

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: 2779 FOLSOM STREET, LLC, a California Limited Liability Company

BY: [Signature]
James G. Nunemacher, Managing Member

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 13, 2020 BEFORE ME, Sandra Lynch
A NOTARY PUBLIC, PERSONALLY APPEARED James G. Nunemacher

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.: 2191335
MY COMMISSION EXPIRES: April 13, 2021
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

BENEFICIARY

AVIDBANK
SIGNED: [Signature]
PRINT NAME: Fergal O'Boyle TITLE: EVP

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 Francisco)
ON November 16, 2020 BEFORE ME, Denise Riddle
A NOTARY PUBLIC, PERSONALLY APPEARED Fergal O'Boyle

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 Denise M. Riddle

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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2290238
MY COMMISSION EXPIRES: May 26, 2023
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

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 3rd DAY OF December, 2020
BY ORDER NO. 203921

BY: [Signature] DATE: December 4, 2020
ALARIC DEGRAFINRIED
ACTING 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

[Signature]
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. _____.

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

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 10328".

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

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.

JAMES M. RYAN LS 8630
CITY AND COUNTY SURVEYOR

CITY AND COUNTY OF SAN FRANCISCO

BY: [Signature]
DATE: 11-19-2020



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 2779 FOLSOM STREET, LLC. 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: 11/16/2020

FINAL MAP No. 10328

A SIX RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED NOVEMBER 9, 2017 AS DOCUMENT NUMBER 2017-K536899-00, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.

ALSO BEING A PORTION OF MISSION BLOCK NO. 152

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
SCALE: AS SHOWN NOV., 2020

WS 336 CLAREMONT BLVD. STE 1
Westover SAN FRANCISCO, CA 94127
Surveying (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 of six (6) residential condominium units and one commercial unit.

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 Folsom 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).

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.

RECORDED DOCUMENTS AFFECTING THIS MAP:

- "NOTICE OF TERMINATION OF COMMERCIAL OR INDUSTRIAL NONCONFORMING STATUS" RECORDED JULY 13, 1993 AS DN:1993-F388989.
- "STIPULATED INJUNCTION" RECORDED SEPTEMBER 10, 2003 AS DN:2003-H533545-00.
- "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED MARCH 21, 2019 AS DN:2019-K745040-00.
- "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JUNE 24, 2019 AS DN:2019-K785716-00.
- "DECLARATION OF USE" RECORDED MAY 2, 2019 AS DN:2019-K762833-00.

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. ALL NAILS, TAGS AND "L" CUTS SHOWN AS ON REFERENCES WERE SEARCHED FOR AT THE TIME OF THE SURVEY AND IF THEY ARE NOT SHOWN HEREON THEY WERE NOT FOUND.

THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN BELOW ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
UNIT 1	3640-102
UNIT 2	3640-103
UNIT 3	3640-104
UNIT 4	3640-105
UNIT 5	3640-106
UNIT 6	3640-107
COMMERCIAL UNIT "A"	3640-108

FIELD SURVEY COMPLETION

THE FIELD SURVEY WAS COMPLETED ON 4/1/2019. THE TAGS "LS-7779" FOR THE SUBJECT LOT WERE SET ON 4/3/2020.

ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATES SHOWN ABOVE, UNLESS OTHERWISE NOTED.

BASIS OF SURVEY

FOLSOM STREET MONUMENT LINE WAS USED AS THE BASIS OF SURVEY.

FINAL MAP No. 10328

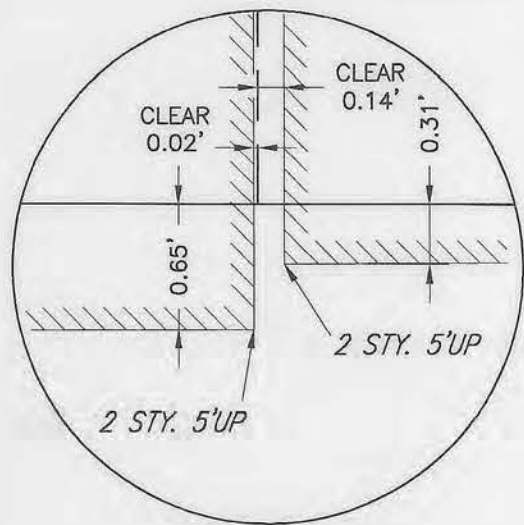
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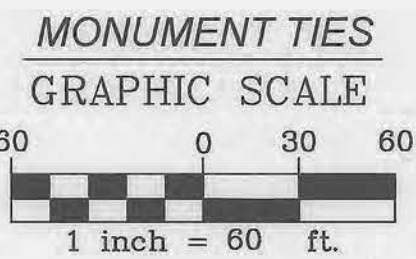
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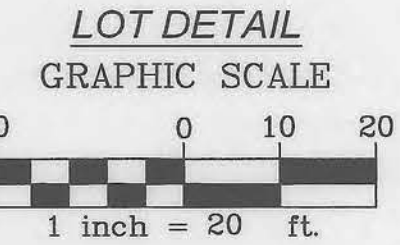
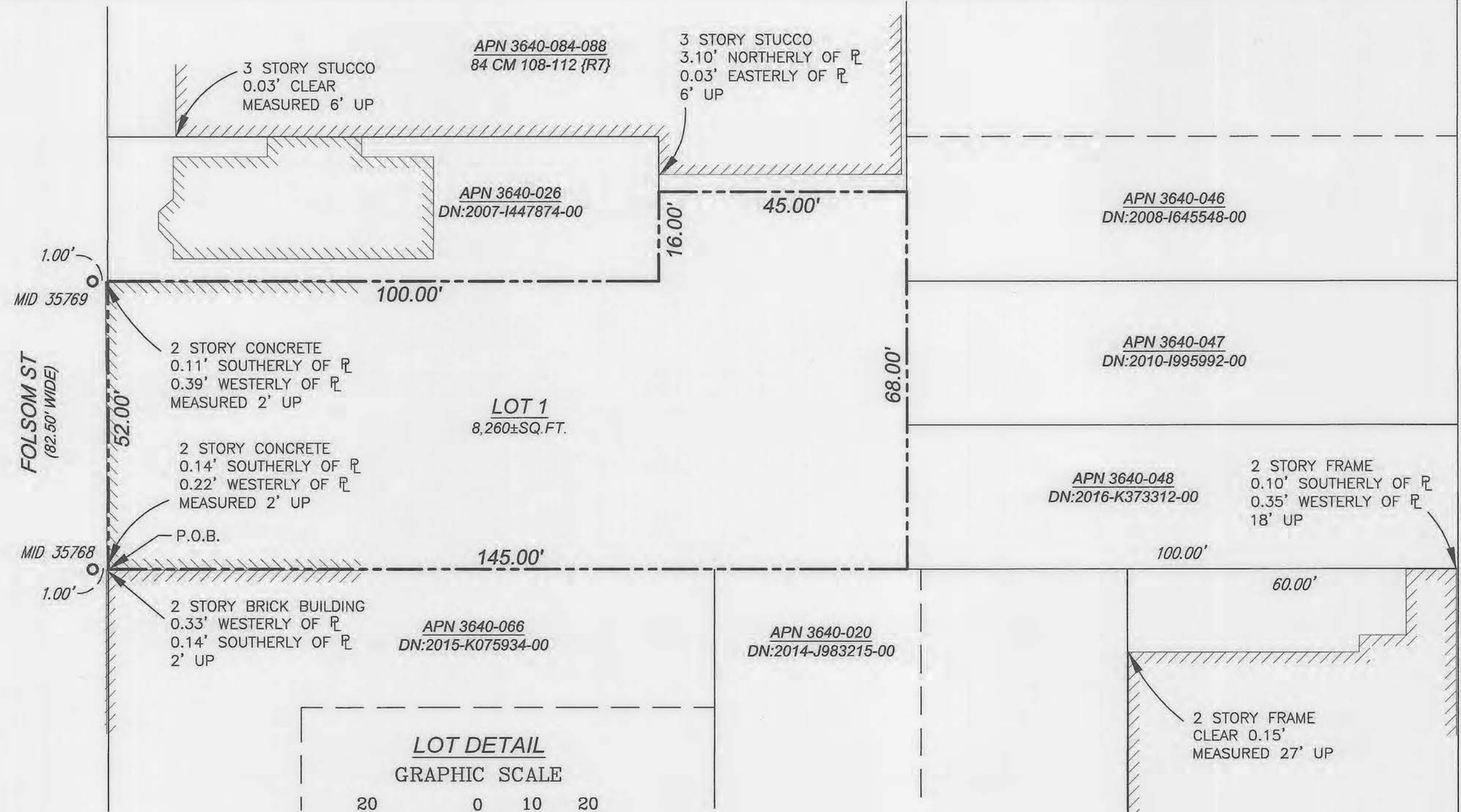
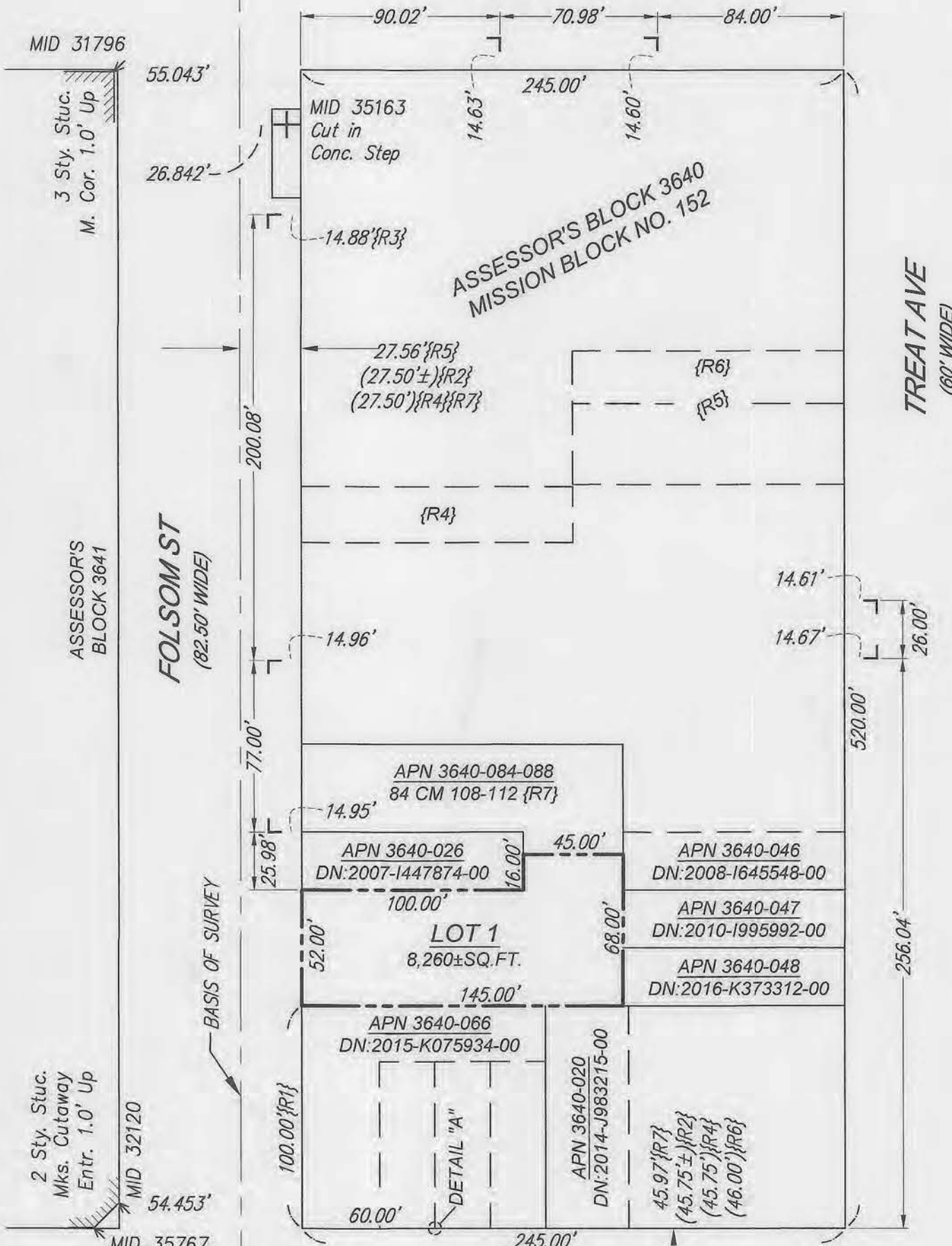


DETAIL "A"
SCALE: 1"=1'



ASSESSOR'S
BLOCK 3639

23RD ST (64' WIDE)



REFERENCES

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

- {R1} GRANT DEED RECORDED NOVEMBER 9, 2017 AS DOCUMENT NUMBER 2017-K536899-00
- {R2} MONUMENT MAP NO. 263 AND NO. 280, SO,CCSF
- {R3} HISTORICAL BLOCK DIAGRAM 3640a UNDATED, SO,CCSF
- {R4} PARCEL MAP FILED 8/20/1982 IN BOOK 23 PM 135-137, RO,CCSF
- {R5} PARCEL MAP FILED 5/15/1997 IN BOOK 43 PM 73-74, RO,CCSF
- {R6} PARCEL MAP FILED 12/3/2003 IN BOOK 83 CM 186-188, RO,CCSF
- {R7} PARCEL MAP FILED 12/24/2003 IN BOOK 84 CM 108-112, RO,CCSF

LEGEND

- SET RIVET AND 3/8" DIA. BRASS TAG MARKED "LS 7779"
- ┌ FOUND "L" CUT IN CURB, UNKNOWN ORIGIN UNLESS NOTED
- PROPERTY LINE
- BLOCK AND ADJOINER LINES
- MONUMENT LINE PER {R2}
- REFERENCE LINE, NOT SURVEYED
- () RECORD MEASUREMENT WHEN DIFFERENT THAN MEASURED ON THIS SURVEY
- {R#} REFERENCE ID
- RO,CCSF RECORDER'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO
- SO,CCSF SURVEYOR'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO
- DN DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- CM CONDOMINIUM MAP
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- ▨ BUILDING FOOTPRINT

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SHEET 3 OF 3 SHEETS
APN 3640-025 2779 FOLSOM ST