

**OWNER'S STATEMENT:**

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF RECORD TITLE INTEREST IN THE REAL PROPERTY SUBDIVIDED AND SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

WE HEREBY IRREVOCABLY OFFER FOR DEDICATION IN FEE, THAT CERTAIN REAL PROPERTY SHOWN HEREON AS LOT I, LOT J AND LOT K. SAID FEE SHALL BE CONVEYED BY SEPARATE INSTRUMENT.

WE ALSO HEREBY IRREVOCABLY OFFER FOR DEDICATION, EASEMENTS OVER ADJACENT LANDS SHOWN ON THIS MAP AS "PUBLIC R/W EASEMENT" FOR STREET CONNECTIONS AT THE FOLLOWING SPECIFIC LOCATIONS: BLYTHDALE AVENUE; BROOKDALE AVENUE; AND SUNNYDALE AVENUE. THE EASEMENTS SHALL BE CONVEYED BY SEPARATE INSTRUMENT.

WE ALSO ARE GRANTING AN EASEMENT OVER LAND SHOWN ON SHEET B OF THIS MAP AS FORMER LOT H OF FINAL MAP 11040, FOR A STREET CONNECTION AT SUNNYDALE AVENUE. SAID STREET EASEMENT SHALL BE CONVEYED BY SEPARATE INSTRUMENT.

IN WITNESS THEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

**OWNER:** THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, A PUBLIC BODY CORPORATE AND POLITIC AND SFHA HOUSING CORPORATION, A CALIFORNIA NONPROFIT BENEFIT CORPORATION, AS THEIR INTEREST MAY APPEAR OF RECORD.

BY: [Signature]  
GERMAINE TONIA LEDIJU, PhD  
CHIEF EXECUTIVE OFFICER

**SUBDIVIDER'S STATEMENT:**

WE HEREBY STATE THAT WE ARE THE SUBDIVIDER AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

WE HEREBY IRREVOCABLY OFFER THE PUBLIC INFRASTRUCTURE IMPROVEMENTS FOR STREET AND ROADWAY PURPOSES, AS DESCRIBED IN THAT PUBLIC IMPROVEMENT AGREEMENT, EXECUTED ON \_\_\_\_\_, 2024. SUCH IMPROVEMENTS SHALL BE CONVEYED BY SEPARATE INSTRUMENT.

IN WITNESS THEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

**SUBDIVIDER:** SUNNYDALE PHASE 3 INFRASTRUCTURE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: NEW GRID 2 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: MERCY HOUSING CALWEST, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, ITS SOLE MEMBER AND MANAGER

BY: [Signature]  
ELIZABETH KIWADA, VICE PRESIDENT

**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 18<sup>th</sup> 2024 BEFORE ME, Bennett Hogendorf

PERSONALLY APPEARED Germaine Tonia Lediju aka Tonia Lediju, 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 California COMMISSION NO.: 2401477

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

MY COMMISSION EXPIRES: 4/20/26

**SUBDIVIDER'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 October 2 2024 BEFORE ME, Daniel Gaudario, Notary Public

PERSONALLY APPEARED Elizabeth Kiwada, 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 California COMMISSION NO.: 2415734

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

MY COMMISSION EXPIRES: September 14, 2026

**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 \_\_\_\_\_, 2024.

CLERK OF THE BOARD OF SUPERVISORS  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**FINAL MAP 12077**

SUNNYDALE HOPE SF PROJECT; PID 12077-PHASE 3 & 4  
A MERGER AND 9 LOT SUBDIVISION  
A 64 RESIDENTIAL UNIT CONDOMINIUM PROJECT  
WITHIN LOTS 7 AND 8

BEING A MERGER AND RESUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THOSE QUITCLAIM DEEDS, RECORDED AUGUST 29, 1940, IN BOOK 3658, PAGE 150

AND DOC. \_\_\_\_\_, RECORDED \_\_\_\_\_, 2024, OFFICIAL RECORDS, AND THAT "FINAL MAP 11040, RECORDED APRIL 1, 2022 IN BOOK 2 OF FINAL MAPS, PAGES 95 THRU 99.

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
**MARTIN M. RON ASSOCIATES, INC.**  
Land Surveyors

859 HARRISON STREET, SUITE 200  
San Francisco, California 94107

SEPTEMBER 2024 SHEET 1 OF 11



**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 \_\_\_\_\_, 2024, APPROVED THIS MAP ENTITLED "FINAL MAP 12077", AND CONDITIONALLY ACCEPTS ON BEHALF OF THE PUBLIC, SUBJECT TO COMPLETION AND ACCEPTANCE, THE OFFERS OF DEDICATION IN FEE AND THE OFFERS OF EASEMENTS AND THE PUBLIC INFRASTRUCTURE IMPROVEMENTS IDENTIFIED IN THE OWNER'S STATEMENT AND IN THE SUBDIVIDER'S STATEMENT, RESPECTIVELY.

AND THE BOARD DID ALSO ABANDON, PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT, LOT H AS SHOWN ON FINAL MAP 11040 FILED APRIL 1, 2022, IN BOOK 2, PAGES 95 THROUGH 99 OF FINAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, SUBJECT TO THE COMPLETION AND ACCEPTANCE FOR STREET AND ROADWAY AND PUBLIC INFRASTRUCTURE IMPROVEMENTS OVER LOT I, LOT J, AND LOT K, AS SHOWN ON THIS MAP;

AND THE BOARD DID ALSO ABANDON, PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, ANY PUBLIC EASEMENTS, CREATED OR IMPLIED, WITHIN LOT H AS SHOWN ON FINAL MAP 11040 FILED APRIL 1, 2022, IN BOOK 2, PAGES 95 THROUGH 99 OF FINAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, SUBJECT TO THE COMPLETION AND ACCEPTANCE OF STREET AND ROADWAY AND PUBLIC INFRASTRUCTURE IMPROVEMENTS OVER LOT I, LOT J, AND LOT K, AS SHOWN ON THIS MAP.

THE CLERK ACKNOWLEDGES THAT THE EASEMENT OVER LAND SHOWN ON SHEET 8 OF THIS MAP AS FORMER LOT H OF FINAL MAP 11040, IS BEING APPROVED ADMINISTRATIVELY BY THE DIRECTOR OF THE DIVISION OF REAL ESTATE BY SEPARATE INSTRUMENT.

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

**APPROVALS:**  
THIS MAP IS APPROVED THIS 16th DAY OF December, 2024  
BY ORDER NO. 211250

BY: Carla Short DATE: 12/6/24

CARLA SHORT  
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**APPROVED AS TO FORM:**

DAVID CHIU, CITY ATTORNEY

BY: HJC DATE: 12/9/24

DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**BOARD OF SUPERVISOR'S APPROVAL:**

ON \_\_\_\_\_, 2024, 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. \_\_\_\_\_.

**CERTIFICATE OF PUBLIC IMPROVEMENT AGREEMENT:**

THIS CERTIFICATE EVIDENCES THAT A PUBLIC IMPROVEMENT AGREEMENT HAS BEEN EXECUTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BETWEEN SUNNYDALE INFRASTRUCTURE PHASE 3, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND THE CITY AND COUNTY OF SAN FRANCISCO.

BY: Carla Short DATE: 12/6/24  
CARLA SHORT  
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY  
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.

WILLIAM E. BLACKWELL JR, ACTING CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO

BY: William E. Blackwell Jr DATE: 12/2/24  
WILLIAM E. BLACKWELL JR, P.L.S. 8251



**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 SUNNYDALE INFRASTRUCTURE PHASE 3, LLC, ON MARCH 22, 2022. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN THOSE POSITIONS INDICATED WITHIN THREE YEARS FROM THE RECORDATION OF THIS FINAL MAP, 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: Bruce A. Gowdy DATE: SEPTEMBER 27, 2024  
BRUCE A. GOWDY, P.L.S. 6725



**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF FINAL MAPS, AT PAGES \_\_\_\_\_, AT THE REQUEST OF MARTIN M. RON ASSOCIATES.

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

**FINAL MAP 12077**

SUNNYDALE HOPE SF PROJECT; PID 12077-PHASE 3 & 4  
A MERGER AND 9 LOT SUBDIVISION  
A 64 RESIDENTIAL UNIT CONDOMINIUM PROJECT  
WITHIN LOTS 7 AND 8

BEING A MERGER AND RESUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THOSE QUITCLAIM DEEDS, RECORDED AUGUST 29, 1940, IN BOOK 3658, PAGE 150 AND DOC. \_\_\_\_\_, RECORDED \_\_\_\_\_, 2024, OFFICIAL RECORDS, AND THAT "FINAL MAP 11040, RECORDED APRIL 1, 2022 IN BOOK 2 OF FINAL MAPS, PAGES 95 THRU 99.

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors  
859 HARRISON STREET, SUITE 200  
San Francisco, California 94107

SEPTEMBER 2024 SHEET 2 OF 11



MAP REFERENCES

(R1). "MAP OF SUNNYDALE LOW RENT HOUSING PROJECT SHOWING STREET OPENING", RECORDED DECEMBER 30, 1941 IN BOOK "O" OF MAPS, PAGE 57, OFFICE OF THE CITY AND COUNTY RECORDER.

(R2). "MAP OF SUN VALLEY SUBDIVISION", ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR, UNDER INDEX NO. T-13-27(a)(b). NOTE: "MAP OF SUN VALLEY SUBDIVISION", RECORDED SEPTEMBER 25, 1946 IN BOOK "P" OF MAPS, PAGES 41-42, OFFICE OF THE CITY AND COUNTY RECORDER, CONTAINS AN ERROR, SHOWING A MONUMENT LINE DISTANCE BEING 393.261 FEET. T-13-27 SHOWS THIS DISTANCE BEING 373.261 FEET, WHICH AGREES WITH FIELD MEASURED VALUES.

(R3). "MAP OF BLAINE, DEERING AND SAMUELS TRACT", ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR, UNDER INDEX NO. T-8-35(a)(b). NOTE: "MAP OF BLAINE, DEERING AND SAMUELS TRACT", RECORDED MAY 14, 1927 IN BOOK "L" OF MAPS, PAGES 26-27, OFFICE OF THE CITY AND COUNTY RECORDER, CONTAINS AN ERROR, SHOWING THE MONUMENT LINE OFFSET ON VELASCO AVE. BEING 6 FEET. T-8-35 SHOWS THIS OFFSET AS BEING 4 FEET, WHICH AGREES WITH FIELD MEASURED VALUES.

(R4). "FINAL MAP 9537, SUNNYDALE HOPE SF PROJECT; PID 9537-PHASE 1", RECORDED OCTOBER 15, 2019, IN BOOK 136 OF CONDOMINIUM MAPS, PAGES 206-216, OFFICE OF THE CITY AND COUNTY RECORDER.

(R5). "FINAL MAP 11040, SUNNYDALE HOPE SF PROJECT; PID 11040-PHASE 2", RECORDED APRIL 1, 2022, IN BOOK 2 OF FINAL MAPS, PAGES 95-99, OFFICE OF THE CITY AND COUNTY RECORDER.

DEED REFERENCES

(D1). QUITCLAIM DEED TO THE HOUSING AUTHORITY OF THE CITY & COUNTY OF SAN FRANCISCO, RECORDED AUGUST 29, 1940, REEL 3658, IMAGE 150, OFFICIAL RECORDS.

(D2). DEED DESCRIBING THE LANDS KNOWN AS "McLAREN PARK", CITY AND COUNTY OF SAN FRANCISCO, RECORDED AUGUST 5, 1966, IN BOOK 872, PAGE 732, OFFICIAL RECORDS.

ABANDONMENT AND MERGER NOTE:

PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT, THE FILING OF THIS MAP CONSTITUTES THE ABANDONMENT AND MERGER OF LOT H AS SHOWN ON FINAL MAP 11040 FILED APRIL 1, 2022, IN BOOK 2, PAGES 95 THROUGH 99 OF FINAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO. (REFER TO SHEET 9).

ABANDONMENT NOTE:

PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS MAP CONSTITUTES THE ABANDONMENT OF ANY PUBLIC EASEMENTS, CREATED OR IMPLIED, WITHIN LOT H AS SHOWN ON FINAL MAP 11040 FILED APRIL 1, 2022, IN BOOK 2, PAGES 95 THROUGH 99 OF FINAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO. (REFER TO SHEET 9).

STREET AND EASEMENT VACATION NOTE:

BLYTHDALE AVENUE, SANTOS STREET AND SUNNYDALE AVENUE, PUBLIC STREETS, THAT LIE WITHIN AND OUTSIDE THIS SUBDIVISION BOUNDARY ARE VACATED WITH RESERVATION OF EASEMENTS PER ORDINANCE NO. 22-19. THE EASEMENTS IDENTIFIED IN "QUITCLAIM DEED (SANTOS STREET, BLYTHDALE AVENUE AND SUNNYDALE AVENUE)", RECORDED

\_\_\_\_\_, 2024, DOCUMENT NO. \_\_\_\_\_, OFFICIAL RECORDS, ARE NOT ABANDONED BY THE FILING OF THIS MAP. PURSUANT TO SECTIONS 66434(g) AND 66499.20.2 OF THE SUBDIVISION MAP ACT (SMA), SAID STREETS AND ANY PUBLIC EASEMENTS SHALL BE ABANDONED, FOLLOWING THE COMPLETION AND ACCEPTANCE OF STREET AND ROADWAY AND PUBLIC INFRASTRUCTURE IMPROVEMENTS OVER LOT I, LOT J AND LOT K, AS SHOWN ON THIS MAP (REFER TO SHEET 9 AND 10).

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

1). 3-FOOT WIDE UTILITY EASEMENTS AS SHOWN ON "MAP OF SUNNYDALE LOW RENT HOUSING PROJECT SHOWING STREET OPENING", RECORDED DECEMBER 30, 1941 IN BOOK "O" OF MAPS, PAGE 57, OFFICIAL RECORDS.

2). AN EASEMENT FOR SEWER AS DESCRIBED IN THAT DOCUMENT RECORDED FEBRUARY 21, 1940 IN REEL 3575 OF OFFICIAL RECORDS, IMAGE 68, (30-FOOT WIDE EASEMENT, SAME AS SHOWN ON SAID "O" MAPS 57).

3). AN EASEMENT FOR SEWER AS DESCRIBED IN THAT DOCUMENT RECORDED DECEMBER 19, 1940 IN REEL 3691 OF OFFICIAL RECORDS, IMAGE 448 AND RE-RECORDED FEBRUARY 03, 1941 IN REEL 3722 OF OFFICIAL RECORDS, IMAGE 31. (10-FOOT WIDE EASEMENT, SAME AS SHOWN ON SAID "O" MAPS 57).

4). "GRANT OF EASEMENT", RECORDED JANUARY 7, 2013, DOCUMENT NO. 2013-J578231, OFFICIAL RECORDS. (BLANKET EASEMENT-AFFECTS APN 6313-001)

5). "MASTER DEVELOPMENT AGREEMENT", RECORDED MARCH 3, 2017, DOCUMENT NO. 2017-K416598, OFFICIAL RECORDS AND ALL SUBSEQUENT AMENDMENTS THEREOF.

6). "DEVELOPMENT AGREEMENT", RECORDED MARCH 3, 2017, DOCUMENT NO. 2017-K416604, OFFICIAL RECORDS AND ALL SUBSEQUENT AMENDMENTS THEREOF.

7). "ORDINANCE NO. 22-19 [STREET VACATION FOR VARIOUS STREETS-SUNNYDALE HOPE SF PROJECT]", APPROVED BY THE BOARD OF SUPERVISORS ON FEBRUARY 5, 2019.

8). "SUNNYDALE HOPE SF PROJECT PUBLIC IMPROVEMENT AGREEMENT", RECORDED OCTOBER 15, 2019, DOCUMENT NO. 2019-K843498, OFFICIAL RECORDS.

9). "EASEMENT AGREEMENT (SEWER FACILITIES)", RECORDED JUNE 15, 2021, DOCUMENT NO. 2021096305, OFFICIAL RECORDS.

10). "EASEMENT AGREEMENT", RECORDED AUGUST 5, 2019, DOCUMENT NO. 2019K812147, OFFICIAL RECORDS. "FIRST AMENDMENT TO EASEMENT AGREEMENT", RECORDED AUGUST 5, 2021, DOCUMENT NO. 2021128102, OFFICIAL RECORDS. (TEMP SUNRISE WAY)

11). "PEDESTRIAN AND VEHICULAR PUBLIC ACCESS EASEMENT & CITY UTILITY EASEMENT TEMPORARY SUNRISE WAY", RECORDED AUGUST 5, 2021, DOCUMENT NO. 2021128107, OFFICIAL RECORDS. (TEMP SUNRISE WAY)

12). "GAS DISTRIBUTION EASEMENT DEED", RECORDED AUGUST 27, 2021, DOCUMENT NO. 2021138006, OFFICIAL RECORDS AND RE-RECORDED OCTOBER 18, 2021, DOCUMENT NO. 2021158813, OFFICIAL RECORDS. SAID EASEMENT LIES WITHIN TEMPORARY SUNRISE WAY.

13). "GAS DISTRIBUTION EASEMENT DEED", RECORDED AUGUST 27, 2021, DOCUMENT NO. 2021137712 AND RE-RECORDED OCTOBER 18, 2021, DOCUMENT NO. 2021158784, OFFICIAL RECORDS.

14). "GRANT DEED (SUNNYDALE/VELASCO--PHASE 1)", RECORDED MARCH 31, 2022, DOCUMENT NO. 2022010688, OFFICIAL RECORDS.

15). "GRANT DEED (SUNNYDALE/VELASCO--PHASE 2)", RECORDED JANUARY 31, 2022, DOCUMENT NO. 2022033615, OFFICIAL RECORDS.

16). "QUITCLAIM DEED AND RESERVATION OF EASEMENTS, (SUNNYDALE AVENUE)", RECORDED APRIL 1, 2022, DOCUMENT NO. 2022033863, OFFICIAL RECORDS.

17). "GAS DISTRIBUTION EASEMENT DEED", RECORDED APRIL 13, 2022, DOCUMENT NO. 2022038109, OFFICIAL RECORDS. SAID EASEMENT LIES WITHIN A PORTION OF VACATED SUNNYDALE AVENUE.

18). "PUBLIC IMPROVEMENT AGREEMENT (SUNNYDALE HOPE SF-PHASE 1A3)", RECORDED APRIL 1, 2022, DOCUMENT NO. 2022033865, OFFICIAL RECORDS.

20). "OFFER OF DEDICATION (LOTS G AND H IN FINAL MAP PHASE 2)", RECORDED APRIL 1, 2022, DOCUMENT NO. 2022033866, OFFICIAL RECORDS.

23). "NOTICE OF COMPLETION", RECORDED JULY 23, 2024, DOCUMENT NO. 2024054544, OFFICIAL RECORDS. (AFFECTS INFRASTRUCTURE PHASE 1A3).

24). PUBLIC IMPROVEMENT AGREEMENT (SUNNYDALE HOPE SF - PHASE 3 & 4), RECORDED \_\_\_\_\_, 2024, DOCUMENT NO. \_\_\_\_\_, OFFICIAL RECORDS.

25). "QUITCLAIM DEED", (SANTOS STREET, BLYTHDALE AVENUE AND SUNNYDALE AVENUE)", RECORDED \_\_\_\_\_, 2024, DOCUMENT NO. \_\_\_\_\_, OFFICIAL RECORDS.

THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS WHICH WILL RECORD CONCURRENTLY WITH THE RECORDATION OF THIS MAP:

1). "DECLARATION OF RESTRICTIONS", RECORDED \_\_\_\_\_, 2024, DOCUMENT NO. \_\_\_\_\_, OFFICIAL RECORDS. (AFFECTS THE ADMINISTRATIVE BUILDING AND YOUTH CENTER (1652-1654 SUNNYDALE AVE.) AND LOT B.

2). "DECLARATION OF RESTRICTIONS", RECORDED \_\_\_\_\_, 2024, DOCUMENT NO. \_\_\_\_\_, OFFICIAL RECORDS. (AFFECTS THE ADMINISTRATIVE BUILDING AND YOUTH CENTER (1652-1654 SUNNYDALE AVE.) AND LOT K (SUNNYDALE AVENUE).

3). "DECLARATION OF RESTRICTIONS", RECORDED \_\_\_\_\_, 2024, DOCUMENT NO. \_\_\_\_\_, OFFICIAL RECORDS. (AFFECTS THE ADMINISTRATIVE BUILDING AND YOUTH CENTER (1652-1654 SUNNYDALE AVE.) AND LOT 9.

4). "DECLARATION OF RESTRICTIONS", RECORDED \_\_\_\_\_, 2024, DOCUMENT NO. \_\_\_\_\_, OFFICIAL RECORDS. (AFFECTS THE WU YEE CHILDREN'S SERVICES BUILDING (700 VELASCO AVF.) AND LOT 7.

5). "DECLARATION OF RESTRICTIONS", RECORDED \_\_\_\_\_, 2024, DOCUMENT NO. \_\_\_\_\_, OFFICIAL RECORDS. (AFFECTS THE WU YEE CHILDREN'S SERVICES BUILDING (700 VELASCO AVE.) AND LOT 8.

6). "NOTICE OF TERMINATION OF OFFER OF DEDICATION (LOTS G AND H IN FINAL MAP PHASE 2/INFRASTRUCTURE PHASE 1A-3)", RECORDED \_\_\_\_\_, 2024, DOCUMENT NO. \_\_\_\_\_, OFFICIAL RECORDS.

7). "IRREVOCABLE OFFER OF DEDICATION (LOT G IN FINAL MAP NO. 11040 (PHASE 2/INFRASTRUCTURE PHASE 1A-3)", RECORDED \_\_\_\_\_, 2024, DOCUMENT NO. \_\_\_\_\_, OFFICIAL RECORDS.

8). "EASEMENT AGREEMENT (SUNNYDALE AVENUE (FINAL MAP 11040, FORMER LOT H))", RECORDED \_\_\_\_\_, 2024, DOCUMENT NO. \_\_\_\_\_, OFFICIAL RECORDS.

9). "IRREVOCABLE OFFER OF DEDICATION (LOTS I, J AND K IN FINAL MAP NO. 12077 (PHASE 3/INFRASTRUCTURE PHASE 1B-1C)", RECORDED \_\_\_\_\_, 2024, DOCUMENT NO. \_\_\_\_\_, OFFICIAL RECORDS.

10). "IRREVOCABLE OFFER OF EASEMENT (PHASE 3-BLYTHDALE AVENUE EXTENSION)", RECORDED \_\_\_\_\_, 2024, DOCUMENT NO. \_\_\_\_\_, OFFICIAL RECORDS.

11). "IRREVOCABLE OFFER OF EASEMENT (PHASE 3-BROOKDALE AVENUE EXTENSION)", RECORDED \_\_\_\_\_, 2024, DOCUMENT NO. \_\_\_\_\_, OFFICIAL RECORDS.

12). "IRREVOCABLE OFFER OF EASEMENT (PHASE 3-SUNNYDALE AVENUE EXTENSION)", RECORDED \_\_\_\_\_, 2024, DOCUMENT NO. \_\_\_\_\_, OFFICIAL RECORDS.

13). "IRREVOCABLE OFFER OF EASEMENT (PHASE 3-SEWER FACILITIES IN LOT C)", RECORDED \_\_\_\_\_, 2024, DOCUMENT NO. \_\_\_\_\_, OFFICIAL RECORDS.

**FINAL MAP 12077**

SUNNYDALE HOPE SF PROJECT; PID 12077-PHASE 3 & 4  
A MERGER AND 9 LOT SUBDIVISION  
A 64 RESIDENTIAL UNIT CONDOMINIUM PROJECT  
WITHIN LOTS 7 AND 8

BEING A MERGER AND RESUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THOSE QUITCLAIM DEEDS, RECORDED AUGUST 29, 1940, IN BOOK 3658, PAGE 150, AND DOC. \_\_\_\_\_, RECORDED \_\_\_\_\_, 2024, OFFICIAL RECORDS, AND THAT "FINAL MAP 11040, RECORDED APRIL 1, 2022 IN BOOK 2 OF FINAL MAPS, PAGES 95 THRU 99.

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.  
Land Surveyors

859 HARRISON STREET, SUITE 200  
San Francisco, California 94107

SEPTEMBER 2024 SHEET 3 OF 11



**CONDOMINIUM NOTES:**

- a) THIS MAP IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 64 RESIDENTIAL UNITS, TOTAL, WITHIN LOTS 7 AND LOT 8.
- 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 SANTOS STREET, SUNNYDALE AVENUE, MALOSI STREET, SUNRISE WAY AND VELASCO 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.
- h) ANY UNUSED CONDOMINIUM UNITS ENTITLED WITHIN THIS FINAL MAP SHALL BE MADE AVAILABLE FOR FUTURE FINAL MAPS, PROVIDING THE TOTAL COUNT OF UNITS ENTITLED WITHIN THE TENTATIVE MAP IS NOT EXCEEDED.

**LOT INFORMATION TABLE**

LOTS	APN	AREA (Sq.Ft.)	RESIDENTIAL CONDOMINIUM UNITS	PROPOSED APN'S FOR RESIDENTIAL CONDOMINIUM UNITS	PRIMARY LAND USE
LOT 6	6311-021	44,404	N/A	N/A	RESIDENTIAL
LOT 7	6311-023	40,592	30	6311: 028-057	RESIDENTIAL
LOT 8	6311-024	50,464	34	6311: 058-091	RESIDENTIAL
LOT 9	6310-008	52,278	N/A	N/A	RESIDENTIAL
LOT B	6310-009	32,470	N/A	N/A	OPEN SPACE
LOT C	6311-025	72,882	N/A	N/A	OPEN SPACE
LOT I	6311-022	11,840	N/A	N/A	PUBLIC STREET
LOT J	6311-026	75,420	N/A	N/A	PUBLIC STREET
LOT K	6310-010	45,833	N/A	N/A	PUBLIC STREET

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

**BASIS OF SURVEY**

"MAP OF SUN VALLEY SUBDIVISION", RECORDED SEPTEMBER 25, 1946 IN BOOK "P" OF MAPS, PAGES 41-42, OFFICE OF THE CITY AND COUNTY RECORDER.

**BASIS OF BEARING**

THE BEARING OF S19°24'00"W ALONG THE MONUMENT LINE OF MALOSI STREET, AS SHOWN ON THAT MAP ENTITLED, "FINAL MAP 11040", RECORDED APRIL 1, 2022 IN BOOK 2 OF FINAL MAPS, PAGES 95-99, OFFICE OF THE CITY AND COUNTY RECORDER.

**FIELD SURVEY COMPLETION**

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON JULY 31, 2024. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AT THE TIME OF THE FIELD COMPLETION DATE.

**GENERAL NOTES**

1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

**LEGEND**

- APN 6313-001 ASSESSOR'S PARCEL NUMBER (BLOCK-LOT) (FOR TAXATION PURPOSES ONLY)
- Q.C. QUITCLAIM (DEED)
- DOC. DOCUMENT
- O.R. OFFICIAL RECORDS
- ORD. ORDINANCE
- (45.06') RECORD DIMENSION WITH MAP/DEED REFERENCE WHEN IN DISCREPANCY WITH MEASURED DIMENSION
- (D1) DOCUMENT REFERENCE
- MID 20321 MONUMENT IDENTIFICATION PER CITY & COUNTY OF SAN FRANCISCO DATA BASE
- (M) MEASURED
- (R) RADIUS
- FOUND BRASS PIN IN LEAD PLUG IN STANDARD MONUMENT WELL, PER REFERENCED RECORD MAP
- ⊕ FND. 2-1/2" BRASS DISK "PLS 6725" IN CONCRETE SIDEWALK
- ⊙ SET 2-1/2" BRASS DISK "PLS 6725" IN CONCRETE SIDEWALK
- SET ANCHOR SCREW & 1-1/2" DIAMETER WASHER "PLS 6725" IN CONCRETE OR 1" DIAMETER STEEL PIPE W/CAP "PLS 6725" IN GROUND.
- FOUND ANCHOR SCREW & 1-1/2" DIAMETER WASHER "PLS 6725" IN CONCRETE OR 1" DIAMETER STEEL PIPE W/CAP "PLS 6725" IN GROUND WITH SFCS13 COORDINATES AS LISTED IN TABLE ON SHEET 5
- CS13(1)
- PERIMETER BOUNDARY LINES OF SUNNYDALE HOPE SF PROJECT
- PERIMETER BOUNDARY LINES OF FINAL MAP PHASE 3+4
- INTERIOR LOT LINES
- MONUMENT LINES
- EASEMENT LINES
- LINES OF ADJOINERS LOTS AND STREETS
- P.U.C. SAN FRANCISCO PUBLIC UTILITY COMMISSION
- P.U.E. PUBLIC UTILITY EASEMENT

**FINAL MAP 12077**

SUNNYDALE HOPE SF PROJECT; PID 12077-PHASE 3 & 4  
A MERGER AND 9 LOT SUBDIVISION  
A 64 RESIDENTIAL UNIT CONDOMINIUM PROJECT  
WITHIN LOTS 7 AND 8

BEING A MERGER AND RESUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THOSE QUITCLAIM DEEDS, RECORDED AUGUST 29, 1940, IN BOOK 3658, PAGE 150, AND DOC. \_\_\_\_\_, RECORDED \_\_\_\_\_, 2024, OFFICIAL RECORDS, AND THAT "FINAL MAP 11040, RECORDED APRIL 1, 2022 IN BOOK 2 OF FINAL MAPS, PAGES 95 THRU 99.

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.

Land Surveyors

859 HARRISON STREET, SUITE 200

San Francisco, California 94107

SEPTEMBER 2024

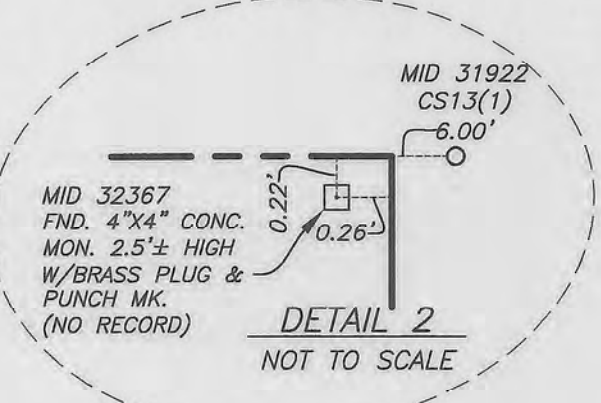
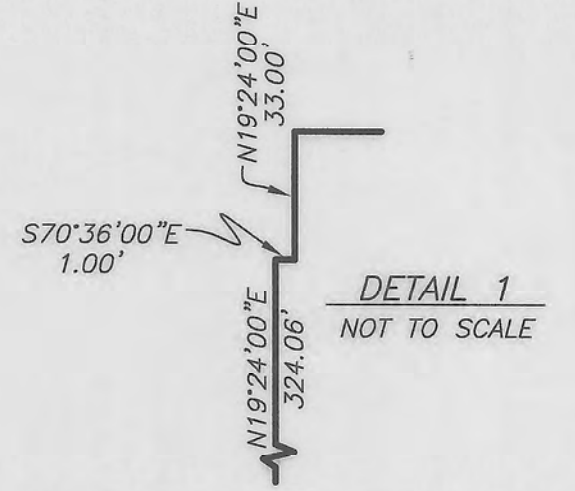
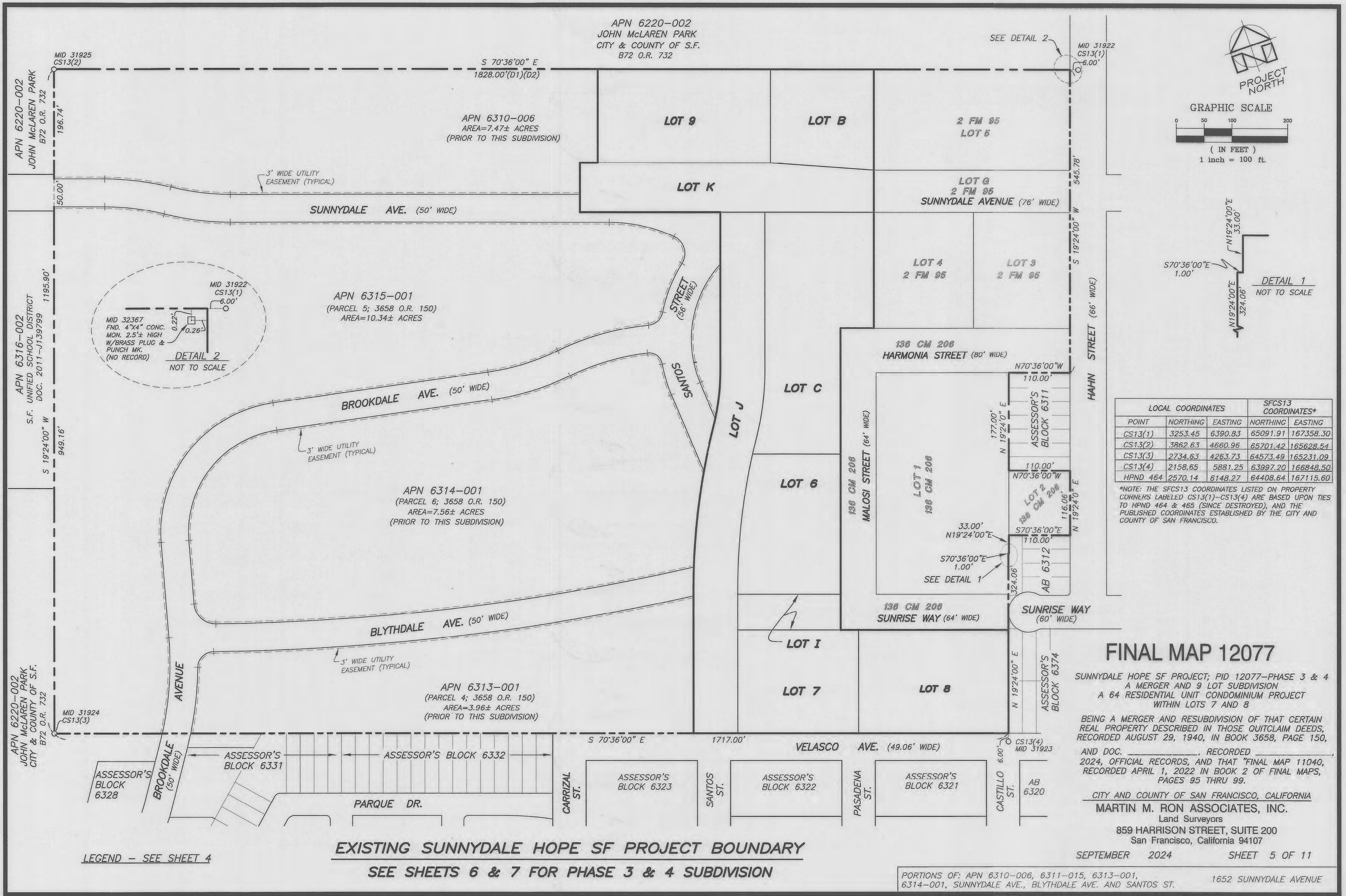
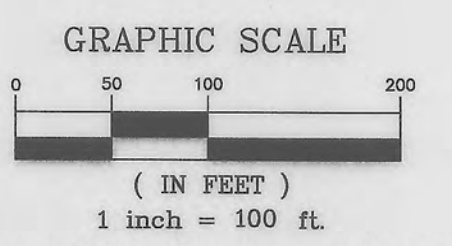
SHEET 4 OF 11

PORTIONS OF: APN 6310-006, 6311-015, 6313-001, 6314-001, SUNNYDALE AVE., BLYTHDALE AVE. AND SANTOS ST.

1652 SUNNYDALE AVENUE



APN 6220-002  
JOHN McLAREN PARK  
CITY & COUNTY OF S.F.  
B72 O.R. 732



POINT	LOCAL COORDINATES		SFCS13 COORDINATES*	
	NORTHING	EASTING	NORTHING	EASTING
CS13(1)	3253.45	6390.83	65091.91	167358.30
CS13(2)	3862.63	4660.96	65701.42	165628.54
CS13(3)	2734.63	4263.73	64573.49	165231.09
CS13(4)	2158.65	5881.25	63997.20	166848.50
HPND 464	2570.14	6148.27	64408.64	167115.60

\*NOTE: THE SFCS13 COORDINATES LISTED ON PROPERTY CORNERS LABELED CS13(1)-CS13(4) ARE BASED UPON TIES TO HPND 464 & 465 (SINCE DESTROYED), AND THE PUBLISHED COORDINATES ESTABLISHED BY THE CITY AND COUNTY OF SAN FRANCISCO.

### FINAL MAP 12077

SUNNYDALE HOPE SF PROJECT; PID 12077-PHASE 3 & 4  
A MERGER AND 9 LOT SUBDIVISION  
A 64 RESIDENTIAL UNIT CONDOMINIUM PROJECT  
WITHIN LOTS 7 AND 8

BEING A MERGER AND RESUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THOSE QUITCLAIM DEEDS, RECORDED AUGUST 29, 1940, IN BOOK 3658, PAGE 150, AND DOC. \_\_\_\_\_, RECORDED 2024, OFFICIAL RECORDS, AND THAT "FINAL MAP 11040, RECORDED APRIL 1, 2022 IN BOOK 2 OF FINAL MAPS, PAGES 95 THRU 99.

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
MARTIN M. RON ASSOCIATES, INC.  
Land Surveyors

859 HARRISON STREET, SUITE 200  
San Francisco, California 94107

SEPTEMBER 2024 SHEET 5 OF 11

**EXISTING SUNNYDALE HOPE SF PROJECT BOUNDARY**  
**SEE SHEETS 6 & 7 FOR PHASE 3 & 4 SUBDIVISION**

LEGEND - SEE SHEET 4

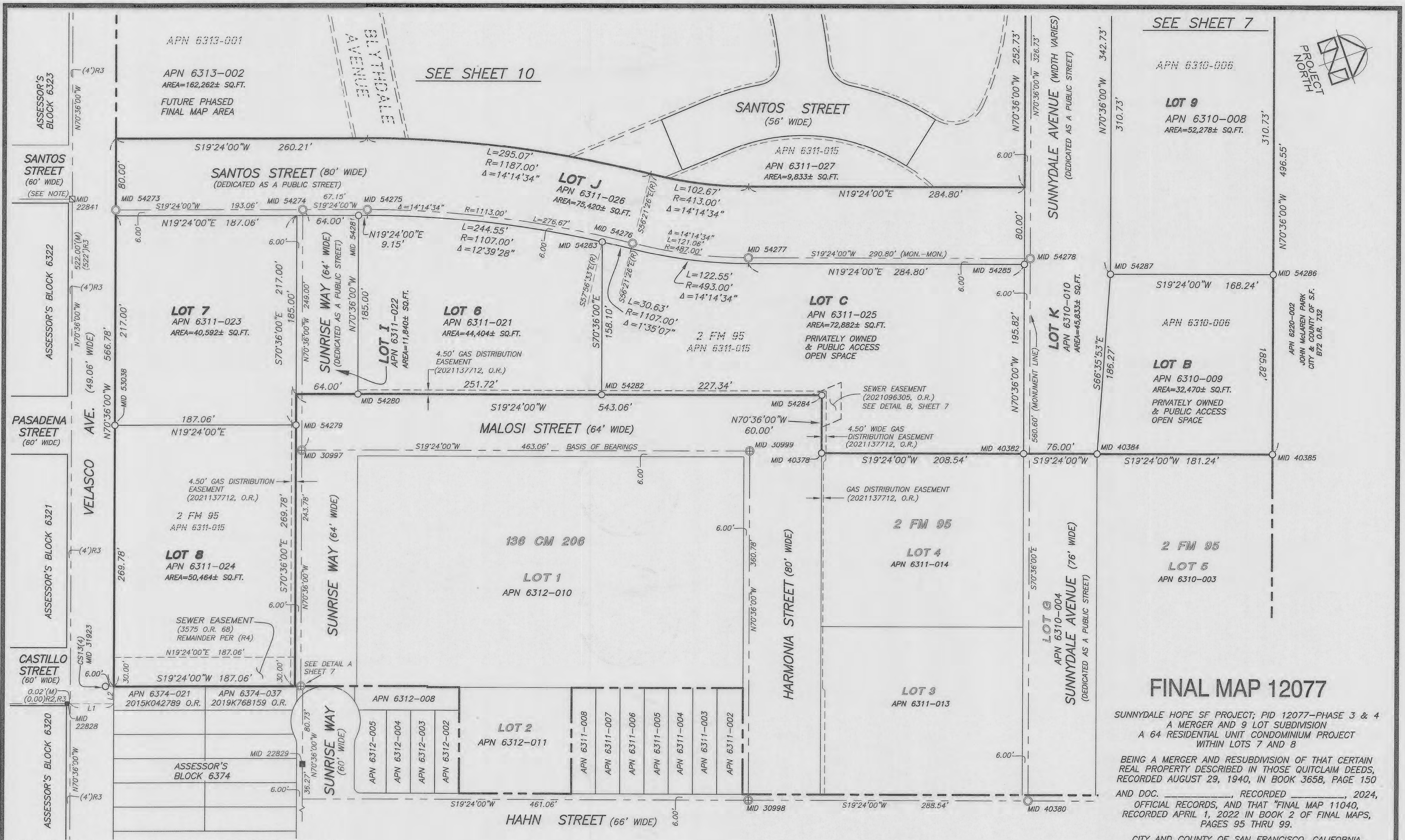
PORTIONS OF: APN 6310-006, 6311-015, 6313-001, 6314-001, SUNNYDALE AVE., BLYTHDALE AVE. AND SANTOS ST. 1652 SUNNYDALE AVENUE





SEE SHEET 7

SEE SHEET 10



# FINAL MAP 12077

SUNNYDALE HOPE SF PROJECT; PID 12077-PHASE 3 & 4  
 A MERGER AND 9 LOT SUBDIVISION  
 A 64 RESIDENTIAL UNIT CONDOMINIUM PROJECT  
 WITHIN LOTS 7 AND 8

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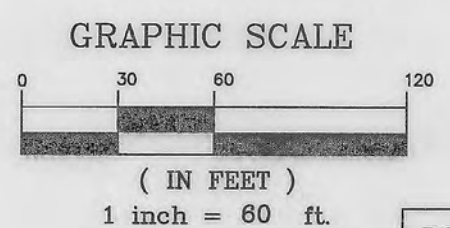
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
**MARTIN M. RON ASSOCIATES, INC.**  
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859 HARRISON STREET, SUITE 200  
 San Francisco, California 94107

SEPTEMBER 2024 SHEET 6 OF 11

LINE TABLE

LINE	BEARING	LENGTH
L1	N19°24'00"E	44.854'(M)R2
L2	N70°36'00"W	(45.06')R3
		18.24'(M)
		(18.234')R2



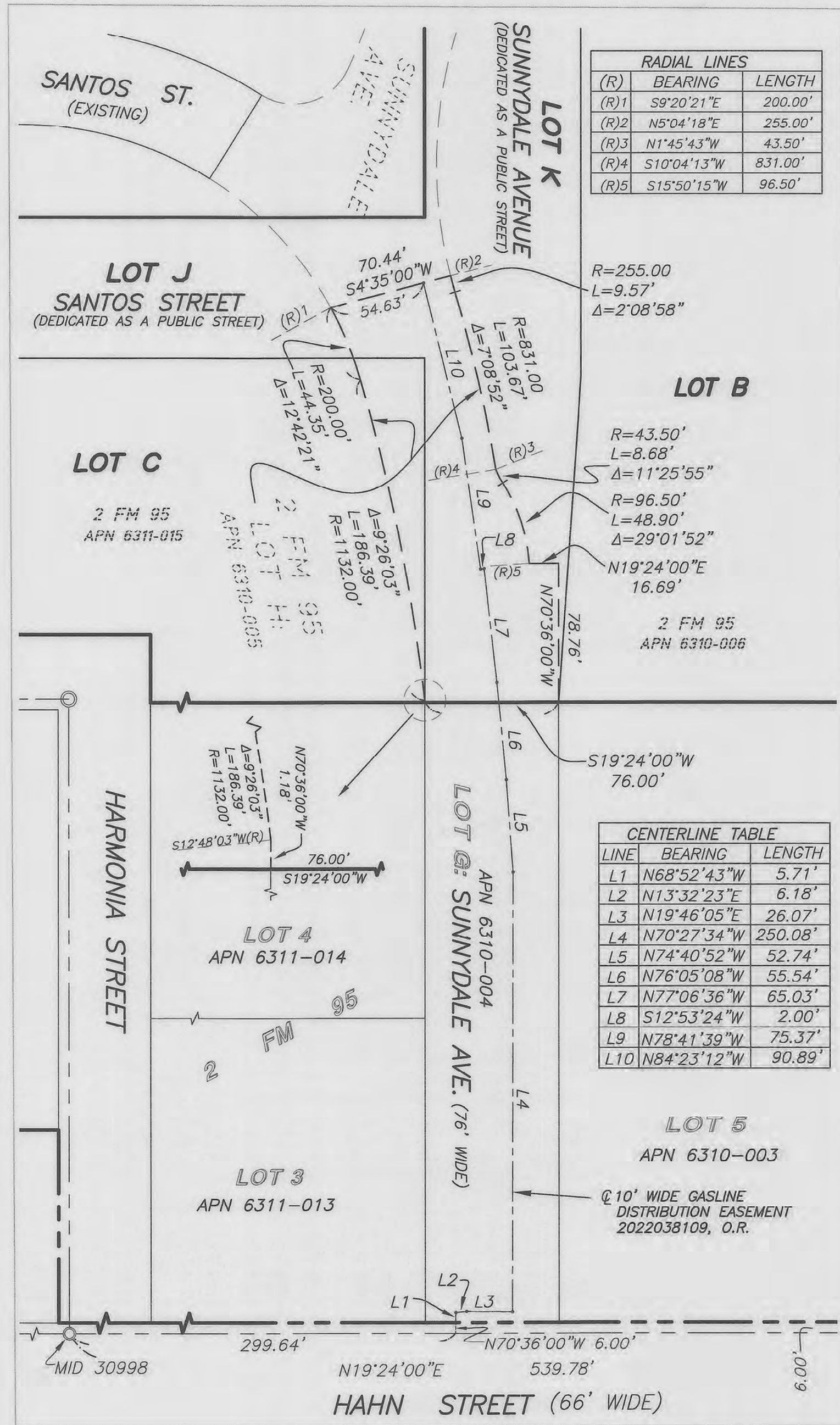
NOTE  
 MONUMENT MID 22841 WAS FOUND DURING SURVEY COMPLETED IN JUNE, 2009 (SUBSEQUENTLY DESTROYED IN SIDEWALK CONSTRUCTION)

PORTIONS OF: APN 6310-006, 6311-015, 6313-001, 6314-001, SUNNYDALE AVE., BLYTHDALE AVE. AND SANTOS ST. 1652 SUNNYDALE AVENUE









**EXISTING EASEMENT DETAIL**  
SCALE: 1" = 60'  
(REFER TO SHEET 6)

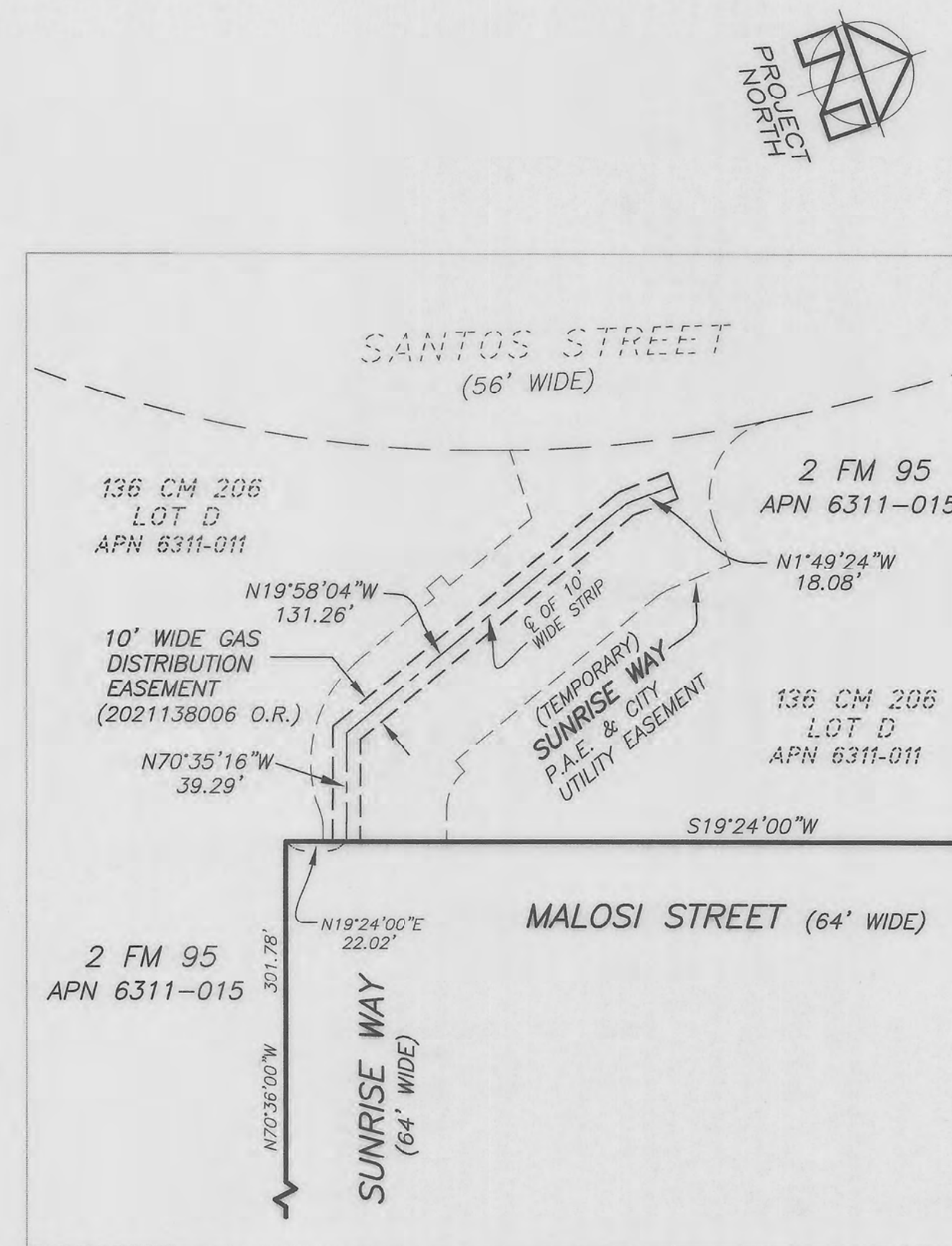


**EXISTING EASEMENT DETAIL**  
SCALE: 1" = 30'  
(REFER TO SHEET 10)

**ADDITIONAL INFORMATION NOTES**

- PURSUANT TO SECTION 66434.2 OF THE SUBDIVISION MAP ACT (SMA), THE INFORMATION SHOWN ON THIS SHEET ("ADDITIONAL INFORMATION SHEET") IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT AFFECT RECORD TITLE INTERESTS. EASEMENTS OF RECORD AS DEPICTED HEREON SHALL BE ABANDONED PURSUANT TO SECTIONS 66434(g) AND 66499.20.2 OF THE SMA, FOLLOWING THE COMPLETION AND ACCEPTANCE OF STREET AND ROADWAY AND PUBLIC INFRASTRUCTURE IMPROVEMENTS OVER LOT I, LOT J AND LOT K, AS SHOWN ON THIS MAP.
- TEMPORARY SUNRISE WAY WILL BE ABANDONED AND QUITCLAIMED TO THE OWNER UPON COMPLETION AND ACCEPTANCE OF STREET AND ROADWAY AND PUBLIC INFRASTRUCTURE IMPROVEMENTS OVER LOT I, LOT J AND LOT K, AS SHOWN ON THIS MAP.
- THE 10 FOOT WIDE GAS DISTRIBUTION EASEMENT (2021138006 O.R.) WILL BE ABANDONED AND QUITCLAIMED TO THE OWNER UPON COMPLETION AND ACCEPTANCE OF STREET AND ROADWAY AND PUBLIC INFRASTRUCTURE IMPROVEMENTS OVER LOT I, LOT J AND LOT K, AS SHOWN ON THIS MAP.
- THE 10 FOOT WIDE GASLINE EASEMENT (2022038109 O.R.) WILL BE ABANDONED AND QUITCLAIMED TO THE OWNER UPON COMPLETION AND ACCEPTANCE OF STREET AND ROADWAY AND PUBLIC INFRASTRUCTURE IMPROVEMENTS OVER LOT I, LOT J AND LOT K, AS SHOWN ON THIS MAP.
- LOT H OF FINAL MAP 11040 IS BEING MERGED AND RESUBDIVIDED BY THIS MAP. FORMER LOT H WILL BE DEDICATED AS AN EASEMENT BY SEPARATE INSTRUMENT AND IS SHOWN DIMENSIONED HEREON. (REFER TO SHEET 3 FOR RECORDING INFORMATION).

**ADDITIONAL INFORMATION SHEET**



**EXISTING EASEMENT DETAIL**  
SCALE: 1" = 50'  
(REFER TO SHEET 10)

**FINAL MAP 12077**

SUNNYDALE HOPE SF PROJECT; PID 12077-PHASE 3 & 4  
A MERGER AND 9 LOT SUBDIVISION  
A 64 RESIDENTIAL UNIT CONDOMINIUM PROJECT  
WITHIN LOTS 7 AND 8

BEING A MERGER AND RESUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THOSE QUITCLAIM DEEDS, RECORDED AUGUST 29, 1940, IN BOOK 3658, PAGE 150, AND DOC. \_\_\_\_\_, RECORDED \_\_\_\_\_, 2024, OFFICIAL RECORDS, AND THAT "FINAL MAP 11040, RECORDED APRIL 1, 2022 IN BOOK 2 OF FINAL MAPS, PAGES 95 THRU 99.

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

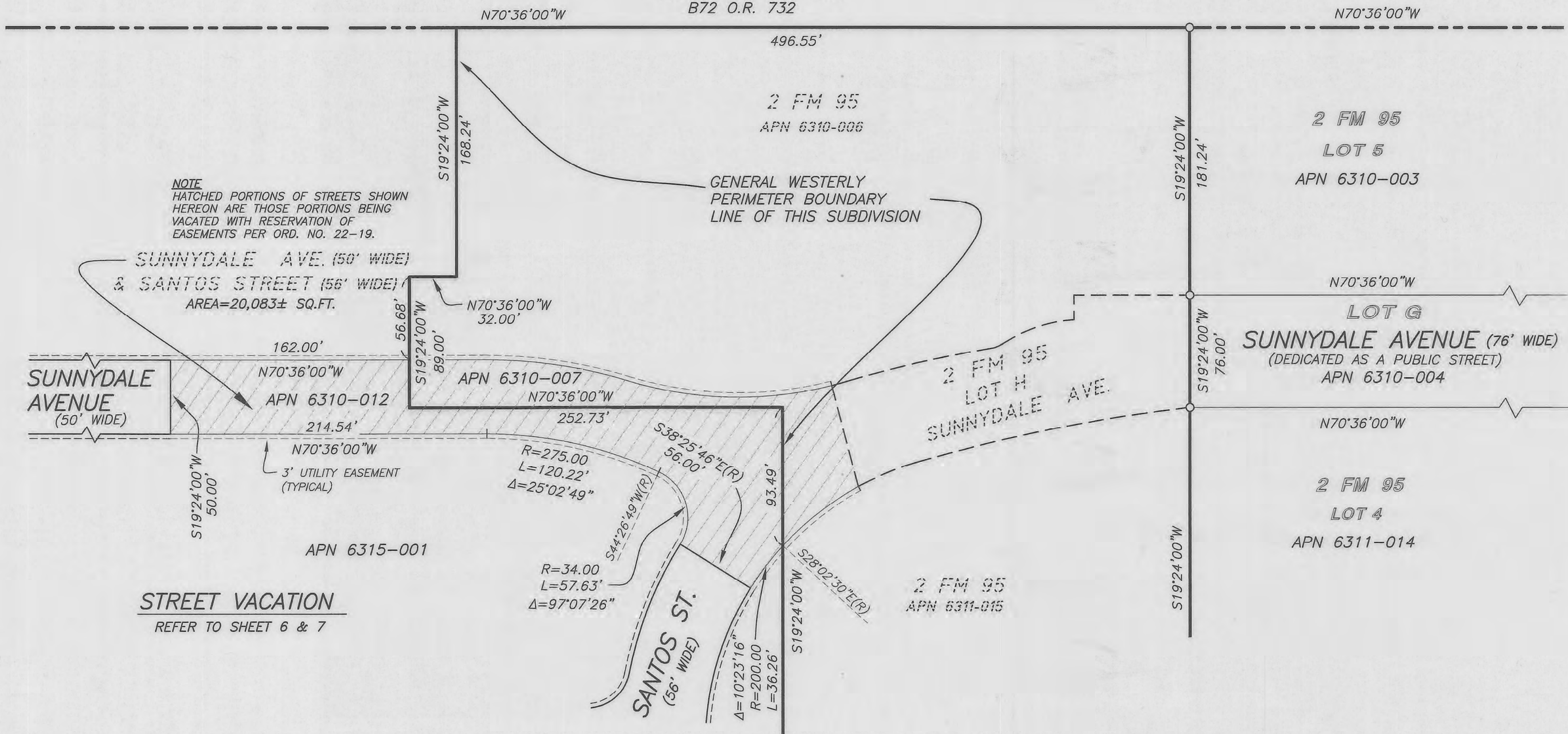
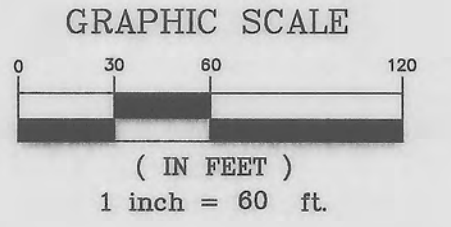
MARTIN M. RON ASSOCIATES, INC.  
Land Surveyors

859 HARRISON STREET, SUITE 200  
San Francisco, California 94107

SEPTEMBER 2024 SHEET 8 OF 11



APN 6220-002  
 JOHN McLAREN PARK  
 CITY & COUNTY OF S.F.  
 B72 O.R. 732



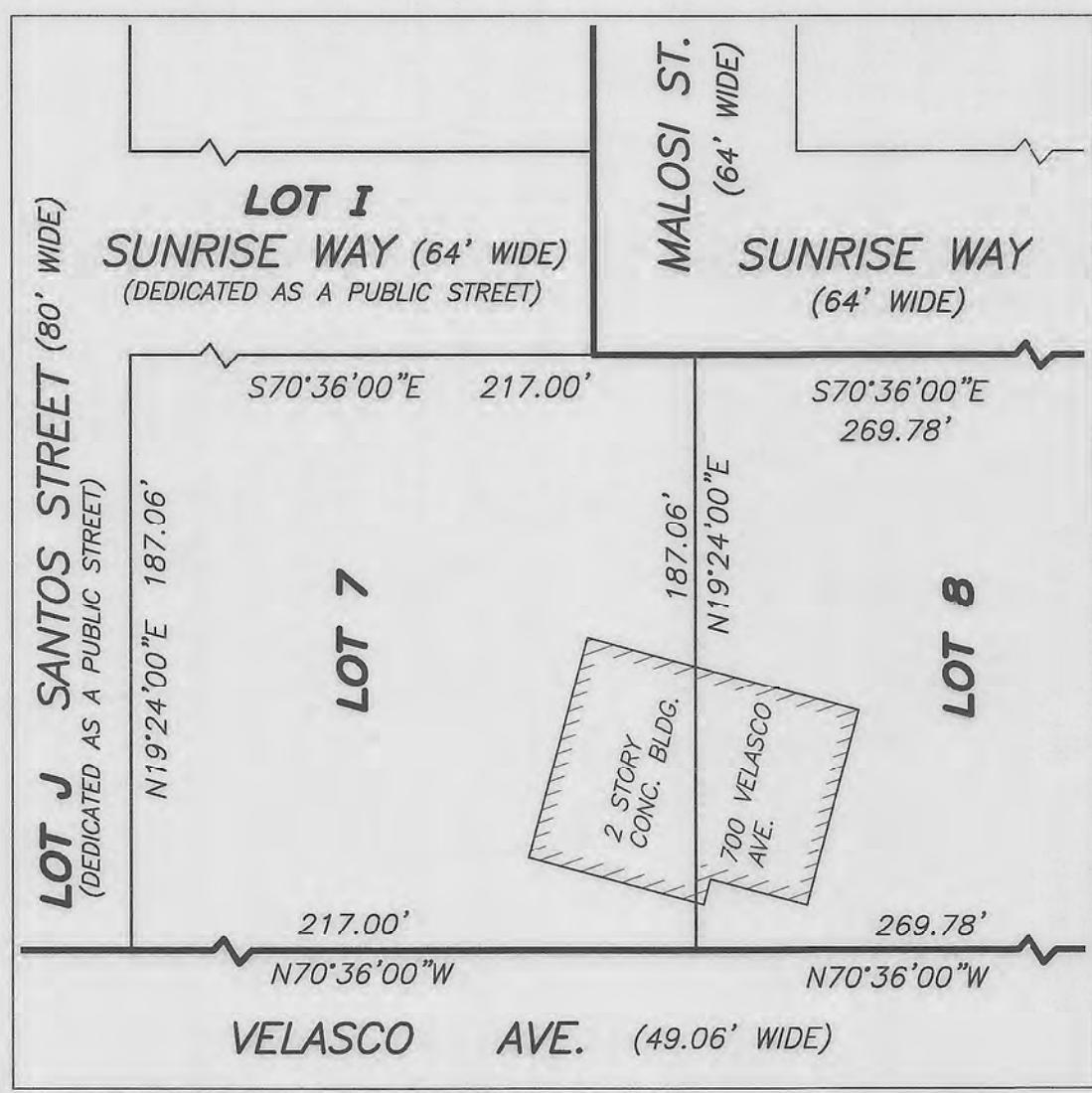
**ADDITIONAL INFORMATION NOTES**  
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**STREET AND EASEMENT VACATION NOTES**  
 1. BLYTHDALE AVENUE, SANTOS STREET AND SUNNYDALE AVENUE, PUBLIC STREETS, THAT LIE WITHIN AND OUTSIDE THIS SUBDIVISION BOUNDARY ARE VACATED WITH RESERVATION OF EASEMENTS PER ORDINANCE NO. 22-19. PURSUANT TO SECTIONS 66434(g) AND 66499.20.2 OF THE SUBDIVISION MAP ACT (SMA), SAID STREETS AND ANY PUBLIC EASEMENTS SHALL BE ABANDONED, FOLLOWING THE COMPLETION AND ACCEPTANCE OF STREET AND ROADWAY AND PUBLIC INFRASTRUCTURE IMPROVEMENTS OVER LOT I, LOT J AND LOT K, AS SHOWN ON THIS MAP.

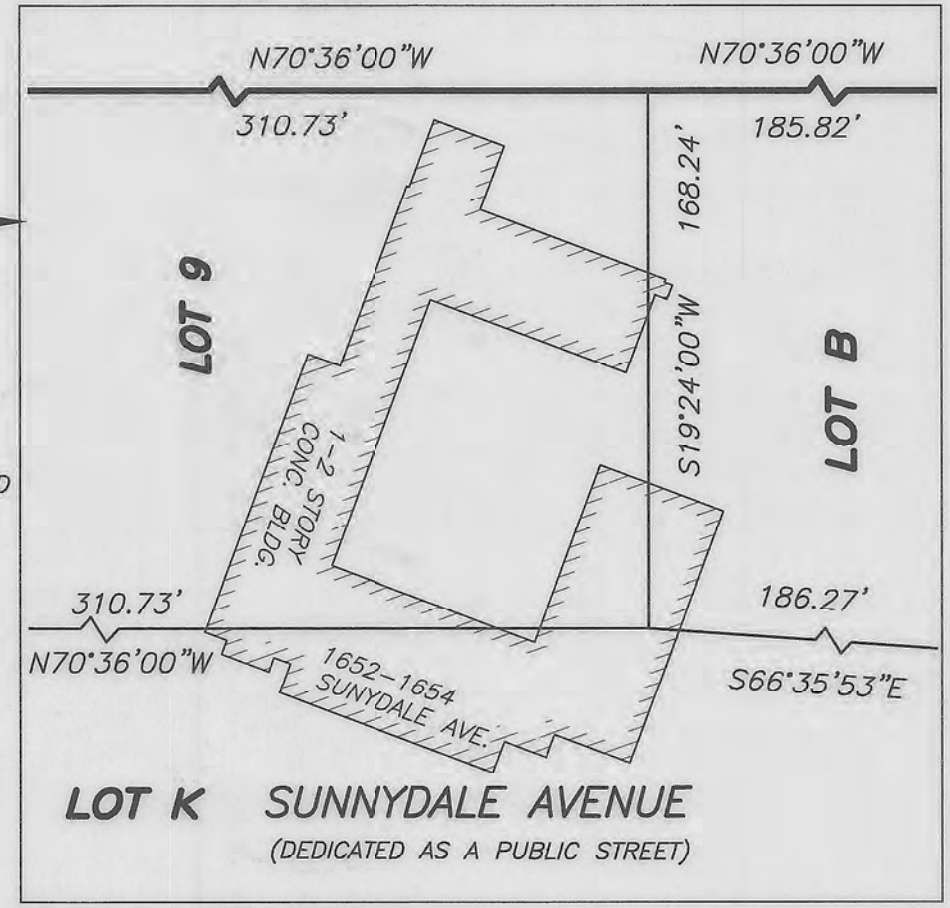
2. SANTOS STREET AND SUNNYDALE AVENUE ARE OPEN PUBLIC STREETS AS CREATED AND SHOWN ON THAT MAP ENTITLED "MAP OF SUNNYDALE LOW RENT HOUSING PROJECT SHOWING STREET OPENING", RECORDED DECEMBER 30, 1941 IN BOOK "O" OF MAPS, PAGE 57, OFFICE OF THE CITY AND COUNTY RECORDER.

3. LOT H OF FINAL MAP 11040 (2 FM 95) AND ANY PUBLIC EASEMENTS LYING WITHIN LOT H SHALL BE ABANDONED PURSUANT TO SECTIONS 66434(g) AND 66499.20.2 OF THE SMA, FOLLOWING THE COMPLETION AND ACCEPTANCE OF STREET AND ROADWAY AND PUBLIC INFRASTRUCTURE IMPROVEMENTS OVER LOT I, LOT J AND LOT K, AS SHOWN ON THIS MAP.

**STREET VACATION**  
 REFER TO SHEET 6 & 7



- NOTES:**
1. THE ADMINISTRATIVE BUILDING AND YOUTH CENTER (1652-1654 SUNNYDALE AVE.) AND LOT B, LOT K (SUNNYDALE AVENUE) AND LOT 9 ARE SUBJECT TO THOSE CERTAIN DOCUMENTS ENTITLED, "DECLARATION OF RESTRICTIONS".
  2. THE WU YEE CHILDREN'S SERVICES BUILDING (700 VELASCO AVE.) AND LOTS 7 AND 8 ARE SUBJECT TO THOSE CERTAIN DOCUMENTS ENTITLED, "DECLARATION OF RESTRICTIONS".
  3. REFER TO SHEET 3 FOR THE RECORDING INFORMATION OF THESE DECLARATION OF RESTRICTIONS.
  4. REFER TO SHEET 6 FOR LOCATION OF THE LOTS DEPICTED IN THESE DETAILS.



**FINAL MAP 12077**

SUNNYDALE HOPE SF PROJECT; PID 12077--PHASE 3 & 4  
 A MERGER AND 9 LOT SUBDIVISION  
 A 64 RESIDENTIAL UNIT CONDOMINIUM PROJECT  
 WITHIN LOTS 7 AND 8

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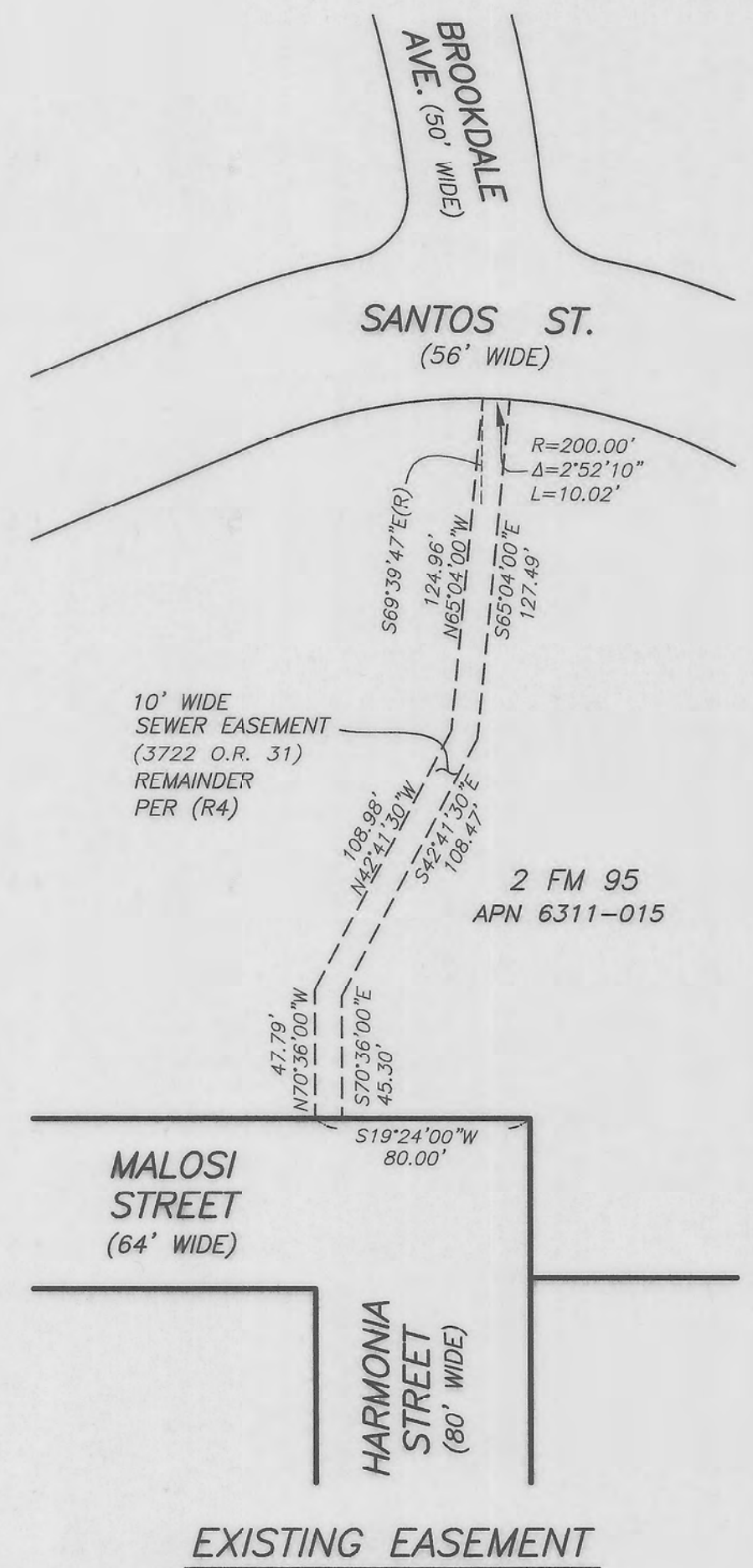
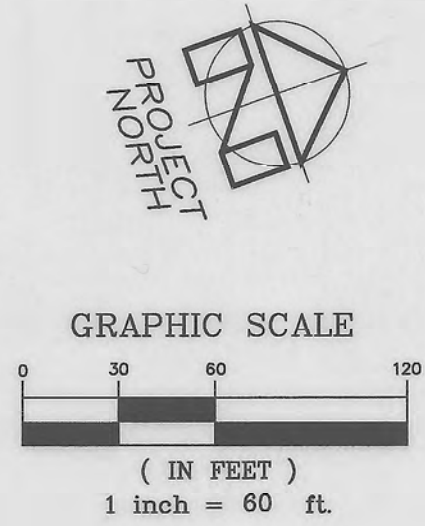
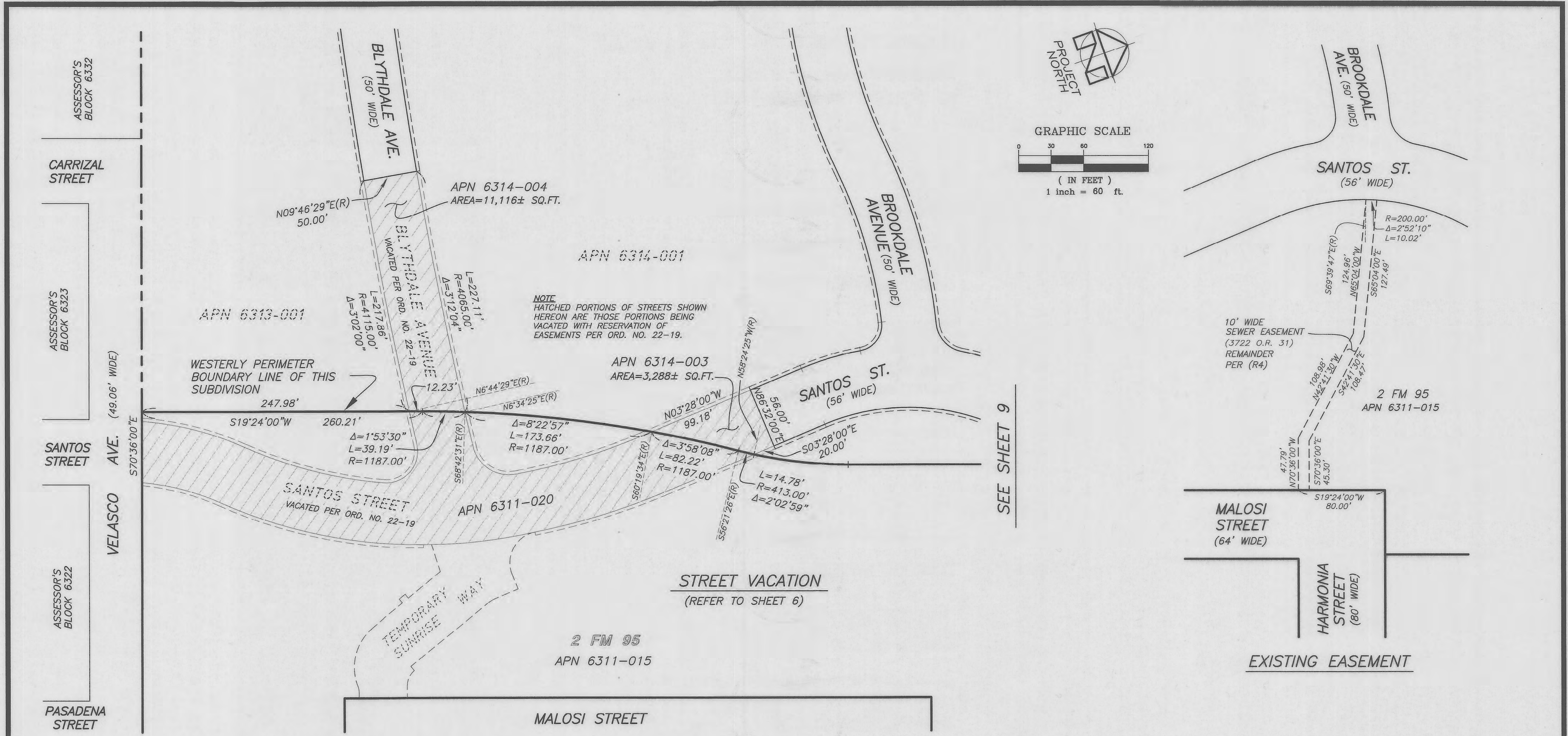
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
**MARTIN M. RON ASSOCIATES, INC.**  
 Land Surveyors  
 859 HARRISON STREET, SUITE 200  
 San Francisco, California 94107

SEPTEMBER 2024 SHEET 9 OF 11

**ADDITIONAL INFORMATION SHEET**

PORTIONS OF: APN 6310-006, 6311-015, 6313-001, 6314-001, SUNNYDALE AVE., BLYTHDALE AVE. AND SANTOS ST. 1652 SUNNYDALE AVENUE





**STREET AND EASEMENT VACATION NOTES**

- BLYTHDALE AVENUE, SANTOS STREET AND SUNNYDALE AVENUE, PUBLIC STREETS, THAT LIE WITHIN AND OUTSIDE THIS SUBDIVISION BOUNDARY ARE VACATED WITH RESERVATION OF EASEMENTS PER ORDINANCE NO. 22-19. PURSUANT TO SECTIONS 66434(g) AND 66499.20.2 OF THE SUBDIVISION MAP ACT (SMA), SAID STREETS AND ANY PUBLIC EASEMENTS SHALL BE ABANDONED, FOLLOWING THE COMPLETION AND ACCEPTANCE OF STREET AND ROADWAY AND PUBLIC INFRASTRUCTURE IMPROVEMENTS OVER LOT I, LOT J AND LOT K, AS SHOWN ON THIS MAP.
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- A 10-FOOT WIDE SEWER EASEMENT, AS SHOWN ON THAT MAP ENTITLED "MAP OF SUNNYDALE LOW RENT HOUSING PROJECT SHOWING STREET OPENING", RECORDED DECEMBER 30, 1941 IN BOOK "0" OF MAPS, PAGE 57, OFFICE OF THE CITY AND COUNTY RECORDER AND AS DESCRIBED IN THAT DOCUMENT RECORDED DECEMBER 19, 1940, REEL 3691, OFFICIAL RECORDS, IMAGE 448 AND RE-RECORDED FEBRUARY 03, 1941, REEL 3722, OFFICIAL RECORDS, IMAGE 31, SHALL BE ABANDONED, PURSUANT TO SECTIONS 66434(g) AND 66499.20.2 OF THE SUBDIVISION MAP ACT, FOLLOWING THE COMPLETION AND ACCEPTANCE OF STREET AND ROADWAY AND PUBLIC INFRASTRUCTURE IMPROVEMENTS OVER LOT I, LOT J AND LOT K, AS SHOWN ON THIS MAP.

**ADDITIONAL INFORMATION NOTES**

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## ADDITIONAL INFORMATION SHEET

## FINAL MAP 12077

SUNNYDALE HOPE SF PROJECT; PID 12077-PHASE 3 & 4  
 A MERGER AND 9 LOT SUBDIVISION  
 A 64 RESIDENTIAL UNIT CONDOMINIUM PROJECT  
 WITHIN LOTS 7 AND 8

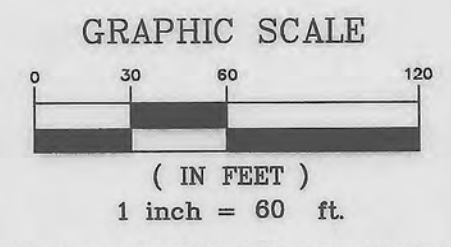
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SEPTEMBER 2024 SHEET 10 OF 11

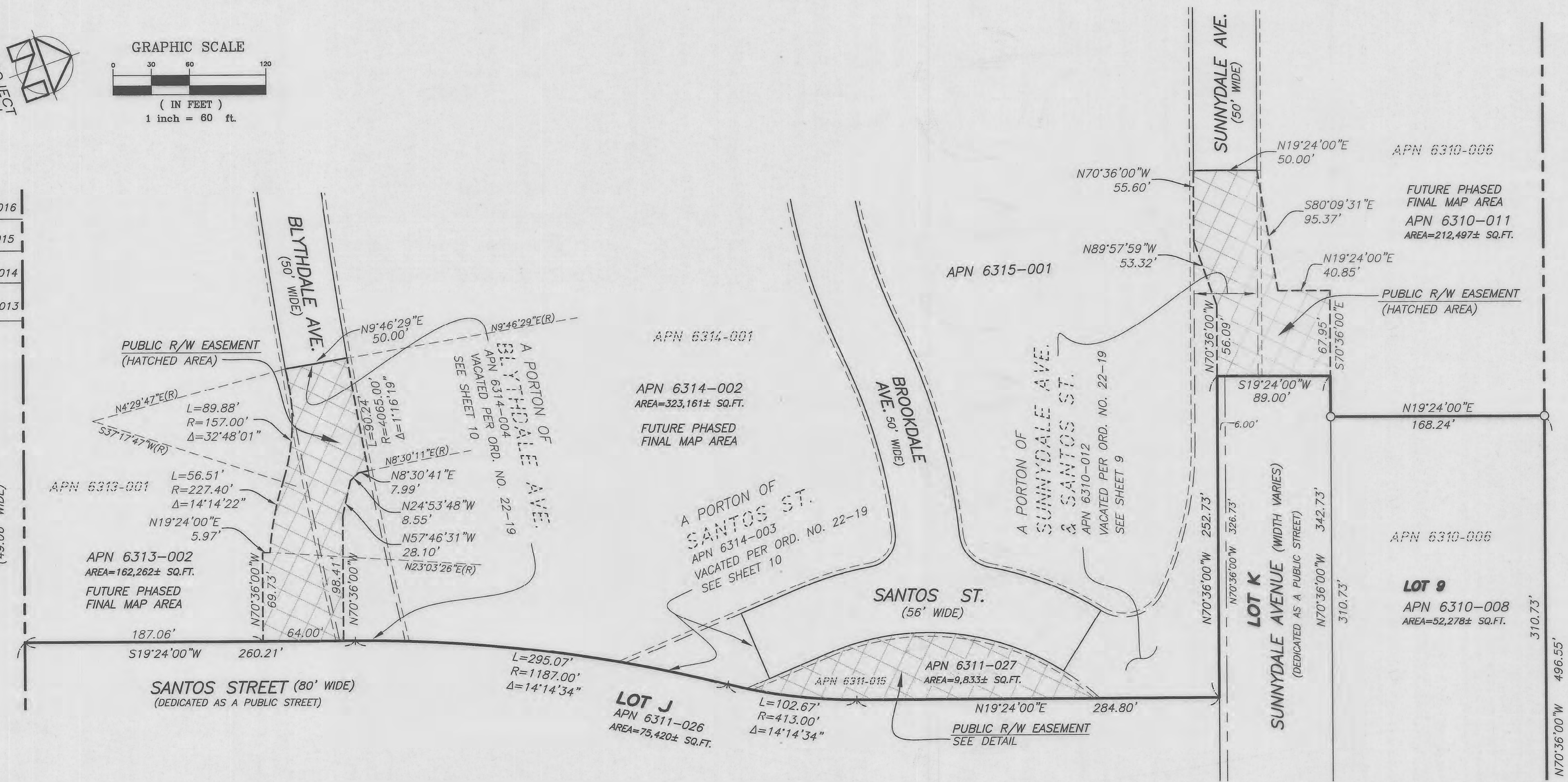
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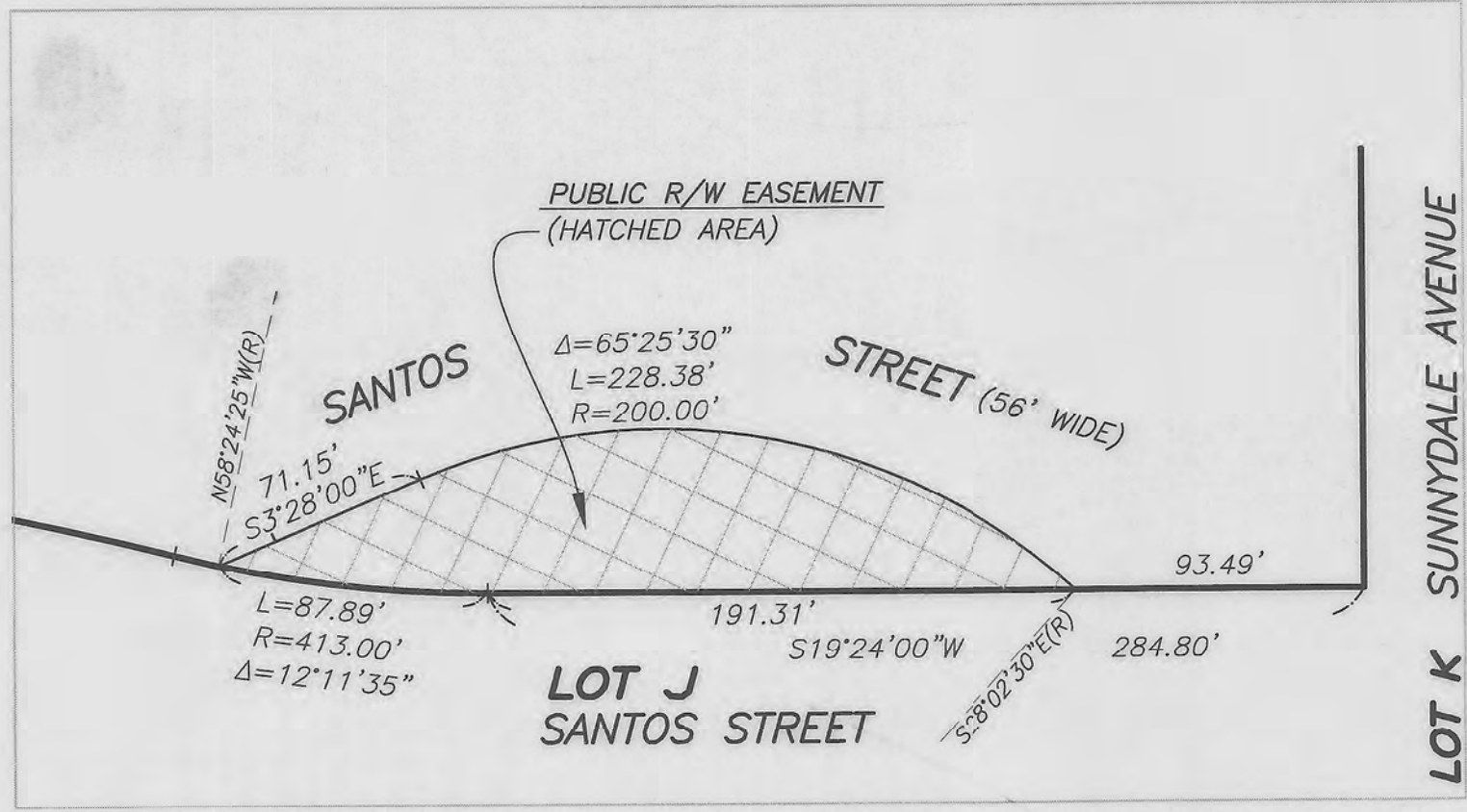
APN 6332-016  
 APN 6332-015  
 APN 6332-014  
 APN 6332-013

VELASCO AVE.  
 (49.06' WIDE)



**DETAIL**  
 SCALE: 1" = 60'

REFER TO SHEET 6



**NOTE:**  
 THE PUBLIC R/W EASEMENTS SHOWN HEREON ARE TO BE RECORDED BY SEPARATE INSTRUMENT AFTER THE FILING OF THIS MAP. THE INTENT OF THESE EASEMENTS IS TO CREATE A TEMPORARY CONNECTION BETWEEN THE NEW STREETS BEING CREATED (LOTS J AND K) AND THE EXISTING STREETS BEYOND THE BOUNDARIES OF THIS SUBDIVISION.

**ADDITIONAL INFORMATION NOTES**  
 PURSUANT TO SECTION 66434.2 OF THE SUBDIVISION MAP ACT, THE INFORMATION SHOWN ON THIS SHEET ("ADDITIONAL INFORMATION SHEET") IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT AFFECT RECORD TITLE INTERESTS.

**ADDITIONAL INFORMATION SHEET**

**FINAL MAP 12077**

SUNNYDALE HOPE SF PROJECT; PID 12077-PHASE 3 & 4  
 A MERGER AND 9 LOT SUBDIVISION  
 A 64 RESIDENTIAL UNIT CONDOMINIUM PROJECT  
 WITHIN LOTS 7 AND 8

BEING A MERGER AND RESUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THOSE QUITCLAIM DEEDS, RECORDED AUGUST 29, 1940, IN BOOK 3658, PAGE 150, AND DOC. \_\_\_\_\_, RECORDED \_\_\_\_\_, 2024, OFFICIAL RECORDS, AND THAT "FINAL MAP 11040, RECORDED APRIL 1, 2022 IN BOOK 2 OF FINAL MAPS, PAGES 95 THRU 99.

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
**MARTIN M. RON ASSOCIATES, INC.**  
 Land Surveyors  
 859 HARRISON STREET, SUITE 200  
 San Francisco, California 94107  
 SEPTEMBER 2024 SHEET 11 OF 11

PORTIONS OF APN 6310-006,  
 6311-015, 6313-001 & 6314-001

1652 SUNNYDALE AVENUE