

**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.

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

OWNER: ENCORE MARKET ST, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Robert Huggins  
NAME: ROBERT HUGGINS, AN AUTHORIZED PERSON

**BENEFICIARY: BANK OF THE OZARKS**

BY: Juan Gonzalez  
NAME: JUAN GONZALEZ  
TITLE: EXECUTIVE 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 Wyoming  
COUNTY OF Teton  
ON October 5, 2017 BEFORE ME, Phyllis B. Fischer, A NOTARY PUBLIC,  
PERSONALLY APPEARED Robert Huggins  
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. Wyoming  
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: Phyllis B. Fischer  
NOTARY PUBLIC, STATE OF Wyoming COMMISSION NO.: N/A  
MY COMMISSION EXPIRES: 08-29-2020  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: TETON County

**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 Texas  
COUNTY OF Dallas  
ON October 6, 2017 BEFORE ME, Brittney Snow, A NOTARY PUBLIC,  
PERSONALLY APPEARED Juan Gonzalez  
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: Brittney Snow  
NOTARY PUBLIC, STATE OF Texas COMMISSION NO.: 131216411  
MY COMMISSION EXPIRES: 7-20-2021  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Dallas County

**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

**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 9124".

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 16 DAY OF NOVEMBER, 2017

BY ORDER NO. 106718

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

**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. \_\_\_\_\_.

**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.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO

BY: Bruce R. Storrs DATE: NOVEMBER 17 2017  
BRUCE R. STORRS L.S. 6914

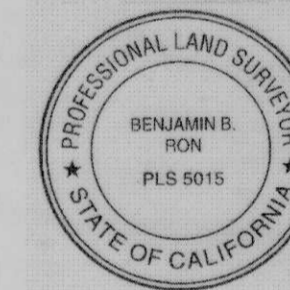


**SURVEYOR'S STATEMENT:**

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 ENCORE MARKET ST, LLC ON FEBRUARY 16, 2016. 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, 2018 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.

BY: Benjamin B. Ron DATE: 10-4-17

BENJAMIN B. RON  
PLS No. 5015



**RECORDER'S STATEMENT:**

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

AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF CONDOMINIUM 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 9124**

90 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT  
MIXED USE CONDOMINIUM PROJECT  
BEING THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MARCH 3, 2014, DOCUMENT NO. 2014-J845493, OFFICIAL RECORDS.

BEING A PORTION OF 100 VARA BLOCK NO. 393

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

MARTIN M. RON ASSOCIATES, INC.  
Land Surveyors  
859 Harrison Street, Suite 200  
San Francisco California

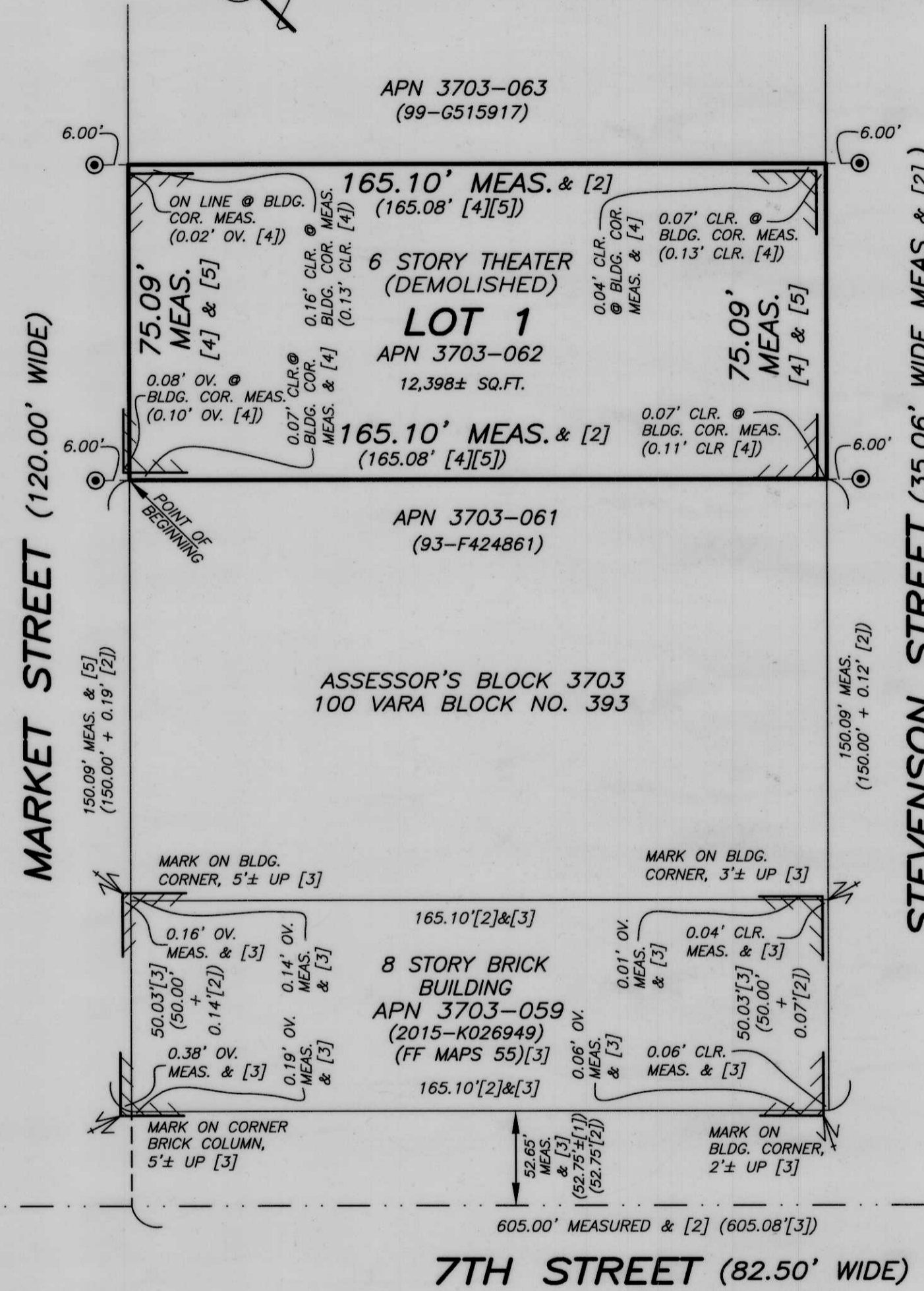
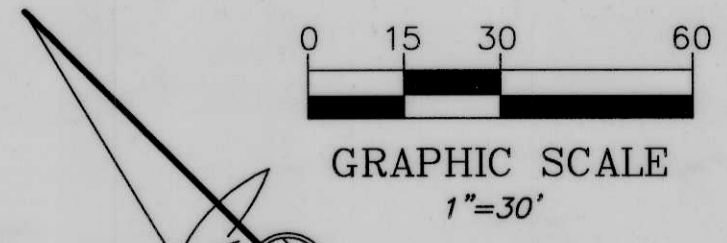
OCTOBER 2017

SHEET 1 OF 2

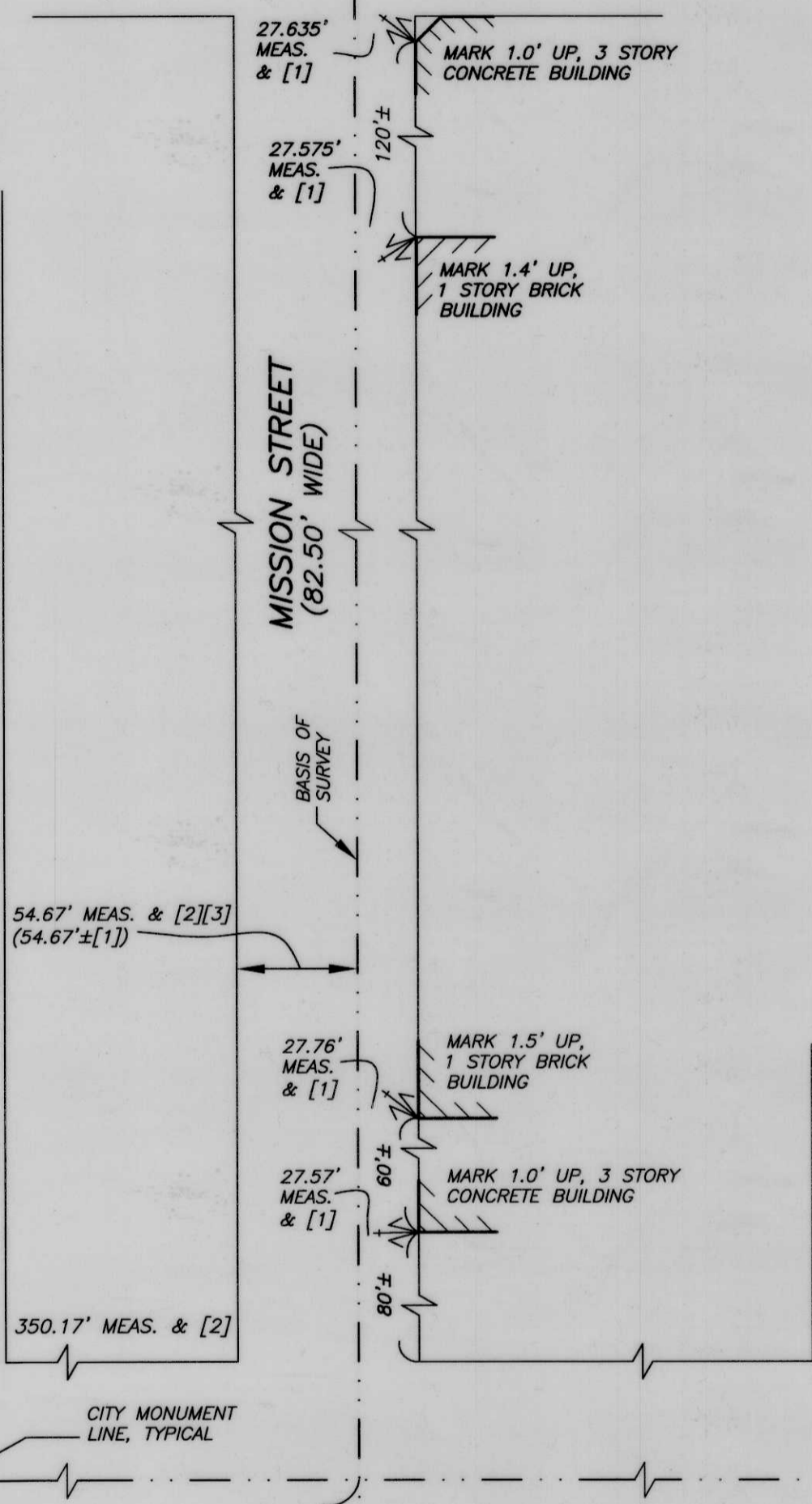
APN 3703-062

1075 MARKET STREET





6TH STREET  
(82.50' WIDE)



**GENERAL 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 90 DWELLING UNITS AND 2 COMMERCIAL 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 MARKET OR STEVENSON STREETS, 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.

**LEGEND**

- MEAS. MEASURED
- APN ASSESSOR'S PARCEL NO.
- BLDG. BUILDING
- CLR. CLEAR OF THE PROPERTY LINE
- OV. OVER THE PROPERTY LINE
- COR. CORNER
- MARK
- 1/2" DOMED STEEL ANCHOR PIN W/STAMPED WASHER, PLS 5015 (TO BE SET)
- PROPERTY LINE
- LOT LINE/RIGHT OF WAY LINE
- MONUMENT LINE
- BUILDING LINE
- TIE LINE

**ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS**

CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
1-92	APN 3703-248 THRU 339

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:**  
THE CITY MONUMENT LINE ON MISSION STREET AS SHOWN HEREON IS THE BASIS OF SURVEY. SEE MAP REFERENCE [1].

**DEED & MAP REFERENCES:**

- [1] CITY OF SAN FRANCISCO MONUMENT MAP NO. 314 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [2] BLOCK DIAGRAM OF 100 VARA BLOCK 393 DATED JULY 21, 1911, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [3] RECORD OF SURVEY 8350 RECORDED FEBRUARY 27, 2015 IN BOOK FF OF SURVEY MAPS AT PAGE 55, SAN FRANCISCO COUNTY RECORDS. NOTE: THE DIMENSION SHOWN ON SAID MAP BETWEEN THE RIGHT-OF-WAY LINE ON MARKET STREET AND THE MONUMENT LINE ON MISSION STREET OF 605.08' IS A TYPO. IT SHOULD READ 605.00'.
- [4] THAT CERTAIN SURVEY FOR CALIFORNIA PACIFIC TITLE INSURANCE COMPANY BY J.E. WAITE DATED AUGUST 26, 1951 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [5] THAT CERTAIN GRANT DEED RECORDED MARCH 3, 2014, DOCUMENT NO. 2014-J845493, OFFICIAL RECORDS.
- [6] CITY OF SAN FRANCISCO OFFICIAL GRADE MAP NO. 314 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

**NOTES:**

- 1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- 2. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
- 3. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
- 4. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:
  - a. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED DECEMBER 11, 2015, DOCUMENT NO. 2015-K170482, OFFICIAL RECORDS.
  - b. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED DECEMBER 11, 2015, DOCUMENT NO. 2015-K170483, OFFICIAL RECORDS.
  - c. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JUNE 29, 2016, DOCUMENT NO. 2016-K281102, OFFICIAL RECORDS.
  - d. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED FEBRUARY 28, 2017, DOCUMENT NO. 2017-K414938, OFFICIAL RECORDS.

**FINAL MAP 9124**

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CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

**MARTIN M. RON ASSOCIATES, INC.**  
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