

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. 9766".

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

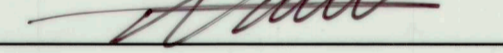
I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUBDIVIDER HAS FILED A STATEMENT FROM THE TREASURER AND TAX COLLECTOR OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS OR HER 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

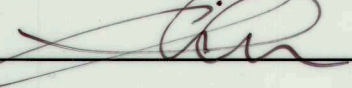
THIS MAP IS APPROVED THIS _____ DAY OF _____, 20____
BY ORDER No. _____

BY:  DATE: 3/15/2019

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 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. 9766

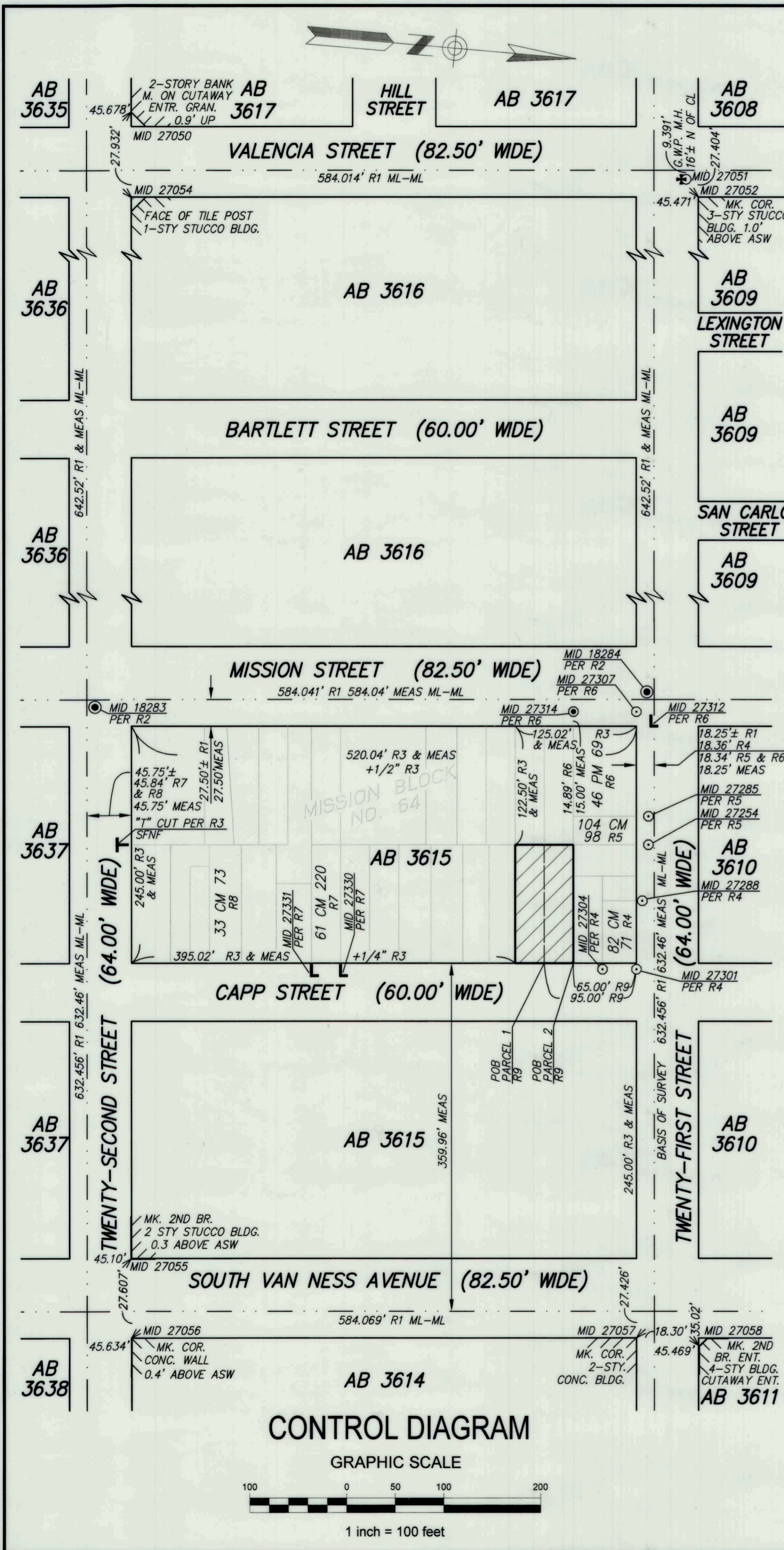
A TWO LOT MERGER AND TWENTY RESIDENTIAL UNIT
NEW CONDOMINIUM PROJECT
BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY
DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 31, 2015
AS DOCUMENT NO. 2015-K100138-00, OFFICIAL RECORDS
BEING A PORTION OF MISSION BLOCK NO. 64

CITY & COUNTY OF SAN FRANCISCO
SCALE AS SHOWN

STATE OF CALIFORNIA
MARCH 2019

BARRY A. PIERCE
TRANSAMERICAN ENGINEERS & ASSOCIATES

SHEET 2 OF 3
APN: 3615-055, ADDRESS: 606 CAPP STREET



REFERENCES

- R1 MONUMENT MAP 262 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
- R2 MONUMENT MAP 257 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
- R3 HISTORIC BLOCK DIAGRAM: AB 3615, MISSION BLOCK NO. 64 DATED FEBRUARY 11, 1914 BOOK 67 OF MAPS, PAGES 47-51
- R4 82 CM 71, MAP FILED SEPTEMBER 5, 2003 OFFICE OF THE COUNTY RECORDER
- R5 104 CM 98, MAP FILED FEBRUARY 22, 2008 OFFICE OF THE COUNTY RECORDER
- R6 46 PM 69, MAP FILED JANUARY 20, 2005 OFFICE OF THE COUNTY RECORDER
- R7 61 CM 220, MAP FILED FEBRUARY 22, 2000 OFFICE OF THE COUNTY RECORDER
- R8 33 CM 73, MAP FILED APRIL 25, 1991 OFFICE OF THE COUNTY RECORDER
- R9 DOC-2015-K100138-00 RECORDED JULY 31, 2015

ABBREVIATIONS

- AB ASSESSOR'S BLOCK
- APN ASSESSOR'S PARCEL NUMBER
- BLDG BUILDING
- CLR CLEAR
- CM CONDOMINIUM MAP
- DOC DOCUMENT
- (E) EXISTING
- FND FOUND
- MEAS MEASURED
- (N) NEW
- OV OVER
- OVH OVERHEAD
- PM PARCEL MAP
- POB POINT OF BEGINNING
- R () REFERENCE NUMBER
- SFNF SEARCHED FOR, NOT FOUND
- SQ FT SQUARE FEET
- WF WOOD FRAME
- ML - ML MONUMENT LINE TO MONUMENT LINE
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE

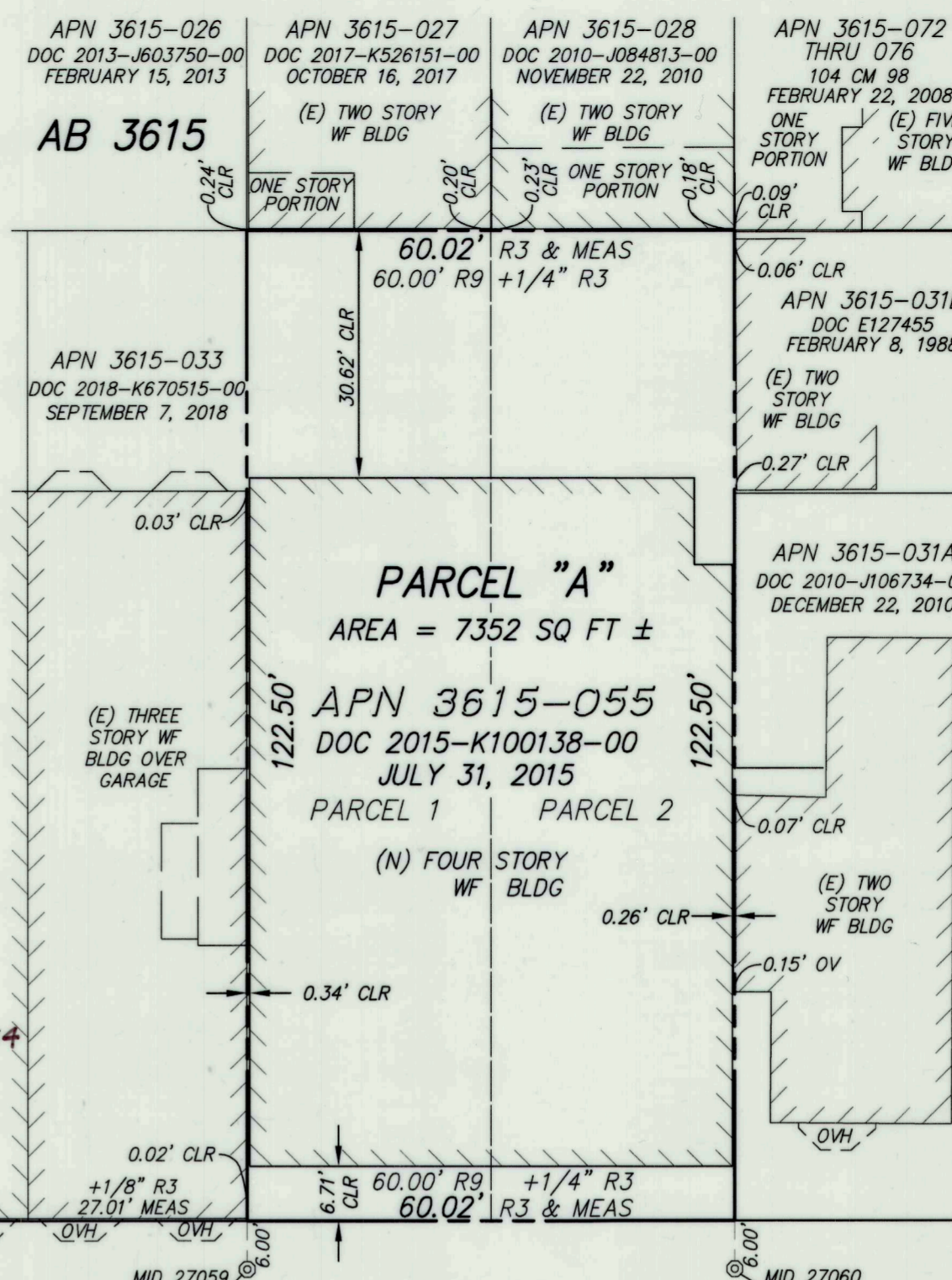
NOTE:

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 NUMBER (APN)	UNIT NO.	PROPOSED ASSESSOR'S NUMBER (APN)
1	3615 - 087	11	3615 - 097
2	3615 - 088	12	3615 - 098
3	3615 - 089	13	3615 - 099
4	3615 - 090	14	3615 - 100
5	3615 - 091	15	3615 - 101
6	3615 - 092	16	3615 - 102
7	3615 - 093	17	3615 - 103
8	3615 - 094	18	3615 - 104
9	3615 - 095	19	3615 - 105
10	3615 - 096	20	3615 - 106

SPECIAL NOTES CONTINUED

- 6. THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED OCTOBER 13, 2017 AS DOC 2017-K525465-00 OF OFFICIAL RECORDS.
- 7. THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED OCTOBER 13, 2017 AS DOC 2017-K525466-00 OF OFFICIAL RECORDS.
- 8. BASIS OF SURVEY IS THE MONUMENT LINE ON TWENTY-FIRST STREET FROM THE INTERSECTIONS OF VALENCIA STREET TO SOUTH VAN NESS AVENUE ASSUMED EAST AS SHOWN ON MONUMENT MAP NO. 262.
- 9. MONUMENT MARKS WITHIN THE SUBJECT BLOCK NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND.



CAPP STREET (60.00' WIDE)

GRAPHIC SCALE



1 inch = 20 feet

FIELD SURVEY COMPLETION STATEMENT

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 05/07/2018. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETED DATE, UNLESS OTHERWISE NOTED.

LEGEND

- PROPERTY LINE
- PROPERTY LINE (ADJOINERS)
- RIGHT OF WAY LINE
- MONUMENT LINE
- (E) LOT LINE
- TIE LINE
- BUILDING LINE
- SUBJECT PROPERTY
- FND MARK MONUMENT MAP
- FND CUT CROSS
- FND NAIL & TAG
- CITY MONUMENT, SFNF
- NAIL & TAG, SFNF
- "L" CUT, SFNF
- SET NAIL & 1/2" BRASS TAG LS 6975

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 TWENTY (20) DWELLING UNITS.
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 CAPP 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).
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. 262 DATED 8/69 AND REVISED 6/71 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 GRANT DEED RECORDED JULY 31, 2015 AS DOC 2015-K100138-00, 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.
5. ALL MEASURED DISTANCES ARE SHOWN HEREON IN FEET AND DECIMALS THEREOF. ALL OTHERS ARE SHOWN AS PER RECORDS AND NOTED AS SUCH.

FINAL MAP No. 9766

A TWO LOT MERGER AND TWENTY RESIDENTIAL UNIT NEW CONDOMINIUM PROJECT BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 31, 2015 AS DOCUMENT NO. 2015-K100138-00, OFFICIAL RECORDS BEING A PORTION OF MISSION BLOCK NO. 64

CITY & COUNTY OF SAN FRANCISCO
SCALE AS SHOWN

STATE OF CALIFORNIA
MARCH 2019

BARRY A. PIERCE
TRANSAMERICAN ENGINEERS & ASSOCIATES

SHEET 3 OF 3
APN: 3615-055, ADDRESS: 606 CAPP STREET

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): 606 Capp Street LLC, a California limited liability company

BY: [Signature]

BENEFICIARY: First National Bank of Northern California

BY: Randy Brugioni BY: [Signature]

PRINT NAME: Randy Brugioni PRINT NAME: [Signature]

PRINT CAPACITY: Senior Vice President PRINT CAPACITY: [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 February 25, 2019 BEFORE ME, Helen Dumont

A NOTARY PUBLIC, PERSONALLY APPEARED Joseph Toboni

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: 2193408

MY COMMISSION EXPIRES: 4/23/2021

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 SAN MATEO

ON FEBRUARY 27, 2019 BEFORE ME, ALICE SHUM

A NOTARY PUBLIC, PERSONALLY APPEARED RANDY BRUGIONI

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: 2250962

MY COMMISSION EXPIRES: AUGUST 21, 2022

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN MATEO

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: MARCH 15 2019

BRUCE R. STORRS L.S. 6914



SURVEYOR'S STATEMENT

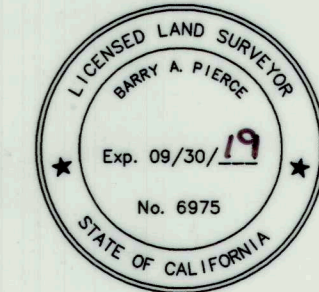
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JOE TOBONI ON JULY 8, 2015. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE MARCH 31, 2019, 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) 3.4.19

[Signature]

(SEAL)

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



RECORDER'S CERTIFICATE OR 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. 9766

A TWO LOT MERGER AND TWENTY RESIDENTIAL UNIT
NEW CONDOMINIUM PROJECT
BEING A MERGER AND SUBDIVISION OF THE CERTAIN REAL PROPERTY
DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 31, 2015
AS DOCUMENT NO. 2015-K100138-00, OFFICIAL RECORDS
BEING A PORTION OF MISSION BLOCK NO. 64

CITY & COUNTY OF SAN FRANCISCO
SCALE AS SHOWN

STATE OF CALIFORNIA
MARCH 2019

BARRY A. PIERCE
TRANSAMERICAN ENGINEERS & ASSOCIATES

SHEET 1 OF 3
APN: 3615-055, ADDRESS: 606 CAPP STREET