

**OWNERS' STATEMENT:**

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF THE REAL PROPERTY SUBDIVIDED AND SHOWN ON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED "FINAL MAP 10602."

OWNERS:

NIBELLO LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, BY  
Lawrence Nibbi Sergio Nibbi  
LAWRENCE NIBBI, MEMBER SERGIO NIBBI, MEMBER

TRUSTEE/BENEFICIARY:

Ausan McCarthy Susan McCarthy  
Senior Vice President, Boston Private Bank  
SIGNED PRINTED NAME TITLE & COMPANY

**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 29, 2020  
BEFORE ME, Josephine Modesta Vellez, NOTARY PUBLIC,  
PERSONALLY APPEARED LAWRENCE NIBBI, MEMBER OF NIBELLO LLC  
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 Josephine Modesta Vellez  
PRINTED NAME Josephine Modesta Vellez  
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)  
PRINCIPAL COUNTY OF BUSINESS San Francisco  
COMMISSION EXPIRES Jan. 1, 2021  
COMMISSION NUMBER 217 8108

**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 29, 2020  
BEFORE ME, Josephine Modesta Vellez, NOTARY PUBLIC,  
PERSONALLY APPEARED SERGIO NIBBI, MEMBER OF NIBELLO LLC  
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 Josephine Modesta Vellez  
PRINTED NAME Josephine Modesta Vellez  
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)  
PRINCIPAL COUNTY OF BUSINESS San Francisco  
COMMISSION EXPIRES Jan. 1, 2021  
COMMISSION NUMBER 217 8108

**BOARD OF SUPERVISORS' 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 SUPERVISORS IN FILE NO. \_\_\_\_\_.

**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 ED MAIELLO IN DECEMBER OF 2013. 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.



DATE: JANUARY 18, 2021  
Richard L. Langford  
RICHARD L. LANGFORD, P.L.S. 6895  
LICENSE EXPIRATION DATE: JUNE 30, 2021

**TRUSTEE/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 December 29, 2020  
BEFORE ME, Josephine Modesta Vellez, NOTARY PUBLIC,  
PERSONALLY APPEARED Susan McCarthy

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 Josephine Modesta Vellez  
PRINTED NAME Josephine Modesta Vellez  
(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)  
PRINCIPAL COUNTY OF BUSINESS San Francisco  
COMMISSION EXPIRES Jan. 1, 2021  
COMMISSION NUMBER 217 8108

**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 10602." 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

**APPROVED AS TO FORM:**

DENNIS J. HERRERA, CITY ATTORNEY  
BY: Dennis J. Herrera  
DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**APPROVALS:**

THIS MAP IS APPROVED THIS 29th DAY OF April, 2021.  
BY ORDER NO. 204634  
BY: Alaric Degraff DATE: May 7, 2021  
ALARIC DEGRAFF, DIRECTOR  
ACTING DIRECTOR OF PUBLIC WORKS  
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 APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

JAMES M. RYAN P.L.S. 8630

ACTING CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO

BY: James M. Ryan DATE: 4-7-21



**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

**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF FINAL MAPS, AT PAGES \_\_\_\_\_, AT THE REQUEST OF RICHARD L. LANGFORD, P.L.S.

SIGNED: \_\_\_\_\_  
COUNTY RECORDER  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**FINAL MAP 10602**

A SEVEN UNIT RESIDENTIAL CONDOMINIUM PROJECT  
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED  
RECORDED FEBRUARY 22, 2016 AS DOCUMENT 2016-K206280-00  
IN THE OFFICIAL RECORDS OF THE  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
A PORTION OF POTRERO NUEVO BLOCK 317  
DECEMBER 2020

LANGFORD LAND SURVEYING  
424 PRESTON COURT  
LIVERMORE, CA 94551  
PHONE (510) 530-5200  
JOB#13-3130 DRAWING=3130FM.DWG

SHEET  
1 OF 2

APN 4040-026, 331 PENNSYLVANIA AVENUE

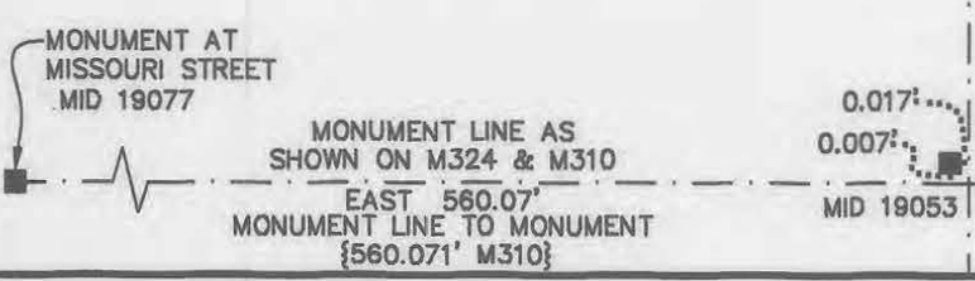
NOTE: THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

UNIT NO.	PROPOSED APN
101	4040-034
102	4040-035
201	4040-036
202	4040-037
203	4040-038
204	4040-039
205	4040-040

**LEGEND/REFERENCES**

- O.R. = OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
- R1 = THAT DEED RECORDED ON FEBRUARY 22, 2016 AS O.R. DOCUMENT 2016-K206280-00
- R2 = PARCEL MAP 8955, FILED ON JUNE 29, 2017, IN BOOK 132 OF CONDOMINIUM MAPS, O.R., AT PAGES 62-63.
- R3 = THAT DEED RECORDED ON AUGUST 9, 2013 AS O.R. DOCUMENT 2013-J728464-00
- R4 = SUBSURFACE RETAINING WALL EASEMENT RECORDED JANUARY 7, 1965 IN BOOK A865 O.R., AT PAGE 649 THE LINES DESCRIBED IN THIS DOCUMENT THAT ARE SHOWN ON THIS SHEET ARE LABELLED WITH BEARINGS THAT HAVE BEEN UNIFORMLY ADJUSTED TO CONFORM TO THE BASIS OF BEARINGS DESCRIBED IN NOTE 5.
- R5 = UNDERGROUND HORIZONTAL DRAINS EASEMENT RECORDED OCTOBER 17, 1947 IN LIBER B940 O.R., AT PAGE 655 THE LINES DESCRIBED IN THIS DOCUMENT THAT ARE SHOWN ON THIS SHEET ARE LABELLED WITH BEARINGS THAT HAVE BEEN UNIFORMLY ADJUSTED TO CONFORM TO THE BASIS OF BEARINGS DESCRIBED IN NOTE 5.
- R6 = MAP OF RANCHO POTRERO NUEVO FILED IN BOOK C & D OF MAPS, O.R., AT PAGES 78 & 79 ON MARCH 21, 1864.
- M324 = CITY OF SAN FRANCISCO MONUMENT MAP 324, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
- M310 = CITY OF SAN FRANCISCO MONUMENT MAP 310, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
- = SET 3/4" BRASS TAG INSCRIBED "LANGFORD" "PLS 6895"
- = FOUND 5/8" REBAR WITH BLUE PLASTIC SURVEYOR'S CAP INSCRIBED "LANGFORD" "PLS 6895" SEE R2
- = FOUND 3/4" BRASS TAG INSCRIBED "LANGFORD" "PLS 6895" SEE R2 - NOT FOUND NOVEMBER 2020
- = FOUND BRASS PIN IN LEAD PLUG IN CITY MONUMENT WELL
- APN = ASSESSOR'S PARCEL NUMBER (BLOCK-PARCEL)
- MID XXX = MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- = SUBJECT PROPERTY LINE
- - - = EASEMENT LINE
- · — · — = MONUMENT LINE
- · — · — · — · — = DIMENSION LINE

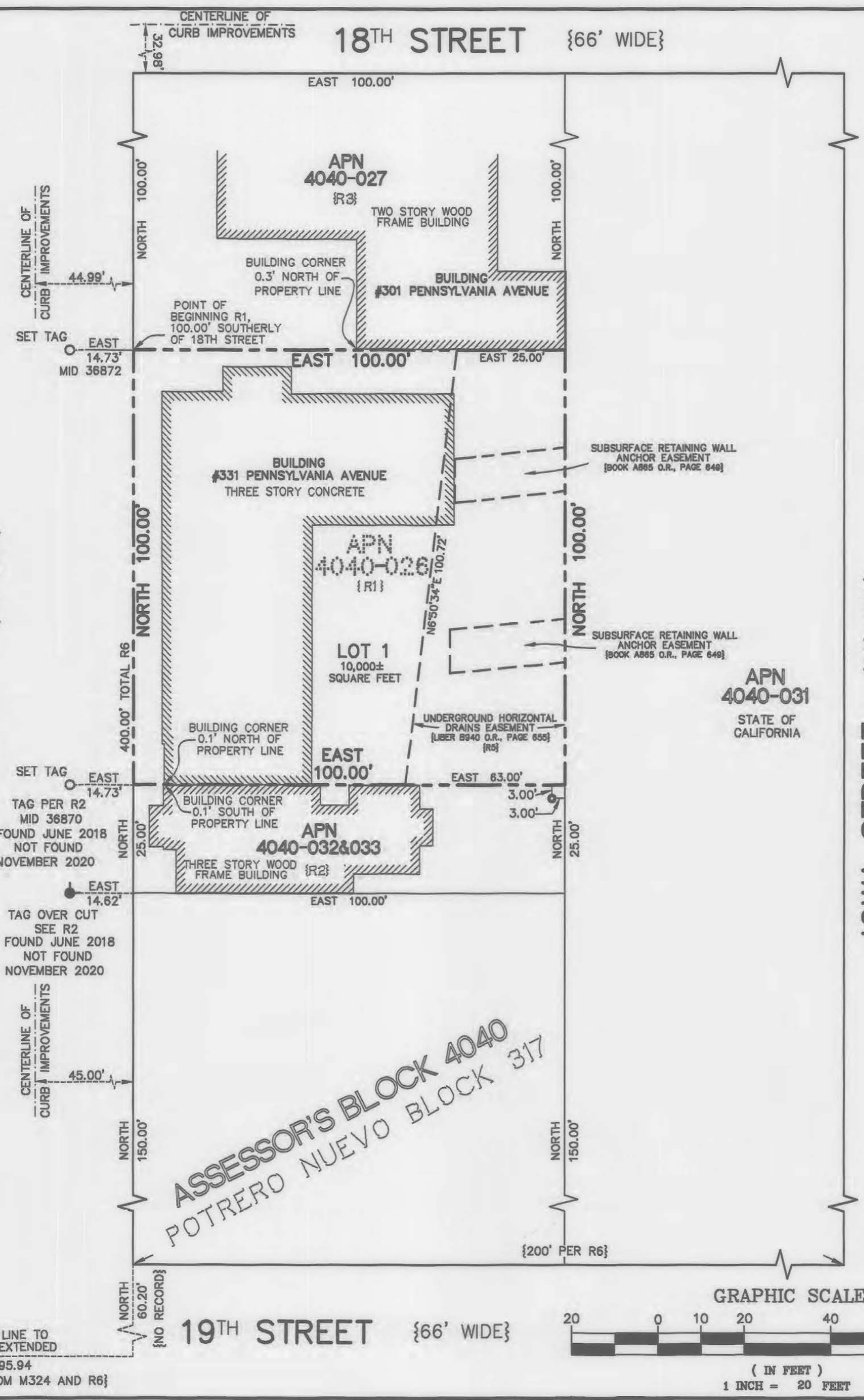
**FIELD SURVEY COMPLETION**  
 THE FIELD SURVEY FOR THIS COMPLETED IN NOVEMBER OF 2020. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.



MISSISSIPPI STREET {80' WIDE}

PENNSYLVANIA AVENUE {90' WIDE}

IOWA STREET {80' WIDE}



**NOTES:**

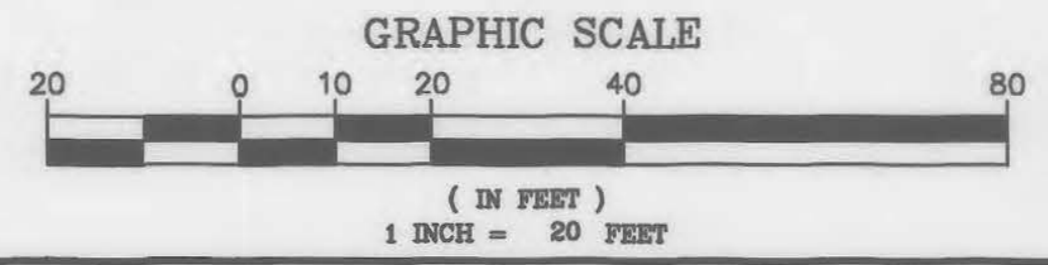
1. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
  2. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
  3. THE DISTANCES SHOWN FROM MONUMENT LINES TO RIGHT-OF-WAY LINES REPRESENT A BOUNDARY SOLUTION BASED ON THE ANALYSIS OF BOUNDARY EVIDENCE INCLUDING A REVIEW OF DOCUMENTS AND FIELD MEASUREMENTS TO MONUMENTS AND IMPROVEMENTS.
  4. THIS SURVEY SHOWS MONUMENTS OF RECORD OR NON-RECORD CONSISTENT WITH THE PURPOSE OF THE SURVEY.
  5. THE BASIS OF BEARINGS IS THE MONUMENT LINE IN MISSISSIPPI STREET, TAKEN TO BE DUE NORTH (ASSUMED).
- ( ) = RECORD/FILED INFORMATION FOUND TO BE IN DISCREPANCY WITH MEASURED VALUES. ALL OTHER ANGLES AND DISTANCES SHOWN HEREON HAVE BEEN VERIFIED BY MEASUREMENTS IN THE FIELD AND ARE NOT FOUND TO BE IN DISCREPANCY WITH RELEVANT RECORD INFORMATION.
- { } = RECORD/FILED INFORMATION SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION SHOWN FOR REFERENCE.

**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 NUMBER OF SEVEN DWELLING 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 PENNSYLVANIA 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).
- 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.

**FINAL MAP 10602**

A SEVEN UNIT RESIDENTIAL CONDOMINIUM PROJECT BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED RECORDED FEBRUARY 22, 2016 AS DOCUMENT 2016-K206280-00 IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA A PORTION OF POTRERO NUEVO BLOCK 317  
 DECEMBER 2020



**LANGFORD LAND SURVEYING**  
 424 PRESTON COURT  
 LIVERMORE, CA 94551  
 PHONE (510) 530-5200  
 JOB#13-3130 DRAWING=3130FM.DWG

SHEET  
 2 OF 2

APN 4040-026, 331 PENNSYLVANIA AVENUE