

OWNERS' STATEMENT

THE UNDERSIGNED OWNER ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP COMPRISING FIVE (5) SHEETS. BY OUR SIGNATURES HERETO, WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNERS: 3641 CALIFORNIA STREET LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP

BY: John Stricklin (PRINT NAME) [Signature] SIGNATURE

BENEFICIARY: BANK OF MARIN

BY: Jason O. Lorenz - SVP (PRINT NAME) [Signature] SIGNATURE

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 November 10, 2023 BEFORE ME, Shirley E. Busch, Notary Public

PERSONALLY APPEARED John Stricklin, 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: Shirley E. Busch



NOTARY PUBLIC, STATE OF CA COMMISSION NO.: # 2337694

MY COMMISSION EXPIRES: November 23, 2024

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

ENGINEER'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 JOHN STRICKLIN IN FEBRUARY 2023. 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 MAY 30, 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.

[Signature] RICARDO S. SITJAR R.C.E. 25358 EXP. 12-31-2025

DATE: 11/7/2023



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)

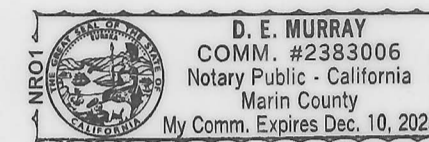
ON November 14, 2023 BEFORE ME, D.E. Murray, Notary Public

PERSONALLY APPEARED Jason O Lorenz, 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]



NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2383006

MY COMMISSION EXPIRES: Dec 10 2025

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Marin

FIELD SURVEY COMPLETION:

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON MARCH 11, 2023. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

SOILS REPORT

A SOILS REPORT ON THIS PROPERTY PREPARED BY H. ALLEN GRUEN, REGISTERED GEOTECHNICAL ENGINEER NO. 2147, DATED DECEMBER 1, 2017, PROJECT NUMBER 17-4749, AND ANY AMENDMENTS THERETO, HAS BEEN FILED AT THE OFFICE OF THE CITY ENGINEER.

CLERK'S STATEMENTS:

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 COMPRISING 5 SHEETS ENTITLED " FINAL MAP NO. 11291".

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THIS OFFICE TO BE AFFIXED.

BY: _____ DATE: _____ CLERK OF THE BOARD OF SUPERVISORS CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

FINAL MAP 11291 A NINE (9) UNIT RESIDENTIAL AND ONE (1) COMMERCIAL MIXED USE NEW CONDOMINIUM PROJECT A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THE CERTAIN GRANT DEED RECORDED ON JUNE 23, 2017, AS DOCUMENT NO. 2017-K468510-00. ALSO BEING A PORTION OF LAUREL HEIGHTS.

CITY AND COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA NOVEMBER 2023

RICARDO SITJAR & ASSOCIATE 173 NEWCASTLE DRIVE, VALLEJO, CA 94591

SHEET 1 OF 5

APN 1036-038, 3641-3643 CALIFORNIA STREET

APPROVALS:

THIS MAP IS APPROVED THIS 25th DAY OF January, 2024.

BY ORDER NO. 209045

BY: Carla Short DATE: 01/25/2024

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

APPROVED AS TO FORM:

DAVID CHIU, CITY ATTORNEY

BY: _____
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

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

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. _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20_____

AT _____ M, IN BOOK _____ OF

FINAL MAPS, AT PAGES _____, AT THE REQUEST OF

RICARDO SITJAR & ASSOCIATE.

BY: _____ DATE: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

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 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.

KATHARINE S. ANDERSON, PLS 8499
CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY: K. Anderson

DATE: 2/9/24



GENERAL NOTES:

1. THIS MAP IS THE SURVEY 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 TEN (10) DWELLING UNITS.

2. ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(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:

- (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.

4. IN THE EVENT THE AREAS IDENTIFIED IN (3) (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 THE 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 CALIFORNIA STREET IS 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.

FINAL MAP 11291
A NINE (9) UNIT RESIDENTIAL AND ONE (1) COMMERCIAL
MIXED USE NEW CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THE CERTAIN GRANT DEED
RECORDED ON JUNE 23, 2017, AS DOCUMENT NO. 2017-K468510-00.
ALSO BEING A PORTION OF LAUREL HEIGHTS.

CITY AND COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA
NOVEMBER 2023

RICARDO SITJAR & ASSOCIATE
173 NEWCASTLE DRIVE, VALLEJO, CA 94591

SHEET 2 OF 5

APN 1036-038, 3641-3643 CALIFORNIA STREET

BOUNDARY NOTES:

- (1) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- (2) ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- (3) PROPERTY LINE TO MONUMENT LINE MEASURED DISTANCES WERE BASED UPON FOUND SURVEY MARKS.
- (4) THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON MARCH 11, 2023. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.
- (5) BUILDING CORNER WERE MEASURED FIVE (5) FEET FROM GROUND LEVEL.
- (6) BLOCK LINES OF BLOCK 1036 WERE ESTABLISHED IN CONFORMANCE WITH COMPELLING EVIDENCE OF OCCUPATION AND FIELD SURVEY DATA SUCH AS FOUND CURB CUTS, BUILDING OCCUPATIONS, AND OFFICIAL CONCRETE SIDEWALK AND CURBS, ALONG WITH THE MAP AND DEED REFERENCES AS LISTED HEREON.
- (7) THIS BOUNDARY RESOLUTION IS GENERALLY SUPPORTED BY BUILDING OCCUPATION AND WALLS. CURB SPLITS GENERALLY AGREE WITH BUILDING OCCUPATION.
- (8) ALL STONE MONUMENTS WITHIN THE SUBJECT BLOCK NOT SHOWN HEREON WERE SEARCHED FOR NOT FOUND.

SURVEYOR'S NOTES:

THIS MAP IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:

EXCEPTION #6. CONDITIONS CONTAINED AND/OR REFERRED TO AN INSTRUMENT ENTITLED, "DECLARATION OF USE" BY DEPARTMENT OF BUILDING INSPECTION, RECORDED MARCH 9, 2021 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER. **2021043244**

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.	ASSESSOR PARCEL NUMBER
1A*	1036-066
1	1036-067
2	1036-068
3	1036-069
4	1036-070
5	1036-071
6	1036-072
7	1036-073
8	1036-074
9	1036-075

* COMMERCIAL

MAP AND DEED REFERENCES:

- (A) GRANT DEED RECORDED ON JUNE 23, 2017, DOCUMENT NO. 2017-K468510-00, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (B) MONUMENT MAP NO. 49, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (C) GRADE MAP NO. 49, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (D) MAP ENTITLED "MAP OF LAUREL HEIGHTS", IN BOOK "P" PAGES 55-56, RECORDED JULY 28, 1947, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (E) MAP ENTITLED "MAP OF RESUBDIVISION OF PART OF LAUREL HEIGHTS", IN BOOK "P" PAGES 62-66, RECORDED NOVEMBER 20, 1947, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (F) MAP ENTITLED "MONUMENT MAP OF CALIFORNIA STREET, PARKER AVENUE TO PRESIDIO AVENUE; GEARY BOULEVARD, PARKER AVENUE TO PRESIDIO AVENUE; PARKER AVENUE, GEARY BOULEVARD TO CALIFORNIA STREET; PRESIDIO AVENUE, GEARY BOULEVARD TO JACKSON STREET", IN "T-12-22", INDEX NO. 1032, UNDATED, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- (G) BOOK 15 OF PARCEL MAPS, PAGES 66-67, RECORDED JUNE 04, 1980, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (H) BOOK 9 OF PARCEL MAPS, PAGES 82-84, RECORDED JANUARY 08, 1978, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (I) BOOK 26 OF PARCEL MAPS, PAGES 100-102, RECORDED OCTOBER 17, 1983, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (J) RECORD OF SURVEY BOOK AAMAP, PAGE 191, RECORDED MARCH 25, 2005, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (K) BOOK 39 OF PARCEL MAPS, PAGES 153-155, RECORDED NOVEMBER 28, 1989, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (L) BOOK 65 OF CONDOMINIUM MAPS, PAGES 1-4, RECORDED OCTOBER 03, 2000, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (M) BOOK 71 OF CONDOMINIUM MAPS, PAGES 62-64, RECORDED DECEMBER 12, 2001, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (N) BOOK 107 OF CONDOMINIUM MAPS, PAGES 180-181, RECORDED OCTOBER 21, 2008, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (O) BOOK 15 OF PARCEL MAPS, PAGES 20-22, RECORDED APRIL 29, 1980, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (P) BOOK 50 OF PARCEL MAPS, PAGES 125-127, RECORDED JULY 21, 2020, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.
- (Q) MAP ENTITLED "MAP OF THE JORDAN TRACT SHOWING MONUMENTS", DATED 1906, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR AS "A-10-19".
- (R) MAP ENTITLED "MAP SHOWING THE WIDENING OF PARKER AVENUE", DATED AUGUST 22, 1927, IN LIBER "L", PAGE 28 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR AS "A-16-23".
- (S) MAP ENTITLED "SURVEYED FOR LAUREL HILL CEMETERY ASSOCIATION", DATED AUGUST 8, 1940, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR AS "A-9-42Ab".
- (T) MONUMENT MAP NO. 50, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (U) GRANT DEED RECORDED ON APRIL 27, 2011, DOCUMENT NO. 2011-J172209-00, ON FILE IN THE OFFICE OF THE COUNTY RECORDER.

FINAL MAP 11291
 A NINE (9) UNIT RESIDENTIAL AND ONE (1) COMMERCIAL
 MIXED USE NEW CONDOMINIUM PROJECT
 A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THE CERTAIN GRANT DEED
 RECORDED ON JUNE 23, 2017, AS DOCUMENT NO. 2017-K468510-00.
 ALSO BEING A PORTION OF LAUREL HEIGHTS.

CITY AND COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA
NOVEMBER 2023

RICARDO SITJAR & ASSOCIATE
 173 NEWCASTLE DRIVE, VALLEJO, CA 94591

SHEET 3 OF 5

APN 1036-038, 3641-3643 CALIFORNIA STREET

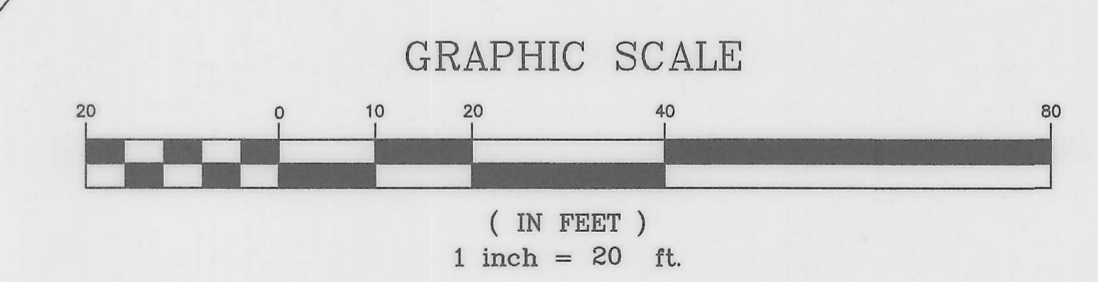
CALIFORNIA STREET (85.00' WIDE)

LEGEND:

⊙	INDICATES SET NAIL AND 1/2" Ø BRASS TAG, STAMPED R.C.E. 25358 IN SIDEWALK.
APN	ASSESSOR'S PARCEL NUMBER
BC	BUILDING CORNER
CLR.	CLEAR
CONC.	CONCRETE
COR.	CORNER
(D)	DEED
D=	DELTA
FND	FOUND
ID	IDENTIFICATION
L=	LENGTH
LPBT	LEAD PLUG AND BRASS TACK
MON	MONUMENT
ML	MONUMENT LINE
M.M.	MONUMENT MAP
(M)/MEAS.	MEASURED
MID	MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
O.R.	OFFICIAL RECORD
PL	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
R=	RADIUS
SFNF	SEARCH FOR, NOT FOUND
S/W	SIDEWALK
(T)	TOTAL
T	FOUND "T" CURB CUT, AS SHOWN ON SHEET #5.
+	FOUND "+" CURB CUT, AS SHOWN ON SHEET #5.
■	FOUND STONE MONUMENT IN WELL WITH LPBT PER ⊙, AS SHOWN ON SHEET #5.
---	SUBJECT PROPERTY LINE
---	MONUMENT LINE
---	ADJACENT PROPERTY LINE
---	BUILDING LINE
---	SUBDIVISION LINE
---	TIE LINE



SPRUCE STREET (60.00' WIDE)



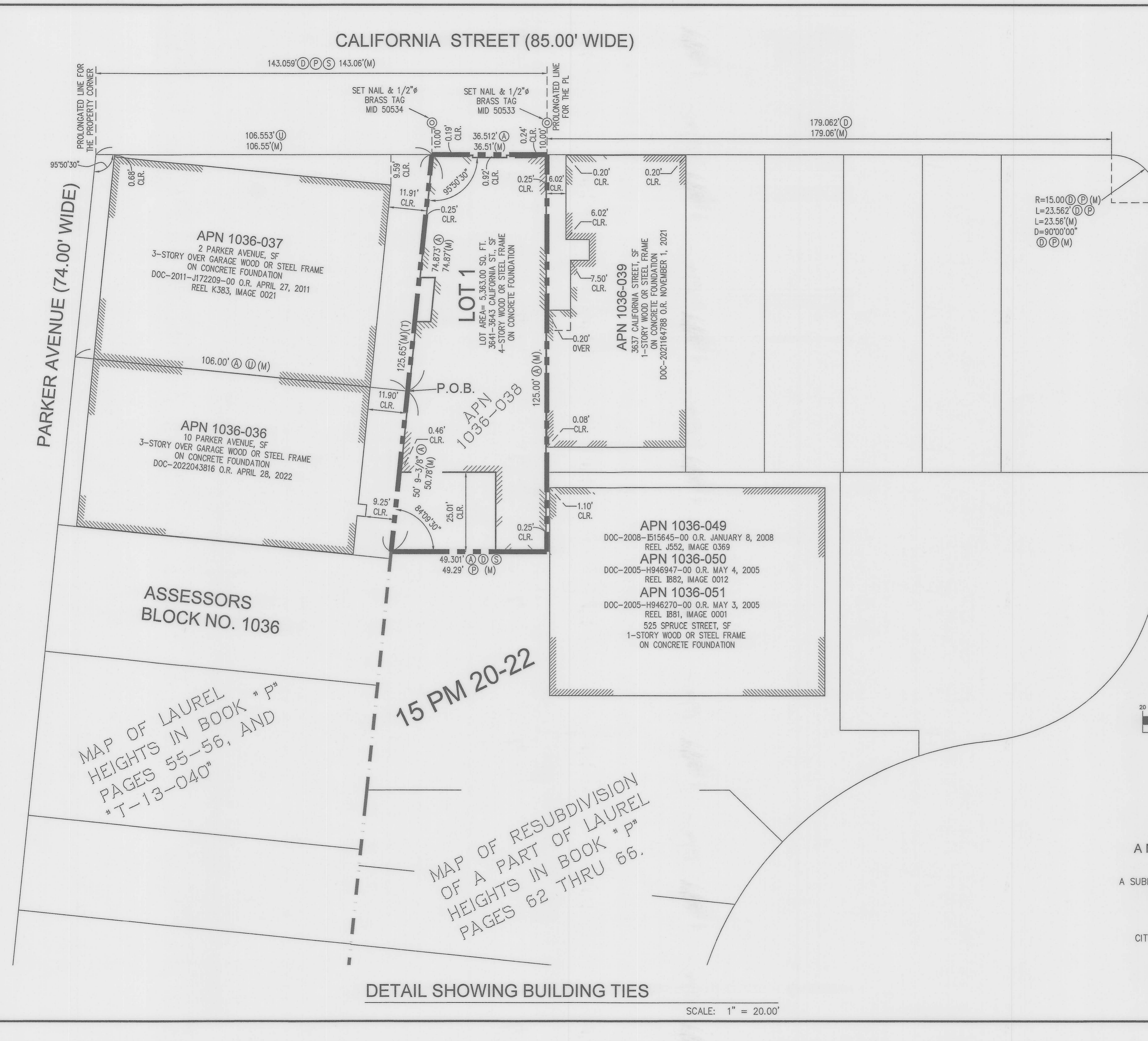
FINAL MAP 11291
 A NINE (9) UNIT RESIDENTIAL AND ONE (1) COMMERCIAL MIXED USE NEW CONDOMINIUM PROJECT
 A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THE CERTAIN GRANT DEED RECORDED ON JUNE 23, 2017, AS DOCUMENT NO. 2017-K468510-00. ALSO BEING A PORTION OF LAUREL HEIGHTS.

CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA
 NOVEMBER 2023

RICARDO SITJAR & ASSOCIATE
 173 NEWCASTLE DRIVE, VALLEJO, CA 94591

SCALE: 1" = 20.00'

DETAIL SHOWING BUILDING TIES



ASSESSORS BLOCK NO. 1036

MAP OF LAUREL HEIGHTS IN BOOK "P" PAGES 55-56, AND "T-13-040"

MAP OF RESUBDIVISION OF A PART OF LAUREL HEIGHTS IN BOOK "P" PAGES 62 THRU 66.

15 PM 20-22

PARKER AVENUE (74.00' WIDE)

143.059' (D)(P)(S) 143.06'(M)

106.553' (U) 106.55'(M)

179.062' (D) 179.06'(M)

SET NAIL & 1/2" Ø BRASS TAG MID 50534

SET NAIL & 1/2" Ø BRASS TAG MID 50533

APN 1036-037
 2 PARKER AVENUE, SF
 3-STORY OVER GARAGE WOOD OR STEEL FRAME ON CONCRETE FOUNDATION
 DOC-2011-J172209-00 O.R. APRIL 27, 2011
 REEL K383, IMAGE 0021

APN 1036-036
 10 PARKER AVENUE, SF
 3-STORY OVER GARAGE WOOD OR STEEL FRAME ON CONCRETE FOUNDATION
 DOC-2022043816 O.R. APRIL 28, 2022

LOT 1
 LOT AREA= 5,363.00 SQ. FT.
 3641-3643 CALIFORNIA ST., SF
 4-STORY WOOD OR STEEL FRAME ON CONCRETE FOUNDATION

APN 1036-039
 3637 CALIFORNIA STREET, SF
 1-STORY WOOD OR STEEL FRAME ON CONCRETE FOUNDATION
 DOC-2021164788 O.R. NOVEMBER 1, 2021

APN 1036-049
 DOC-2008-1515645-00 O.R. JANUARY 8, 2008
 REEL J552, IMAGE 0369
 APN 1036-050
 DOC-2005-H946947-00 O.R. MAY 4, 2005
 REEL 1882, IMAGE 0012
 APN 1036-051
 DOC-2005-H946270-00 O.R. MAY 3, 2005
 REEL 1881, IMAGE 0001
 525 SPRUCE STREET, SF
 1-STORY WOOD OR STEEL FRAME ON CONCRETE FOUNDATION

FINAL MAP 11291

A NINE (9) UNIT RESIDENTIAL AND ONE (1) COMMERCIAL MIXED USE NEW CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THE CERTAIN GRANT DEED RECORDED ON JUNE 23, 2017, AS DOCUMENT NO. 2017-K468510-00, ALSO BEING A PORTION OF LAUREL HEIGHTS.

CITY AND COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA
NOVEMBER 2023

RICARDO SITJAR & ASSOCIATE
173 NEWCASTLE DRIVE, VALLEJO, CA 94591

LEGEND:

- | | | | |
|-----------|--|--------|--|
| ⊙ | INDICATES SET NAIL AND 1/2" Ø BRASS TAG, STAMPED R.C.E. 25358 IN SIDEWALK. | O.R. | OFFICIAL RECORD PROPERTY LINE |
| APN | ASSESSOR'S PARCEL NUMBER | PL | POINT OF BEGINNING |
| BC | BUILDING CORNER | P.O.B. | RADIUS |
| CLR. | CLEAR | R= | SEARCH FOR, NOT FOUND |
| CONC. | CONCRETE | SFNF | SIDEWALK |
| COR. | CORNER | S/W | TOTAL |
| (D) | DEED | (T) | FOUND "T" CURB CUT, AS SHOWN ON THE MAP. |
| D= | DELTA | + | FOUND "+" CURB CUT, AS SHOWN ON THE MAP. |
| FND | FOUND | ■ | FOUND STONE MONUMENT IN WELL WITH LPBT PER (B), AS SHOWN ON THE MAP. |
| ID | IDENTIFICATION | | |
| L= | LENGTH | | |
| LPBT | LEAD PLUG AND BRASS TACK | | |
| MON | MONUMENT | | |
| ML | MONUMENT LINE | | |
| M.M. | MEASURED | | |
| (M)/MEAS. | MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE | | |
| MID | MID | | |
| --- | SUBJECT PROPERTY LINE | | |
| --- | MONUMENT LINE | | |
| --- | ADJACENT PROPERTY LINE | | |
| --- | BUILDING LINE | | |
| --- | SUBDIVISION LINE | | |
| --- | TIE LINE | | |

BASIS OF SURVEY:

THE BASIS OF SURVEY IS BASED UPON THE FOUND STONE MONUMENT ALONG PARKER AVENUE AND BLOCK DIMENSIONS AS SHOWN ON THE MAPS REFERENCED ON THIS SURVEY. LOT POSITION IS BASED UPON THE GRANT DEED RECORDED ON JUNE 23, 2017, AS DOCUMENT NO. 2017-K468510-00 AND THE DEEDS OF IMMEDIATE ADJOINERS.



ASSESSORS
BLOCK NO. 1038

COMMONWEALTH AVENUE (80.00' WIDE)

ASSESSORS
BLOCK NO. 1037

EUCLID AVENUE (80.00' WIDE)

ASSESSORS
BLOCK NO. 1039

ASSESSORS
BLOCK NO. 1036

ASSESSORS
BLOCK NO. 1062

ASSESSORS
BLOCK NO. 1063

ASSESSORS
BLOCK NO. 1064

GRAPHIC SCALE

