

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.

BMW Properties, LLC ("4171 24th Street Series"), a Delaware limited liability company

BY: Brian Harty
Brian Martin Harty, Manager

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 10-17-2017 BEFORE ME, David Yuen
Brian Martin Harty
A NOTARY PUBLIC, PERSONALLY APPEARED

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 David Yuen

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION NO. 2124716
MY COMMISSION EXPIRES: 08/24/2019
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 THE OWNER'S AS SHOWN HEREON ON FEBRUARY 2, 2017. 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.

<u>Daniel J. Westover</u>	<u>Oct. 3, 2017</u>
L.S. 7779	
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: Bruce St
BRUCE R. STORRS, L.S. 6914



DATE: October 26 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 9302".

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 24TH DAY OF October, 2017
BY ORDER NO. 186601

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 9302

A 5 RESIDENTIAL UNIT, ONE COMMERCIAL UNIT
MIXED USE CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED APRIL 18, 2016 AS DOCUMENT NUMBER 2016-K231237-00, OFFICIAL RECORDS, BEING A PORTION OF HORNERS ADDITION BLOCK NO. 184

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
OCT., 2017

WS
Westover
Surveying
336 CLAREMONT BLVD. STE 1
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 five (5) residential and one (1) commercial 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 24th 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.

REFERENCES

THE FOLLOWING DOCUMENTS AND MAPS WERE REVIEWED AND CONSIDERED ON THIS SURVEY.

- {R1} GRANT DEED RECORDED APRIL 18, 2016 AS DOCUMENT NUMBER 2016-K231237-00, ON FILE IN THE OFFICE OF THE CITY AND COUNTY RECORDER.
- {R2} MONUMENT MAP NO. 231 AND MAP NO. 236 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- {R3} PARCEL MAP FILED 7/11/1997 IN BOOK 53 CM AT PAGES 154-156, ON FILE IN THE OFFICE OF THE CITY AND COUNTY RECORDER.
- {R4} PARCEL MAP FILED 8/17/2007 IN BOOK 102 CM AT PAGES 65-66, ON FILE IN THE OFFICE OF THE CITY AND COUNTY RECORDER.
- {R5} PARCEL MAP FILED 5/21/2008 IN BOOK 105 CM AT PAGES 152-153, ON FILE IN THE OFFICE OF THE CITY AND COUNTY RECORDER.
- {R6} PARCEL MAP FILED 1/5/2010 IN BOOK 112 CM AT PAGES 200-201, ON FILE IN THE OFFICE OF THE CITY AND COUNTY RECORDER.
- {R7} PARCEL MAP FILED 10/2/2014 IN BOOK 125 CM AT PAGES 17-18, ON FILE IN THE OFFICE OF THE CITY AND COUNTY RECORDER.
- {R8} BLOCK DIAGRAM FILE NAMED 6506a WITH NO DATE ON RECORD AT THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

BASIS OF SURVEY

THE MONUMENT LINES WERE ESTABLISHED BY RECORD OFFSET MEASUREMENTS FROM FOUND MONUMENTS AS SHOWN ON MONUMENT MAP NO'S. 231 AND 236. THE 24TH STREET MONUMENT LINE WAS USED AS THE BASIS OF ORIENTATION FOR THIS SURVEY.

THE SOUTHERLY LINE OF 24TH STREET WAS ESTABLISHED AT AN OFFSET OF 18.17' FROM THE MONUMENT LINE WHICH AGREES WITH THE FOUND TAGS AS SHOWN HEREON ALONG 24TH STREET AND DIAMOND STREET.

THE EASTERLY LINE OF DIAMOND STREET WAS ESTABLISHED AT AN OFFSET OF 27.67' FROM THE MONUMENT LINE PER {R7}.

THE NORTHERLY LINE OF JERSEY STREET WAS ESTABLISHED PARALLEL AND 228.00' SOUTHERLY OF THE SOUTHERLY LINE OF 24TH STREET WHICH IS SUPPORTED BY MATCHING RECORD DISTANCE OF 14.90' FROM FOUND TAGS PER {R5}.

THE SUBJECT PARCEL WAS ESTABLISHED BY RECORD DIMENSIONS PER DEED {R1}.

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 REFERENCES UNLESS OTHERWISE NOTED.
4. MONUMENT MARKS PER {R2} WITHIN THE SUBJECT BLOCK NOT SHOWN HEREON WERE SEARCH FOR AND NOT FOUND.
5. DIMENSIONS FROM PROPERTY LINES TO BUILDING CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY AND REQUESTED BY THE CCSF SURVEYOR. THEY ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY.

SPECIAL RESTRICTIONS

THIS FINAL MAP IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE RECORDED MARCH 22, 2016 IN OFFICIAL RECORDS UNDER DOCUMENT NUMBER 2016-K220465-00, ON FILE IN THE OFFICE OF THE CITY AND COUNTY RECORDER.

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 NUMBER
UNIT 101	6506-062
UNIT 102	6506-063
UNIT 201	6506-064
UNIT 202	6506-065
UNIT 301	6506-066
UNIT 401	6506-067

FINAL MAP 9302

A 5 RESIDENTIAL UNIT, ONE COMMERCIAL UNIT
MIXED USE CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY
DESCRIBED IN THAT CERTAIN GRANT DEED
RECORDED APRIL 18, 2016 AS DOCUMENT
NUMBER 2016-K231237-00, OFFICIAL RECORDS,
BEING A PORTION OF HORNS ADDITION
BLOCK NO. 184

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
OCT., 2017

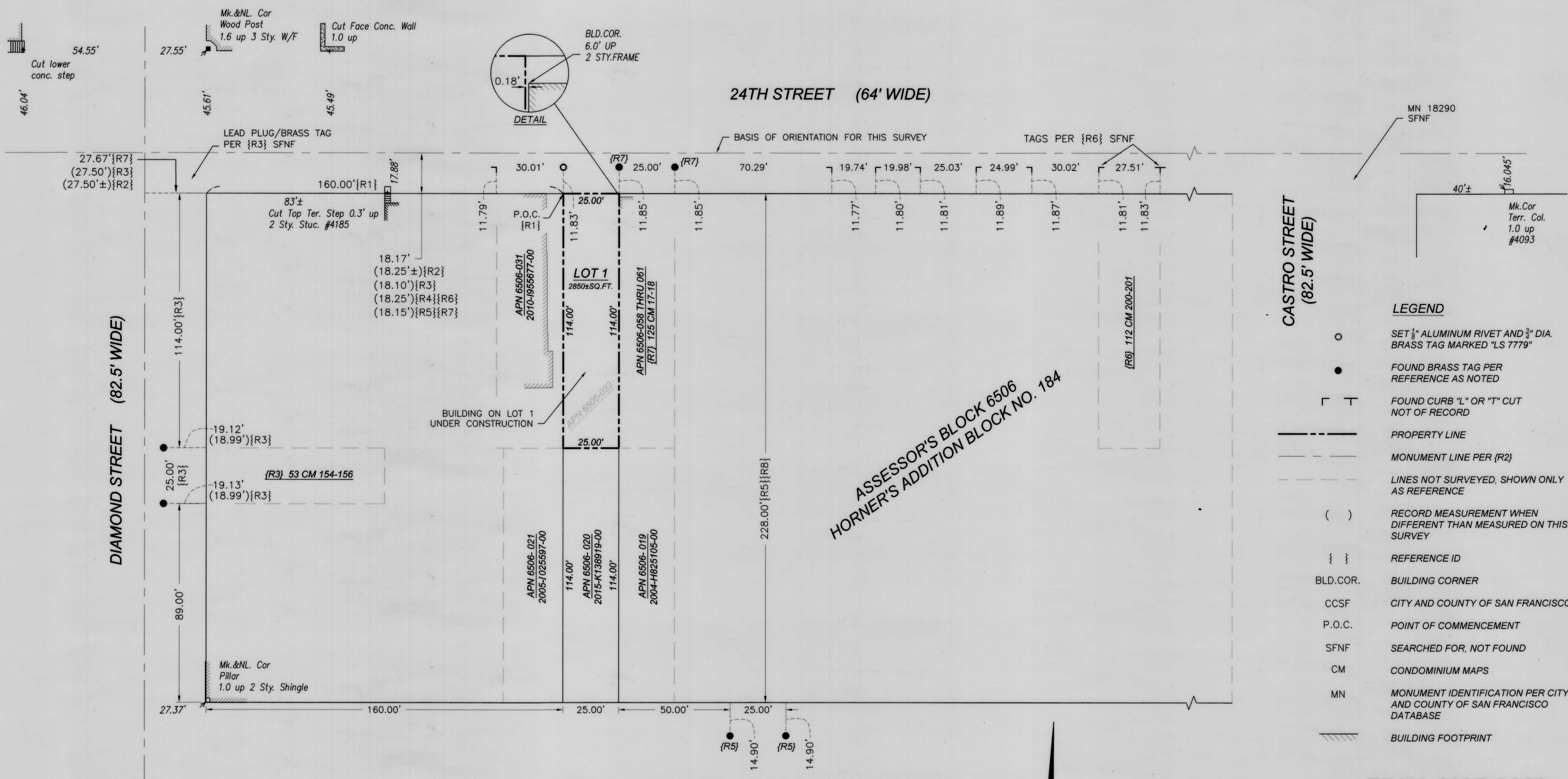
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SHEET 2 OF 3 SHEETS

APN 6506-032

4171 24TH STREET



- LEGEND**
- SET 1/8" ALUMINUM RIVET AND 3/8" DIA. BRASS TAG MARKED "LS 7779"
 - FOUND BRASS TAG PER REFERENCE AS NOTED
 - ┌ ┐ FOUND CURB "L" OR "T" CUT NOT OF RECORD
 - — — — — PROPERTY LINE
 - — — — — MONUMENT LINE PER {R2}
 - - - - - LINES NOT SURVEYED, SHOWN ONLY AS REFERENCE
 - () RECORD MEASUREMENT WHEN DIFFERENT THAN MEASURED ON THIS SURVEY
 - { } REFERENCE ID
 - BLD.COR. BUILDING CORNER
 - CCSF CITY AND COUNTY OF SAN FRANCISCO
 - P.O.C. POINT OF COMMENCEMENT
 - SFNF SEARCHED FOR, NOT FOUND
 - CM CONDOMINIUM MAPS
 - MN MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
 - ▨▨▨▨▨ BUILDING FOOTPRINT

FINAL MAP 9302

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CITY AND COUNTY OF SAN FRANCISCO SCALE: AS SHOWN CALIFORNIA OCT., 2017

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SHEET 3 OF 3 SHEETS

APN 6506-032 4171 24TH STREET

