

**OWNER'S STATEMENT**

THE UNDERSIGNED OWNERS ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST TO THE CONSENT, TO THE PREPARATION AND THE FILING OF THIS MAP COMPRISING OF THREE (3) SHEETS. BY OUR SIGNATURES HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER: URBAN POINT SF, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Thomas Hunt  
THOMAS HUNT, 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 May 19, 2020 BEFORE ME, K. KRAMER

A NOTARY PUBLIC, PERSONALLY APPEARED THOMAS HUNT

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:

SIGNATURE [Signature]

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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2243084

MY COMMISSION EXPIRES: 06/05/22

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

**BENEFICIARY**

HERITAGE BANK OF COMMERCE, SUCCESSOR BY MERGER WITH PRESIDIO BANK  
PRESIDIO BANK

SIGNED: [Signature]

PRINT NAME: LUKE FARLEY TITLE: SVP / MARKET 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 SANTA CLARA )

ON FEBRUARY 28, 2020 BEFORE ME, C. SANTAMANIA

A NOTARY PUBLIC, PERSONALLY APPEARED LUKE FARLEY

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.: 2154779

MY COMMISSION EXPIRES: MAY 26, 2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SANTA CLARA

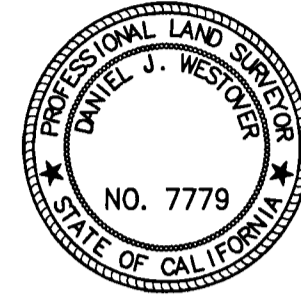
**SURVEYOR'S STATEMENT**

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 ON MARCH 27, 2017. 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.

BY: [Signature]

DANIEL J. WESTOVER, L.S. 7779

DATE: 2-24-2020



**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 ORDINANCE 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: MAY 9 2020

**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. 9926".

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

**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_,

AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF FINAL MAPS AT PAGES \_\_\_\_\_

\_\_\_\_\_, AT THE REQUEST OF WESTOVER SURVEYING, INC.

SIGNED \_\_\_\_\_

COUNTY RECORDER

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.  
BY ORDER NO. \_\_\_\_\_

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ALARIC DEGRAFINRIED  
ACTING DIRECTOR OF PUBLIC WORKS  
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 No. 9926**

AN 8 UNIT COMMERCIAL CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED AS PARCEL B IN THAT CERTAIN GRANT DEED RECORDED MARCH 28, 2017 IN DOCUMENT 2017-K426763-00.

BEING A PORTION OF BLOCK 529, BAYVIEW HOMESTEAD ASSOCIATION

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA  
FEBRUARY, 2020



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 number of eight (8) 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 Fitzgerald Ave. and Egbert Ave. 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.

**GENERAL NOTES**

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
3. DIMENSIONS FROM PROPERTY LINES TO BUILDING CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY.
4. THE LOCATIONS FOR THE FACE OF CURB MEASUREMENTS WERE SELECTED AT UNDISTURBED AND LONG-STANDING CURBS. THESE ARE SHOWN ONLY AS SUPPORTING EVIDENCE THAT THE REESTABLISHMENT OF THE BLOCK LINES IS IN REASONABLE CONFORMANCE WITH THE OFFICIAL SIDEWALK WIDTHS PER (R4). THESE CURB LOCATIONS WERE NOT USED TO ESTABLISH THE BLOCK LINES AND SHOULD NOT BE USED FOR RETRACEMENT OF THIS SURVEY.
5. BUILDINGS SHOWN ON DETAIL "C" HAVE BEEN DEMOLISHED. LOCATIONS SHOWN ARE FROM A FIELD SURVEY PERFORMED ON 5/15/2013. SAID FIELD SURVEY WAS DONE FOR A SITE SURVEY FOR DESIGN PURPOSES.

**RECORDED DOCUMENTS AFFECTING THIS MAP:**

- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED SEPTEMBER 20, 2006 AS DOCUMENT NO. 2006-1257149 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF USE" RECORDED OCTOBER 24, 2007 AS DOCUMENT NO. 2007-1480004 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED SEPTEMBER 24, 2015 AS DOCUMENT NO. 2015-K137323 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF USE" RECORDED OCTOBER 31, 2019 AS DOCUMENT NO. 2019-K850877 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF USE" RECORDED OCTOBER 31, 2019 AS DOCUMENT NO. 2019-K850878 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF USE" RECORDED OCTOBER 31, 2019 AS DOCUMENT NO. 2019-K850879 OF OFFICIAL RECORDS.

**FIELD SURVEY COMPLETION**

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 3/21/2019. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED. (SEE NOTE 5)

IF THE TAGS "LS-7779" ARE DESTROYED DURING CONSTRUCTION, THEY WILL BE RESET UPON COMPLETION OF CONSTRUCTION.

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
1314 Fitzgerald Unit 1	4912-020
1314 Fitzgerald Unit 2	4912-021
1314 Fitzgerald Unit 3	4912-022
1314 Fitzgerald Unit 4	4912-023
1409 Egbert Unit 1	4912-024
1409 Egbert Unit 2	4912-025
1409 Egbert Unit 3	4912-026
1409 Egbert Unit 4	4912-027

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BEING A PORTION OF BLOCK 529, BAYVIEW HOMESTEAD ASSOCIATION

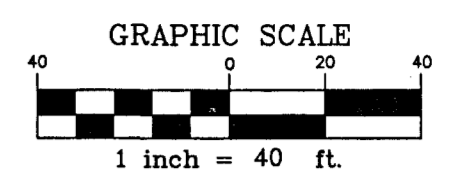
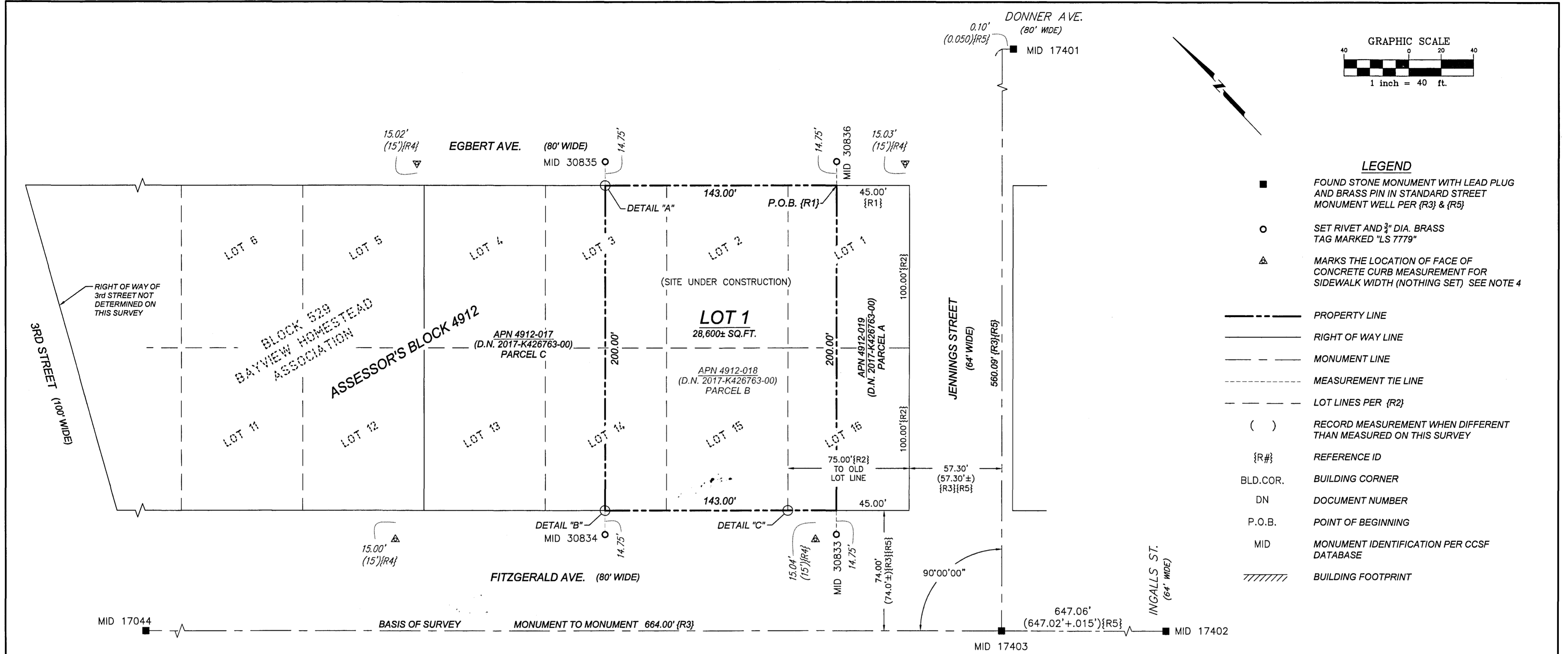
CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA  
FEBRUARY, 2020

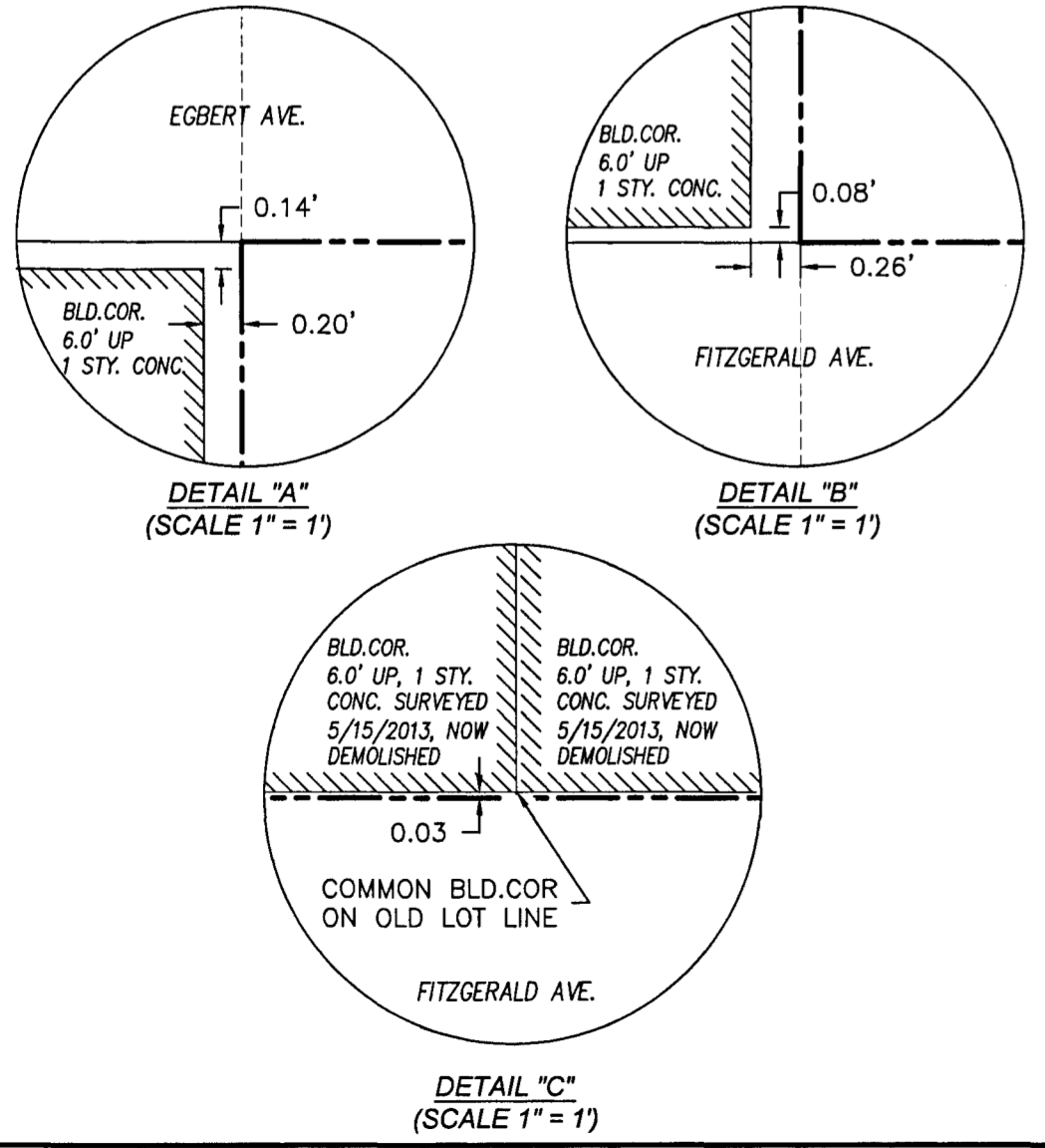


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SHEET 2 OF 3 SHEETS



- LEGEND**
- FOUND STONE MONUMENT WITH LEAD PLUG AND BRASS PIN IN STANDARD STREET MONUMENT WELL PER {R3} & {R5}
  - SET RIVET AND 3/8" DIA. BRASS TAG MARKED "LS 7779"
  - △ MARKS THE LOCATION OF FACE OF CONCRETE CURB MEASUREMENT FOR SIDEWALK WIDTH (NOTHING SET) SEE NOTE 4
  - PROPERTY LINE
  - RIGHT OF WAY LINE
  - - - MONUMENT LINE
  - · - · - MEASUREMENT TIE LINE
  - - - LOT LINES PER {R2}
  - ( ) RECORD MEASUREMENT WHEN DIFFERENT THAN MEASURED ON THIS SURVEY
  - {R#} REFERENCE ID
  - BLD.COR. BUILDING CORNER
  - DN DOCUMENT NUMBER
  - P.O.B. POINT OF BEGINNING
  - MID MONUMENT IDENTIFICATION PER CCSF DATABASE
  - ////// BUILDING FOOTPRINT



**BASIS OF SURVEY**

THE MONUMENT LINES WERE ESTABLISHED FROM FOUND MONUMENTS AS SHOWN HEREON AND THE BLOCK LINES WERE ESTABLISHED AT OFFSET DISTANCES OF 57.30' AND 74.00' WHICH IS SUPPORTED BY OCCUPATION AND SIDEWALK WIDTHS AS SHOWN HEREON.

THE OFFSETS TO MONUMENT LINES PER {R5} WERE NOT USED ON THIS SURVEY AND THE BLOCK LINES WERE ESTABLISHED PER DATA ON {R2} AND {R3} FOR THE FOLLOWING REASONS:

1. THE MEASURED DISTANCE BETWEEN THE TWO NORTHWESTERLY FOUND MONUMENTS ON FITZGERALD IS THE SAME AS SHOWN ON {R3}, 664.00'.
2. IT IS THE OPINION OF THE SURVEYOR THAT THE FOUR STONE MONUMENTS AS SHOWN HEREON CONTROL THE RETRACEMENT OF THE SUBJECT BLOCK LINES. THESE LONG-STANDING AND WIDELY ACCEPTED MONUMENTS TAKE PRECEDENCE OVER NEWER MARKS AND OFFSETS AS SHOWN ON {R5}. EVEN THOUGH {R3} SHOWS A 5.70'± AND 6.0'± FOR THE OFFSETS, THE EVIDENCE ON THE GROUND INDICATE THAT IMPROVEMENTS WERE BUILT USING THOSE EXACT OFFSETS.
3. THE SUBJECT BLOCK NO. 539 PER {R2} WAS A SUBDIVISION MAP OF PROTRACTION AND NO ORIGINAL MONUMENTS WERE SET OR SHOWN ON SAID MAP, HOWEVER, THE FOUR MONUMENTS AS SHOWN HEREON WERE SET SOON AFTER THE SUBDIVISION MAP AND THE DATA PER {R3} IS EVIDENCE FOR RETRACEMENT OF THE BLOCK LINES NECESSARY FOR THIS SURVEY.
4. THE OLD CONCRETE BUILDINGS COMMON CORNER AS SHOWN IN DETAIL "C" IS EVIDENCE THAT IMPROVEMENTS WERE BUILT ON THE LOT USING THE OFFSET DISTANCES FROM MONUMENTS AS SHOWN ON {R3}.

**REFERENCES**

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

- {R1} GRANT DEED RECORDED MARCH 28, 2017 IN DOCUMENT 2017-K426763-00, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- {R2} MAP OF BAYVIEW HOMESTEAD ASSOCIATION, FILED JUNE 19, 1872, IN BOOK "C" AND "D" OF MAPS AT PAGE 3, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- {R3} MONUMENT MAP NO. A-16-76 DATED MAY 1932 ON FILE AT THE SURVEYOR'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- {R4} GRADE MAP NO. 302 ON FILE AT THE SURVEYOR'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- {R5} MONUMENT MAP NO. 302 ON FILE AT THE SURVEYOR'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.

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CITY AND COUNTY OF SAN FRANCISCO SCALE 1" = 40'  
 CALIFORNIA FEBRUARY, 2020



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