

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: VALENCIA STREET SF LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
HUYN SEAN SULLIVAN, MANAGER

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 4/27/2022 BEFORE ME, JA Martinez
A NOTARY PUBLIC, PERSONALLY APPEARED Huyun Sean Sullivan

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.: 2303304
MY COMMISSION EXPIRES: 8/29/2023
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Mateo

BENEFICIARY

PREFERRED BANK
SIGNED: [Signature]
PRINT NAME: Alice Huang 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 4/28/2022 BEFORE ME, DORA LAU
A NOTARY PUBLIC, PERSONALLY APPEARED ALICE HUANG

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 [Signature]

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2285673
MY COMMISSION EXPIRES: May 16, 2023
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

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 VALENCIA STREET SF LLC, A DELAWARE LIMITED LIABILITY COMPANY ON JULY 24, 2020. 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 MAY 31, 2022, 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: [Signature]
DANIEL J. WESTOVER, L.S. 7779

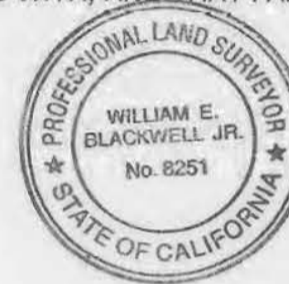


DATE: 4/26/2022

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.

[Signature]
WILLIAM E. BLACKWELL JR., PLS 8251
ACTING CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO



DATE: 5/12/2022

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 10992".

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

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

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: [Signature] DATE: 6/9/2022

CARLA SHORT
INTERIM DIRECTOR OF PUBLIC WORKS, CITY AND COUNTY OF SAN FRANCISCO,
STATE OF CALIFORNIA

APPROVED AS TO FORM

DAVID CHIU, 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. _____

FINAL MAP No. 10992

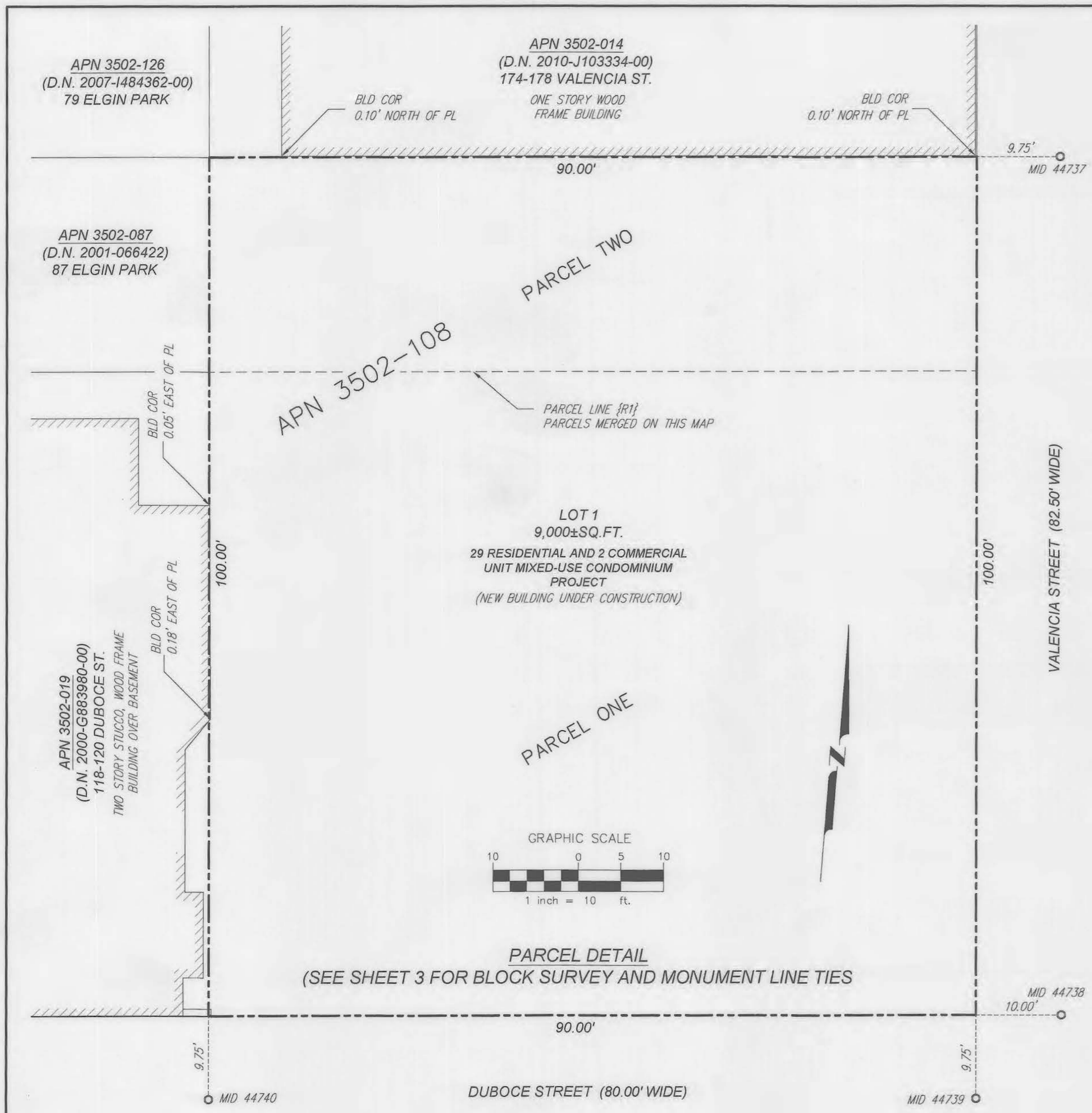
A 29 UNIT RESIDENTIAL AND 2 UNIT COMMERCIAL
MIXED-USE CONDOMINIUM PROJECT

BEING A MERGER AND RESUBDIVISION OF THAT
REAL PROPERTY DESCRIBED IN THAT CERTAIN
GRANT DEED RECORDED DECEMBER 16, 2020
AS DOCUMENT NUMBER 2020069986,
BEING A PORTION OF MISSION
BLOCK NO. 22

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
SCALE: AS SHOWN APRIL, 2022



336 CLAREMONT BLVD. STE 1
SAN FRANCISCO, CA 94127
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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 NUMBERS
CU-1 to CU-2	3502-149 TO 150
UNITS 201-208	3502-151 TO 158
UNITS 301-307	3502-159 TO 165
UNITS 401-407	3502-166 TO 172
UNITS 501-507	3502-173 TO 179

THIS FINAL MAP EXCEPTS ALL MINERALS, OIL AND OTHER HYDROCARBON SUBSTANCES UNDER SAID LAND BELOW A DEPTH OF 500 FEET WITHOUT THE RIGHT OF SURFACE ENTRY AS RESERVED IN THE GRANT DEED FROM ATLANTIC RICHFIELD COMPANY RECORDED JUNE 26, 1985, REEL D867, IMAGE 40 OF OFFICIAL RECORDS.

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 twenty-nine (29) residential and two commercial (2) condominium 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 Valencia Street and Duboce 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.

SPECIAL RESTRICTIONS:

- THIS FINAL MAP IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING RECORDED DOCUMENTS.
- "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED MAY 3, 2017 IN DOCUMENT NO. 2017-K446827-00, RO,CCSF.
 - "DECLARATION OF USE" RECORDED MAY 30, 2018 AS DOCUMENT NO. 2018-K620093, RO,CCSF.
 - "DECLARATION OF RESTRICTIONS AND OBLIGATIONS PURSUANT TO MINOR ENCROACHMENT PERMIT" RECORDED JANUARY 6, 2021 AS DOCUMENT NO. 2021001294, RO,CCSF.
 - "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED FEBRUARY 24, 2021 AS INSTRUMENT NO. 2021036785, RO,CCSF.
 - "PERMANENT POST-CONSTRUCTION STORMWATER CONTROLS MAINTENANCE AGREEMENT" RECORDED MARCH 18, 2022 AS INSTRUMENT NO. 2022028015, RO,CCSF.

LEGEND

- FOUND STONE WITH LEAD PLUG AND BRASS TACK IN MONUMENT WELL
- ⊠ STONE MONUMENT PER (R2) & (R4), SEARCHED FOR, NOT FOUND
- RIVET AND 3/4" DIA. BRASS TAG MARKED "LS 7779" TO BE SET AFTER CONSTRUCTION OF NEW SIDEWALKS, (ESTIMATED MAY 2022)
- ⚡ FOUND NAIL AND 3/4" BRASS TAG STAMPED "LS-6216" PER (R12).
- FOUND NAIL AND 3/4" BRASS TAG STAMPED "LS-7639" PER (R13).
- — — — — PROPERTY LINE PER (R1)
- — — — — MONUMENT LINE PER (R2) - (R5)
- — — — — MEASUREMENT TIE LINE
- () RECORD MEASUREMENT WHEN DIFFERENT THAN MEASURED ON THIS SURVEY
- MID MONUMENT IDENTIFICATION NUMBER PER CITY DATABASE
- {R#} REFERENCE ID
- BLD.COR. BUILDING CORNER
- RO,CCSF RECORDER'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO
- SO,CCSF SURVEYOR'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO
- APN ASSESSORS PARCEL NUMBER
- D.N. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- Sty STORY
- W/F WOOD FRAME
- ▨ BUILDING FOOTPRINT

FINAL MAP No. 10992

A 29 UNIT RESIDENTIAL AND 2 UNIT COMMERCIAL MIXED-USE CONDOMINIUM PROJECT

BEING A MERGER AND RESUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 16, 2020 AS DOCUMENT NUMBER 2020069986, BEING A PORTION OF MISSION BLOCK NO. 22

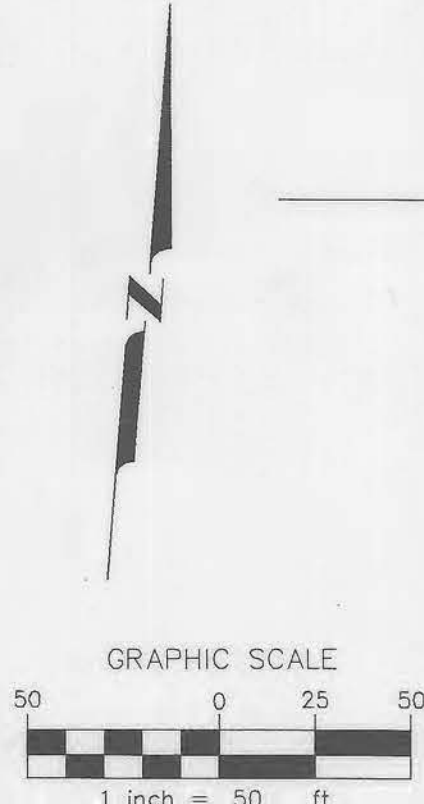
CITY AND COUNTY OF SAN FRANCISCO SCALE: AS SHOWN CALIFORNIA APRIL, 2022



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REFERENCES

- {R1} GRANT DEED RECORDED 12/16/2020 AS DOCUMENT NO. 2020069986, RO,CCSF.
- {R2} "MAP OF A PORTION OF THE MISSION DISTRICT OF THE CITY AND COUNTY OF SAN FRANCISCO FROM 9th ST. TO 14th ST." DATED 10/12/1908 AND AMENDED 10/29/1940, FILED AS B18 IN THE SO,CCSF.
- {R3} MONUMENT MAP NO. 259 ON FILE IN THE SO,CCSF.
- {R4} MONUMENT MAP NO. 260 ON FILE IN THE SO,CCSF.
- {R5} MONUMENT MAP NO. 261 ON FILE IN THE SO,CCSF.
- {R6} FIELD NOTES FILED AS 3532_901LOT_12-21-34, DATED 12/21/1934 ON FILE IN THE SO,CCSF.
- {R7} BLOCK DIAGRAM FILE NAMED 3502C, DATED APRIL 8, 1910 ON FILE IN THE SO,CCSF.
- {R8} PARCEL MAP FILED 2/13/2006 IN BOOK 93 CM AT PAGES 63-66, RO, CCSF.
- {R9} PARCEL MAP FILED 10/19/2006 IN BOOK 97 CM AT PAGES 99-100, RO, CCSF.
- {R10} PARCEL MAP FILED 10/3/2007 IN BOOK 102 CM AT PAGES 160-161, RO, CCSF.
- {R11} GRADE MAP NO. 26 ON FILE IN THE SO,CCSF.
- {R12} PARCEL MAP FILED 12-14-2018 IN BOOK 135 CM AT PAGES 31-34, RO, CCSF.
- {R13} RECORD OF SURVEY FILED 12-4-2019 IN BOOK II OF SURVEY MAPS AT PAGES 56-57, RO, CCSF.



McCOPPIN ST. (78.75' WIDE)

DUBOCE AVE (80.00' WIDE)

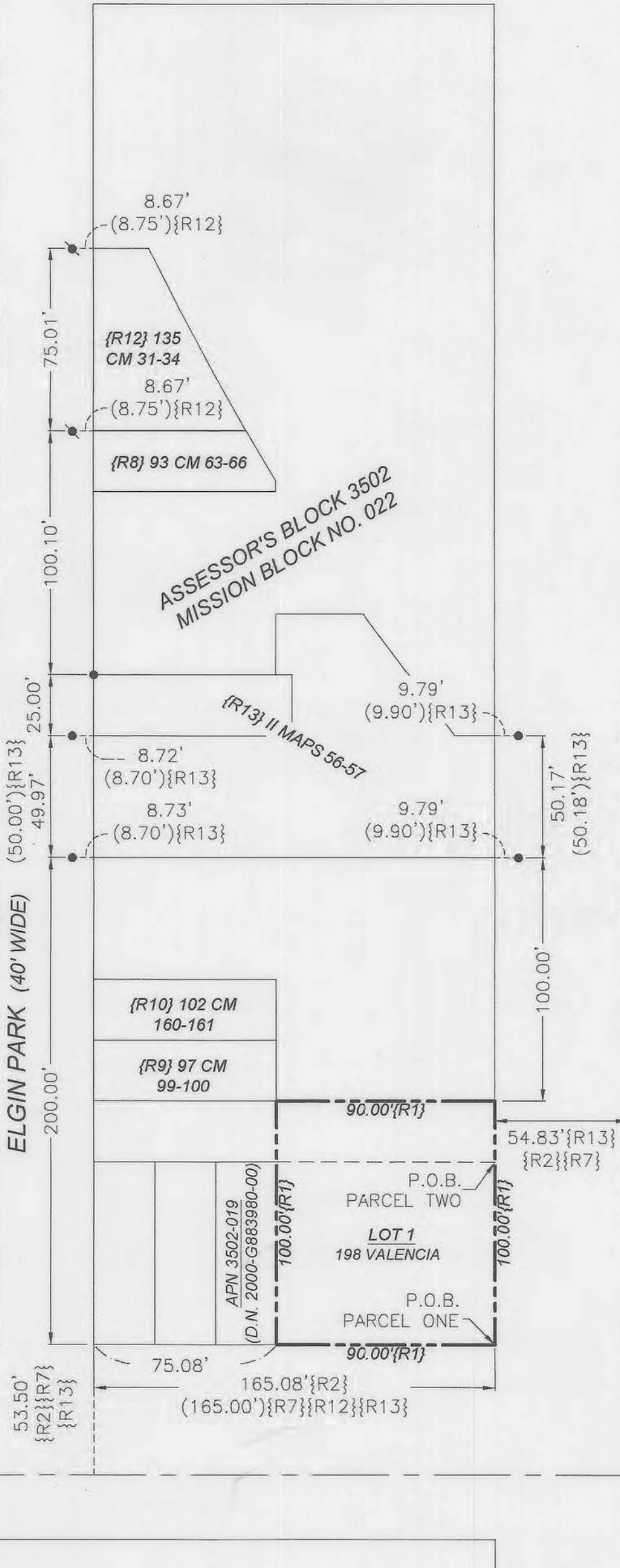
VALENCIA STREET (82.50' WIDE)

MISSION STREET (82.50' WIDE)

SOUTH VAN NESS AVE (82.50' WIDE)

FOLSOM STREET (82.50' WIDE)

MATCH POINT



Mk. Cor. 4-Sty. Stucco Apt. Bldg. 1.0 Above ASW

GUERRERO STREET (82.50' WIDE)

MID 26678
MID 26679
Cor. of Base Col. 0.5 Above ASW (Mk. & Nail per {R3}, not found)

54.80' (54.806') {R6} (54.65') {R3}

14th STREET (64.00' WIDE)

BASIS OF SURVEY

Mks. Granite base Armory Bldg. 2.0 Above ASW

BASIS OF SURVEY

THE 14TH STREET MONUMENT LINE PER {R2} AND {R3} WAS USED AS THE BASIS OF SURVEY.

34.70' (35') {R2} (35.125') {R4} MID#19025

34.70' {R4} (35') {R2} MID#19024

DUBOCE AVE (80.00' WIDE)

15th STREET (64.00' WIDE)

MID 26612
54.984' Mk. Cor. Iron Post. 1.0' up, 2 Sty. Stucco Bldg.

Mk. Br. Top of Base 2.0 Above ASW

MID 26613
54.79' Mk. Cor. Top of Sandstone Base 3.2' above ASW

16th STREET (80.00' WIDE)

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CITY AND COUNTY OF SAN FRANCISCO SCALE: AS SHOWN

CALIFORNIA APRIL, 2022

FIELD SURVEY COMPLETION STATEMENT

THE FIELD SURVEY WAS COMPLETED ON 7/24/2020. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATES, UNLESS OTHERWISE NOTED.



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