

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): 600 South Van Ness LLC, a California limited liability company

BY: [Signature]

BENEFICIARY: First National Bank of Northern California

BY: Randy Brugioni

PRINT NAME: Randy Brugioni

PRINT CAPACITY: SVP

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, 2016 BEFORE ME, Helen Dumont A NOTARY PUBLIC, PERSONALLY APPEARED Joseph P. 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: April 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 May 19, 2017 BEFORE ME, Kathy Costor 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: 2122278

MY COMMISSION EXPIRES: August 20, 2019

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: August 2, 2017

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 FEBRUARY 27, 2013. 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 7-1-17, 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)

[Signature]

(DATE SIGNED)

5-19-17

(SEAL)



BARRY A. PIERCE L.S. 6975 MY LICENSE EXPIRES SEPTEMBER 30, 2017

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. 9166

A TWENTY-SEVEN (27) RESIDENTIAL UNIT AND THREE (3) COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON JUNE 5, 2013 AS DOC-2013-J676120-00, OFFICIAL RECORD ALSO BEING A PART OF MISSION BLOCK No. 60

CITY & COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA JULY 2017

BARRY A. PIERCE TRANSAMERICAN ENGINEERS & ASSOCIATES

SHEET 1 OF 3

APN: 3575-070, ADDRESS: 600-610 SOUTH VAN NESS AVENUE / 3215 17TH STREET

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. \_\_\_\_\_, 20\_\_\_\_, ADOPTED "FINAL MAP No. 9166".

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: \_\_\_\_\_

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. \_\_\_\_\_.

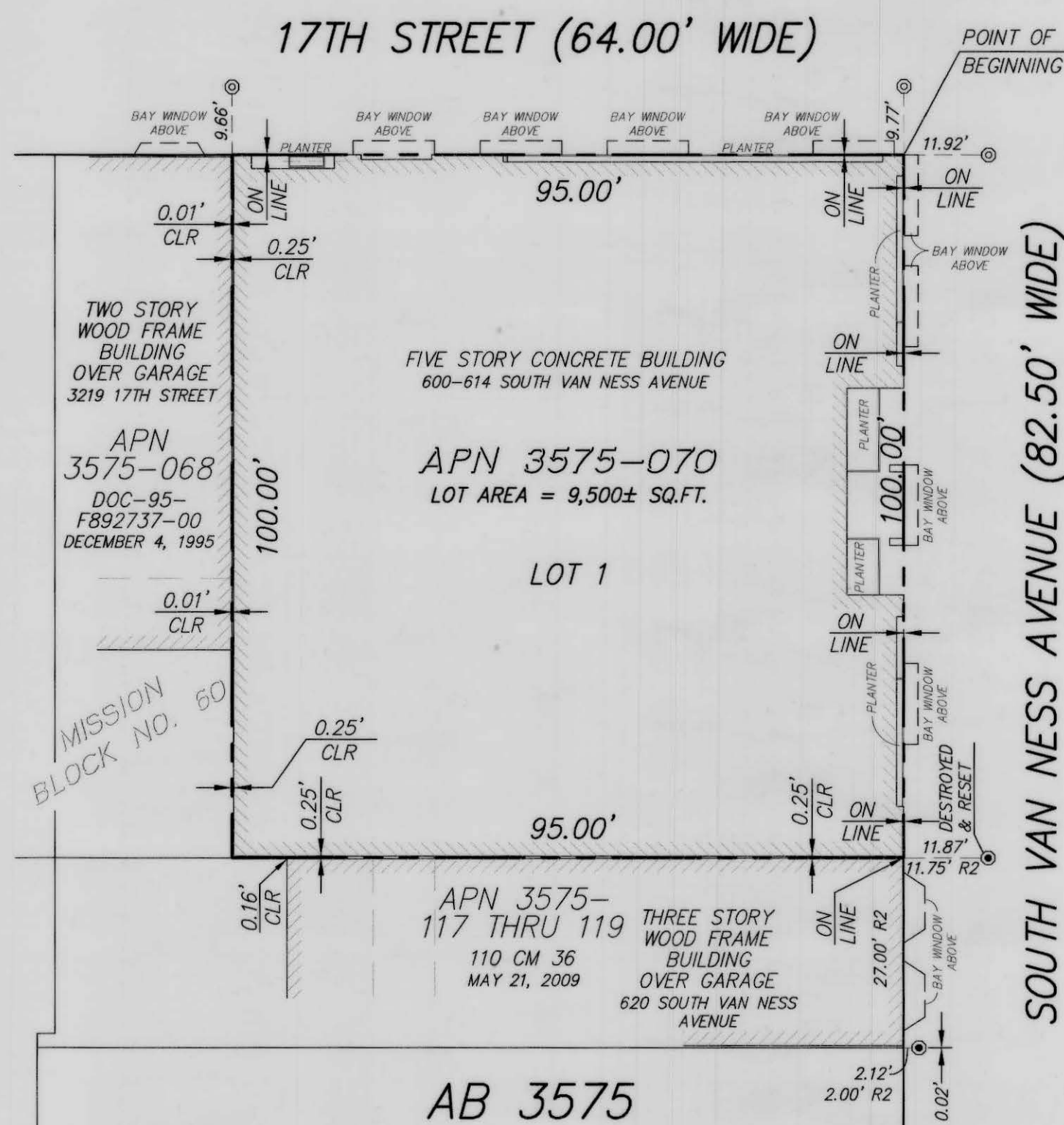
**FINAL MAP No. 9166**  
A TWENTY-SEVEN (27) RESIDENTIAL UNIT AND THREE (3)  
COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT  
A SUBDIVISION OF THAT REAL PROPERTY  
DESCRIBED IN THAT CERTAIN DEED  
RECORDED ON JUNE 5, 2013  
AS DOC-2013-J676120-00, OFFICIAL RECORD  
ALSO BEING A PART OF MISSION BLOCK No. 60

CITY & COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA  
JULY 2017

BARRY A. PIERCE  
TRANSAMERICAN ENGINEERS & ASSOCIATES

SHEET 2 OF 3  
APN: 3575-070, ADDRESS: 600-610 SOUTH VAN NESS AVENUE / 3215 17TH STREET



**ABBREVIATIONS**

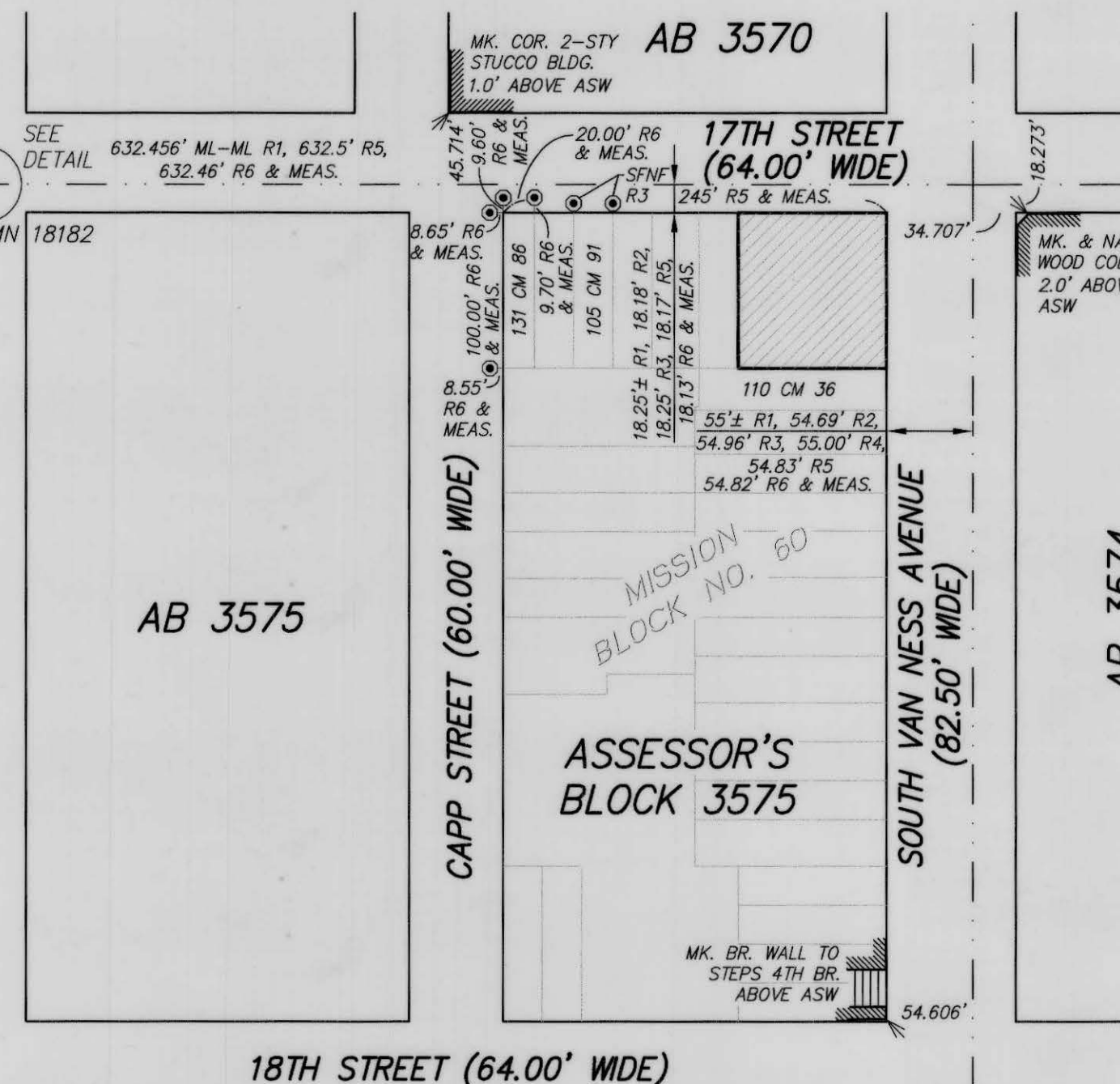
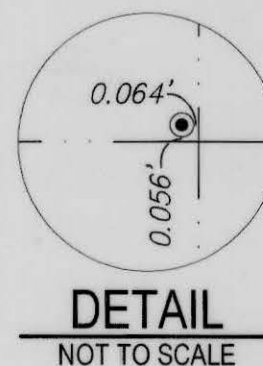
AB	ASSESSOR'S BLOCK
APN	ASSESSOR'S PARCEL NUMBER
CM	CONDOMINIUM MAP
CLR	CLEAR
DOC	DOCUMENT
LS	LAND SURVEYOR
MEAS	MEASURED
ML	MONUMENT LINE
OV	OVER
SFNF	SEARCHED FOR, NOT FOUND
SQ. FT.	SQUARE FEET
( )	RECORD DATA

**LEGEND**

---	PROPERTY LINE
---	ADJACENT PARCEL LINES
---	RIGHT OF WAY LINE
---	MONUMENT LINE
---	BUILDING LINE
●	FOUND CITY MONUMENT (STONE OR CONCRETE PER R1)
▲	MARK MONUMENT MAP
⊙	SET NAIL & 1/2" TAG LS 6975
⊙	FOUND NAIL & TAG
MN	MONUMENT NAME, CITY AND COUNTY OF SAN FRANCISCO DATABASE

**REFERENCES**

- R1 MONUMENT MAP 261, ON FILE IN OFFICE OF THE CITY AND COUNTY SURVEYOR.
- R2 110 CM 36, MAP FILED MAY 21, 2009, OFFICE OF THE COUNTY RECORDER.
- R3 105 CM 91, MAP FILED APRIL 30, 2008, OFFICE OF THE COUNTY RECORDER.
- R4 46 CM 65, MAP FILED APRIL 17, 1995 OFFICE OF THE COUNTY RECORDER.
- R5 HISTORIC BLOCK DIAGRAM: AB 3575, DATED MAY 25, 1908, ON FILE IN OFFICE OF THE CITY AND COUNTY SURVEYOR.
- R6 131 CM 86, MAP FILED DEC. 21, 2016 OFFICE OF THE COUNTY RECORDER.



**SPECIAL NOTES CONTINUED**

- 7. THIS PROPERTY IS SUBJECT TO "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED ON JUNE 16, 2015 AS DOC 2015-K076258-00 OF OFFICIAL RECORDS.
- 8. THIS PROPERTY IS SUBJECT TO "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED ON SEPTEMBER 15, 2016 AS DOC 2016-K329598-00 OF OFFICIAL RECORDS.
- 9. BASIS OF SURVEY IS THE MONUMENT LINE ON 17TH STREET FROM THE INTERSECTIONS OF MISSION STREET TO SOUTH VAN NESS AVENUE ASSUMED NORTH AS SHOWN ON MONUMENT MAP NO. 261.

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 (APN)
610 SVN	3575 - 139
606 SVN	3575 - 140
3215-17TH	3575 - 141
201 - 206	3575 - 142 TO 147
301 - 307	3575 - 148 TO 154
401 - 407	3575 - 155 TO 161
501 - 507	3575 - 162 TO 168

**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-SEVEN (27) DWELLING UNITS AND THREE (3) COMMERCIAL 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 17TH STREET AND SOUTH VAN NESS 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).
7. SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM 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. 261 DATED 8/69 AND REVISED 9/69 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 070 HEREON WAS ESTABLISHED BY A FIELD SURVEY. SUCH SURVEY WAS BASED UPON THAT CERTAIN DEED RECORDED JUNE 5, 2013 AS DOC-2013-J676120-00, 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.
6. THIS PROPERTY IS SUBJECT TO "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED ON JUNE 16, 2015 AS DOC 2015-K076257-00 OF OFFICIAL RECORDS.

**FINAL MAP No. 9166**

A TWENTY-SEVEN (27) RESIDENTIAL UNIT AND THREE (3) COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT  
A SUBDIVISION OF THAT REAL PROPERTY  
DESCRIBED IN THAT CERTAIN DEED  
RECORDED ON JUNE 5, 2013  
AS DOC-2013-J676120-00, OFFICIAL RECORD  
ALSO BEING A PART OF MISSION BLOCK No. 60

CITY & COUNTY OF SAN FRANCISCO SCALE AS SHOWN STATE OF CALIFORNIA JULY 2017

BARRY A. PIERCE  
TRANSAMERICAN ENGINEERS & ASSOCIATES