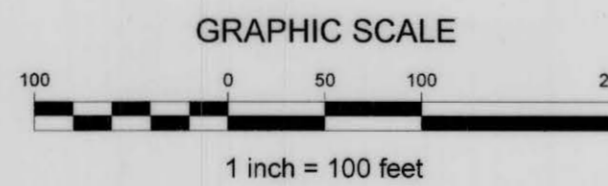
- PROPERTY LINE
- MONUMENT LINE
- RIGHT OF WAY LINE
- ADJACENT PARCEL LINES
- BUILDING LINE
- ↑ MARK MONUMENT MAP
- ⊙ SET NAIL & 1/2" TAG LS 6975
- L SFNF L CUT PER R7
- + SFNF NAIL & TAG PER R8

**ABBREVIATIONS**

AB	ASSESSOR'S BLOCK
APN	ASSESSOR'S PARCEL NUMBER
CM	CONDOMINIUM MAP
CLR	CLEAR
DOC	DOCUMENT
LS	LAND SURVEYOR
MEAS	MEASURED
ML	MONUMENT LINE
(N)	NEW
OV	OVER
SFNF	SEARCHED FOR, NOT FOUND
SQ. FT.	SQUARE FEET



**CONTROL DIAGRAM**



**SPECIAL NOTES CONTINUED**

- 5. ALL MEASURED DISTANCES ARE SHOWN HEREON IN FEET AND DECIMALS THEREOF. ALL OTHERS ARE SHOWN AS PER RECORDS AND NOTED AS SUCH.
- 6. THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE" RECORDED JULY 7, 2000 AS DOC 2000-G797106-00 OF OFFICIAL RECORDS.
- 7. THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE" RECORDED APRIL 07, 2009 AS DOC 2009-I744379-00 OF OFFICIAL RECORDS.
- 8. THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE" RECORDED DECEMBER 03, 2010 AS DOC 2010-J093762-00 OF OFFICIAL RECORDS.
- 9. THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED FEBRUARY 22, 2016 AS DOC 2016-K205966-00 OF OFFICIAL RECORDS.
- 10. BASIS OF SURVEY IS THE MONUMENT LINE ON MASON STREET FROM THE INTERSECTIONS OF GREEN STREET TO FILBERT STREET ASSUMED NORTH AS SHOWN ON MONUMENT MAP NO. 008.
- 11. MONUMENT MARKS WITHIN THE SUBJECT BLOCK NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND (SFNF).

**GENERAL NOTES**

- 1. 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 NUMBER OF NINETEEN (19) DWELLING UNITS AND ONE (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 HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS, AND RESTRICTIONS, THE HOMEOWNERS 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 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 POWELL STREET AND COLUMBUS 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).
- 7. 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.

**SPECIAL NOTES**

- 1. CITY MONUMENT LINES PER MONUMENT MAP No. 008 DATED 9/74 AND REVISED 9/87 FILED IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR. NO OTHER VERSION OF SUCH MONUMENT MAP SHALL BE USED TO RETRACE THIS SURVEY.
- 2. THE SURVEY OF LOT 004 HEREON WAS ESTABLISHED BY A FIELD SURVEY. SUCH SURVEY WAS BASED UPON THAT CERTAIN DEED RECORDED JUNE 9, 2014 AS DOC-2014-J892352-00, OFFICIAL RECORDS AND IN CONFORMANCE WITH COMPELLING EVIDENCE OF OCCUPATION AND FIELD DATA SUCH AS BUILDINGS AND STRUCTURES.
- 3. ALL DIMENSIONS FROM THE BOUNDARIES OF THE PROPERTY IN QUESTION TO MONUMENT LINES OF THE MONUMENT MAP REFERRED TO HEREON ARE GIVEN FOR THE SOLE PURPOSE OF ITS RETRACEMENT. SUCH INFORMATION SHALL NOT BE USED FOR ANY OTHER PURPOSES.
- 4. ALL DEFLECTION ANGLES HEREON ARE 90 OR 45 DEGREES UNLESS EXPRESSLY OTHERWISE INDICATED.

**FINAL MAP No. 9299**

A NINETEEN (19) RESIDENTIAL UNIT AND ONE (1) COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT  
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON JUNE 9, 2014 AS DOC-2014-J892352-00, OFFICIAL RECORD BEING A PORTION OF 50 VARA BLOCK No. 154

CITY & COUNTY OF SAN FRANCISCO  
SCALE AS SHOWN

STATE OF CALIFORNIA  
APRIL 2018

BARRY A. PIERCE  
TRANSAMERICAN ENGINEERS & ASSOCIATES