

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF AND HAVE THE RIGHT, TITLE AND INTEREST TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP; THAT WE ARE THE ONLY PERSONS HAVING ANY RECORD INTEREST IN THE SUBDIVIDED PROPERTY; AND THAT WE HEREBY CONSENT TO PREPARATION AND RECORDATION OF THIS FINAL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY IRREVOCABLY OFFER FOR DEDICATION IN FEE FOR STREET, ROADWAY AND PUBLIC UTILITY PURPOSES, SUBJECT TO CITY CERTIFIED COMPLETION AND ACCEPTANCE OF IMPROVEMENTS, THE FOLLOWING PUBLIC STREETS: FAIRFAX AVENUE, IRONWOOD WAY AND MIDDLE POINT ROAD (ALSO BEING LOTS 6 THROUGH 9). SAID FEE SHALL BE CONVEYED PER SEPARATE DOCUMENT.

WE ALSO OFFER FOR DEDICATION AN IRREVOCABLE NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF A PUBLIC WATERLINE AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND WITHIN LOT 5 AS SHOWN HEREIN AND DESIGNATED WATERLINE EASEMENT (WLE). SAID EASEMENT SHALL BE GRANTED PER SEPARATE DOCUMENT.

WE ALSO OFFER FOR DEDICATION AN IRREVOCABLE NON-EXCLUSIVE EASEMENT FOR PUBLIC PEDESTRIAN ACCESS ON, OVER AND ACROSS LOT A AND LOT 5 AS SHOWN HEREIN AND DESIGNATED PUBLIC ACCESS EASEMENT (PAE). SAID EASEMENT SHALL BE GRANTED PER SEPARATE DOCUMENT.

WE ALSO OFFER FOR DEDICATION AN IRREVOCABLE NON-EXCLUSIVE EASEMENT FOR EMERGENCY SERVICES ACCESS ON, OVER AND ACROSS LOT A AS SHOWN HEREIN AND DESIGNATED EMERGENCY SERVICES ACCESS EASEMENT (ESAE). SAID EASEMENT SHALL BE GRANTED PER SEPARATE DOCUMENT.

LOT A IS HEREBY DESIGNATED AS PRIVATE OPEN SPACE AND SHALL BE GRANTED IN FEE TITLE TO THE HUNTERS VIEW COMMUNITY ASSOCIATION PER SEPARATE DOCUMENT IN ACCORDANCE WITH THE DECLARATION OF RESTRICTIONS.

THE AREAS DESIGNATED AS PRIVATE STORM DRAIN EASEMENT (PSDE) SHALL BE TO THE HV COMMUNITY ASSOCIATION PER SEPARATE DOCUMENT.

OWNER: HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, A PUBLIC BODY, CORPORATE AND POLITIC

BY: Barbara T. Smith TITLE Acting Executive Director
DATE October 7, 2014

OWNERS ACKNOWLEDGEMENT

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO

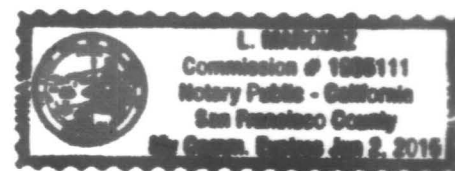
ON, October 7, 2014, BEFORE ME, L. Marquez, NOTARY PUBLIC,
PERSONALLY APPEARED Barbara T. Smith

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.

L. Marquez
SIGNATURE



NOTARY COMMISSION NO. June 2, 2015
MY COMMISSION EXPIRES: 1935111
COUNTY OR PRINCIPAL PLACE OF BUSINESS: San Francisco

TRUSTEE'S STATEMENT

OLD REPUBLIC TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER DEEDS OF TRUST RECORDED DECEMBER 6, 2011 AS DOCUMENT NO. 2011-J311811, AND JANUARY 18, 2013 AS DOCUMENT NO. 2013-J586369 OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BY: Jennifer F. Raikie TITLE Vice President
BY: _____ TITLE _____

OLD REPUBLIC TITLE COMPANY, ORDER NO. 0227010757-DP

LESSEE'S STATEMENT

HUNTERS VIEW ASSOCIATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP, LESSEE DISCLOSED BY MEMORANDUM OF GROUND LEASE RECORDED FEBRUARY 3, 2011 AS DOCUMENT NO. 2011-J130574, OFFICIAL RECORDS OF CITY AND COUNTY OF SAN FRANCISCO, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BY: Joe A. Gardner TITLE President
BY: _____ TITLE _____

LESSEE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO

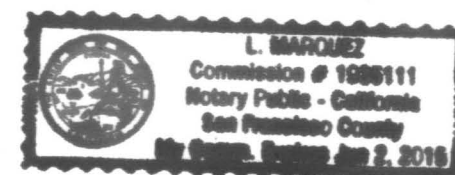
ON, October 7, 2014, BEFORE ME, L. Marquez, NOTARY PUBLIC,
PERSONALLY APPEARED Jack D. Gardner

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.

L. Marquez
SIGNATURE



NOTARY COMMISSION NO. 1935111
MY COMMISSION EXPIRES: June 2, 2015
COUNTY OR PRINCIPAL PLACE OF BUSINESS: San Francisco

TRUSTEE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO

ON, October 10, 2014, BEFORE ME, Kate Dar, NOTARY PUBLIC,
PERSONALLY APPEARED Jennifer F. Raikie

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.

Kate Dar
SIGNATURE

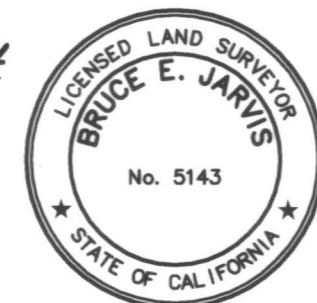
NOTARY COMMISSION NO. 2049478
MY COMMISSION EXPIRES: December 17, 2017
COUNTY OR PRINCIPAL PLACE OF BUSINESS: San Francisco

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 HUNTERS VIEW ASSOCIATES L.P. IN JANUARY 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 INDICATED ON OR WITHIN THREE YEARS FROM THE RECORDATION OF THIS FINAL MAP 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: Bruce E. Jarvis DATE: 09/23/2014

BRUCE E. JARVIS
PLS 5143
MY LICENSE EXPIRES: JUNE 31, 2015



CITY AND COUNTY SURVEYORS 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 ALTERATION THEREOF, THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

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

BY: Bruce R. Storrs
DATE: 10/24, 2014
BRUCE R. STORRS LS 6914
MY LICENSE EXPIRES: SEPTEMBER 30, 2015



RECORDER'S STATEMENT

FILED FOR RECORD THIS _____ DAY OF _____, 2014, AT _____ MINUTES PAST _____ M. IN BOOK _____ OF SURVEY MAPS, AT PAGES _____, IN THE OFFICE OF THE COUNTY RECORDER, AT THE REQUEST OF CARLILE-MACY.

BY: _____ DATE: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP NO. 7545

A 377 MIXED USE RESIDENTIAL AND COMMERCIAL CONDOMINIUM PROJECT WITHIN 5 BUILDABLE LOTS BEING A MERGER AND RESUBDIVISION OF LOT 7 AND LOT 9 OF FINAL MAP NO. 5461, FILED FOR RECORD IN BOOK DD OF SURVEY MAPS, AT PAGES 90-97, SAN FRANCISCO CITY AND COUNTY RECORDS AND THAT PORTION OF WEST POINT ROAD VACATED BY SAN FRANCISCO BOARD OF SUPERVISORS' ORDINANCE NO. 40-14.

6.3 ACRES
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

CARLILE • MACY

CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

SEPTEMBER 2014
A.B. 4624 - LOTS 29, 31 & 45

SHEET 1 OF 5 SHEETS
227-229 WEST POINT RD.

PROJECT NO. 2007030.C1

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 CONTROLLER OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS 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, EXCEPT AS TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE WHICH ARE ESTIMATED TO BE _____

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 NO. 7545", AND ACCEPTED ON BEHALF OF THE PUBLIC THE OFFERS OF DEDICATION, SUBJECT TO CITY CERTIFIED COMPLETION AND ACCEPTANCE OF IMPROVEMENTS, FOR THE EASEMENTS AND STREETS IDENTIFIED IN THE OWNER'S STATEMENT.

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

BOARD OF SUPERVISORS APPROVAL

ON _____, 2014, 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. _____

APPROVALS

THIS MAP IS APPROVED THIS _____ DAY OF _____, 20____ BY ORDER NO. _____

BY: _____ DATE: October 27th, 2014

MOHAMMED NURU
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO A FORM

DENNIS J. HERRERA, CITY ATTORNEY

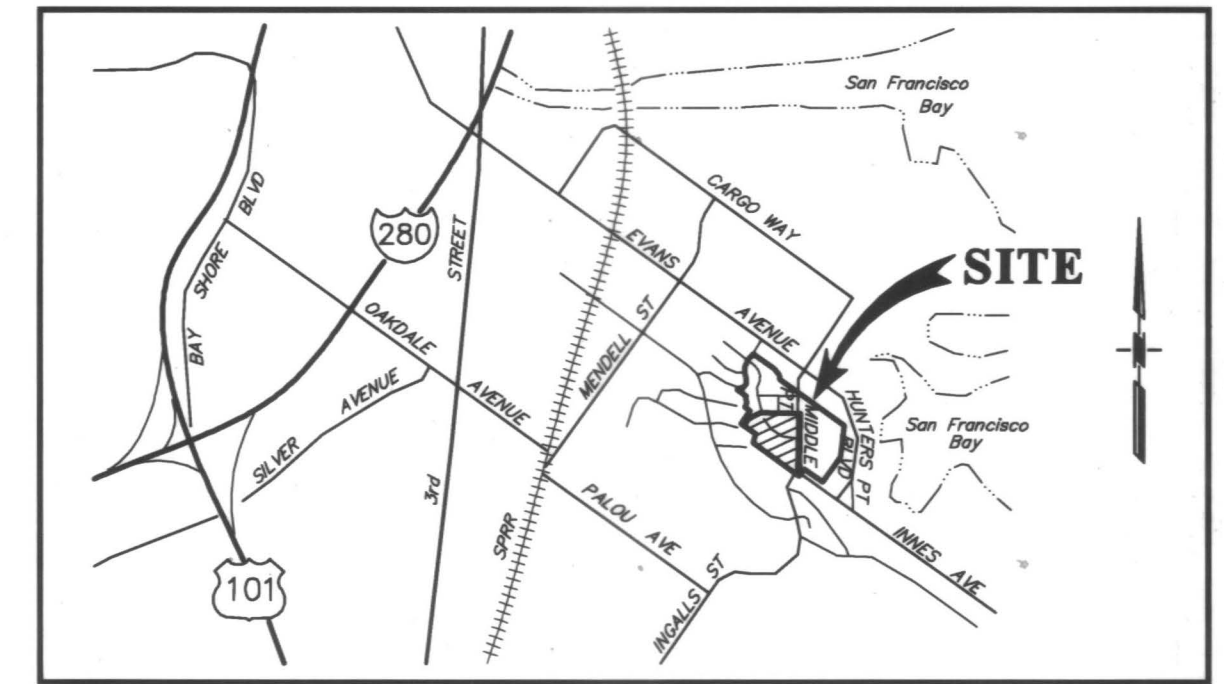
BY: _____
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

CERTIFICATE OF PUBLIC IMPROVEMENT AGREEMENT

THIS CERTIFICATE EVIDENCES THAT A PUBLIC IMPROVEMENT AGREEMENT HAS BEEN EXECUTED ON THE _____ DAY OF _____ BY AND BETWEEN THE HUNTERS POINT AFFORDABLE HOUSING INC., A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION AND THE CITY AND COUNTY OF SAN FRANCISCO

BY: _____ DATE: October 27th, 2014

MOHAMMED NURU
DIRECTOR OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO



VICINITY MAP

NT8

NOTES

- 1. THE HUNTERS VIEW PHASE 2 PROJECT IS SUBJECT TO NUMEROUS APPROVED DOCUMENTS AS NOTED BELOW AND COMPLIANCE THEREWITH:
 - a. RESTRICTIONS AND RIGHTS DEFINED IN THE DESIGN FOR DEVELOPMENT DOCUMENT DATED MAY 29, 2008 AND ANY SUBSEQUENT AMENDMENTS THEREOF.
 - b. THE DECLARATION OF ANNEXATION OF HUNTERS VIEW PHASE 2 AND EASEMENTS RECORDED CONCURRENTLY HERewith IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
 - c. "DECLARATION OF RESTRICTIONS" RECORDED SEPTEMBER 29, 1971 AS INSTRUMENT NO. 1971-U20268, BOOK B563, PAGE 726, OF OFFICIAL RECORDS.
 - d. "DECLARATION OF TRUST (GRANT PROJECTS), RECORDED JANUARY 24, 1989 AS INSTRUMENT NO .E312299, REEL E791, IMAGE 1595, OF OFFICIAL RECORDS.
 - f. "DECLARATION OF TRUST (PUBLIC HOUSING MODERNIZATION GRANT PROJECTS) RECORDED MARCH 19, 2007 AS INSTRUMENT NO. 2007-1354630, REEL J350, IMAGE 237, OF OFFICIAL RECORDS.
 - g. MATTERS CONTAINED IN THE DECLARATION OF RESTRICTIONS BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT ARE RECORDED DECEMBER 10, 2010 AS INSTRUMENT NO. 2010-J097080, REEL K287, IMAGE 0630, OFFICIAL RECORDS.
 - h. MATTERS CONTAINED IN THE DECLARATION OF RESTRICTIVE COVENANTS FOR THE DEVELOPMENT AND OPERATION OF HOUSING ARE RECORDED MARCH 26, 2012 AS INSTRUMENT NO. 2012-J380743, REEL K611, IMAGE 77, OFFICIAL RECORDS.
 - i. MATTERS CONTAINED IN THE DECLARATION OF RESTRICTIONS BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT ARE RECORDED JUNE 23, 2008 AS INSTRUMENT NO 2008-1199500, REEL J168, IMAGE 0800, OFFICIAL RECORDS.
- 2. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

FINAL MAP NO. 7545

A 377 MIXED USE RESIDENTIAL AND COMMERCIAL CONDOMINIUM PROJECT WITHIN 5 BUILDABLE LOTS BEING A MERGER AND RESUBDIVISION OF LOT 7 AND LOT 9 OF FINAL MAP NO. 5461, FILED FOR RECORD IN BOOK DD OF SURVEY MAPS, AT PAGES 90-97, SAN FRANCISCO CITY AND COUNTY RECORDS AND THAT PORTION OF WEST POINT ROAD VACATED BY SAN FRANCISCO BOARD OF SUPERVISORS' ORDINANCE NO. 40-14.

6.3 ACRES
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

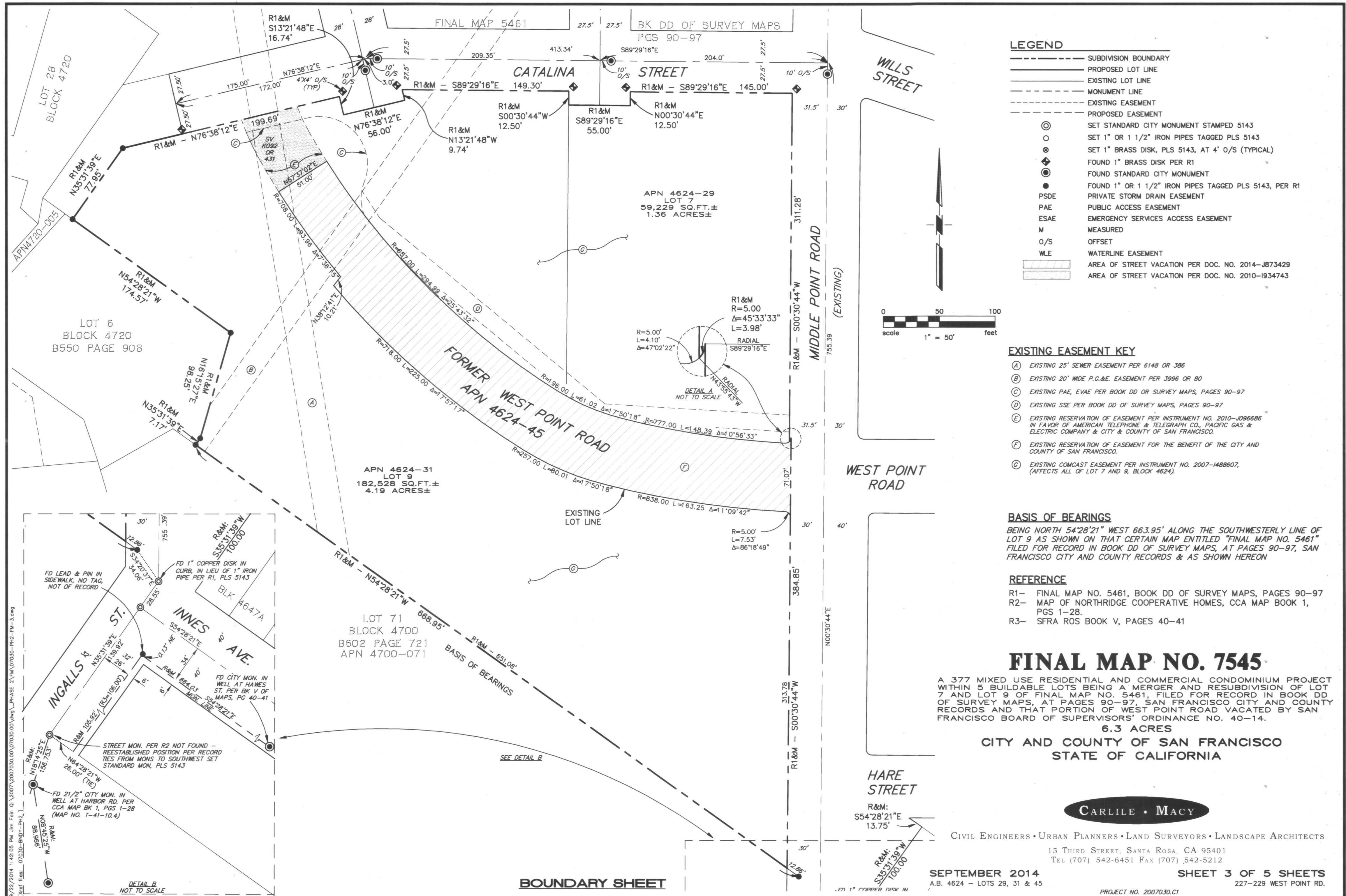
CARLILE • MACY

CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

SEPTEMBER 2014
A.B. 4624 - LOTS 29, 31 & 45

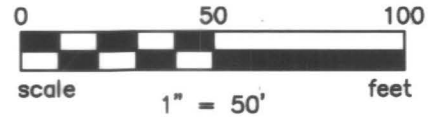
SHEET 2 OF 5 SHEETS
227-229 WEST POINT RD.

PROJECT NO. 2007030.C1



LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- MONUMENT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- ⊙ SET STANDARD CITY MONUMENT STAMPED 5143
- SET 1" OR 1 1/2" IRON PIPES TAGGED PLS 5143
- ⊕ SET 1" BRASS DISK, PLS 5143, AT 4' 0/S (TYPICAL)
- ⊕ FOUND 1" BRASS DISK PER R1
- ⊙ FOUND STANDARD CITY MONUMENT
- FOUND 1" OR 1 1/2" IRON PIPES TAGGED PLS 5143, PER R1
- PSDE PRIVATE STORM DRAIN EASEMENT
- PAE PUBLIC ACCESS EASEMENT
- ESAE EMERGENCY SERVICES ACCESS EASEMENT
- M MEASURED
- O/S OFFSET
- WLE WATERLINE EASEMENT
- ▨ AREA OF STREET VACATION PER DOC. NO. 2014-JB73429
- ▨ AREA OF STREET VACATION PER DOC. NO. 2010-1934743



EXISTING EASEMENT KEY

- (A) EXISTING 25' SEWER EASEMENT PER 6148 OR 386
- (B) EXISTING 20' WIDE P.G.&E. EASEMENT PER 3996 OR 80
- (C) EXISTING PAE, E/AE PER BOOK DD OF SURVEY MAPS, PAGES 90-97
- (D) EXISTING SSE PER BOOK DD OF SURVEY MAPS, PAGES 90-97
- (E) EXISTING RESERVATION OF EASEMENT PER INSTRUMENT NO. 2010-1096686 IN FAVOR OF AMERICAN TELEPHONE & TELEGRAPH CO., PACIFIC GAS & ELECTRIC COMPANY & CITY & COUNTY OF SAN FRANCISCO.
- (F) EXISTING RESERVATION OF EASEMENT FOR THE BENEFIT OF THE CITY AND COUNTY OF SAN FRANCISCO.
- (G) EXISTING COMCAST EASEMENT PER INSTRUMENT NO. 2007-1488607, (AFFECTS ALL OF LOT 7 AND 9, BLOCK 4624).

BASIS OF BEARINGS

BEING NORTH 54°28'21" WEST 663.95' ALONG THE SOUTHWESTERLY LINE OF LOT 9 AS SHOWN ON THAT CERTAIN MAP ENTITLED "FINAL MAP NO. 5461" FILED FOR RECORD IN BOOK DD OF SURVEY MAPS, AT PAGES 90-97, SAN FRANCISCO CITY AND COUNTY RECORDS & AS SHOWN HEREON

REFERENCE

- R1- FINAL MAP NO. 5461, BOOK DD OF SURVEY MAPS, PAGES 90-97
- R2- MAP OF NORTHRIDGE COOPERATIVE HOMES, CCA MAP BOOK 1, PGS 1-28.
- R3- SFRA ROS BOOK V, PAGES 40-41

FINAL MAP NO. 7545

A 377 MIXED USE RESIDENTIAL AND COMMERCIAL CONDOMINIUM PROJECT WITHIN 5 BUILDABLE LOTS BEING A MERGER AND RESUBDIVISION OF LOT 7 AND LOT 9 OF FINAL MAP NO. 5461, FILED FOR RECORD IN BOOK DD OF SURVEY MAPS, AT PAGES 90-97, SAN FRANCISCO CITY AND COUNTY RECORDS AND THAT PORTION OF WEST POINT ROAD VACATED BY SAN FRANCISCO BOARD OF SUPERVISORS' ORDINANCE NO. 40-14.

6.3 ACRES
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

CARLILE • MACY

CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

SEPTEMBER 2014
A.B. 4624 - LOTS 29, 31 & 45

SHEET 3 OF 5 SHEETS
227-229 WEST POINT RD.

PROJECT NO. 2007030.C1

BOUNDARY SHEET

9/22/2014 1:42:05 PM Jim.Fain G:\2007\2007030\00\07030\00\view\PHASE 2\VM 07030-PH2-PM-3.dwg
 PLOT FILE: 07030-BOUND-PH2

DETAIL B
NOT TO SCALE

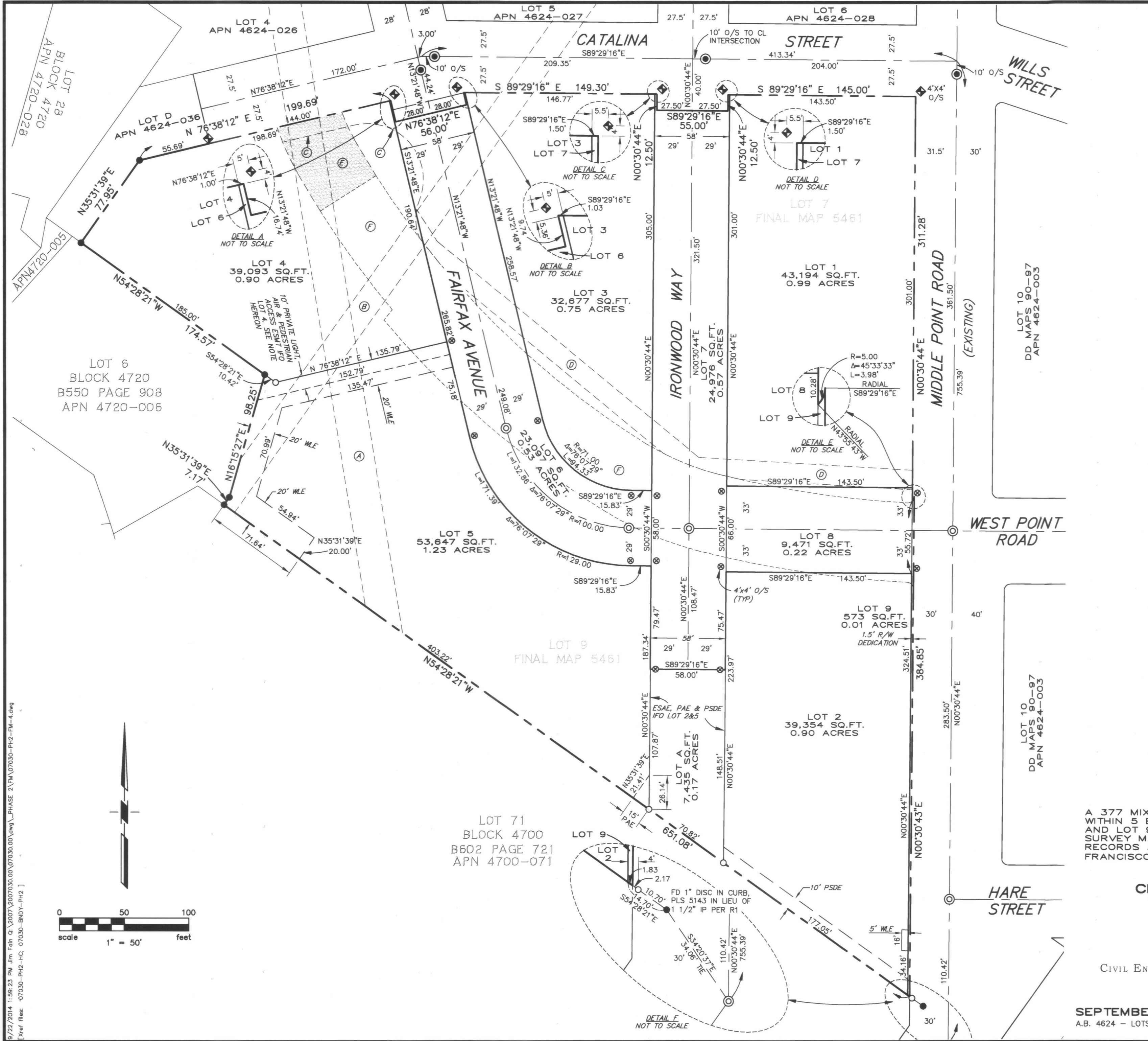
SEE DETAIL B

HARE STREET

R&M:
554°28'21"E
13.75'

R&M:
S35°31'39"W
100.00'

FD 1" COPPER DISK IN



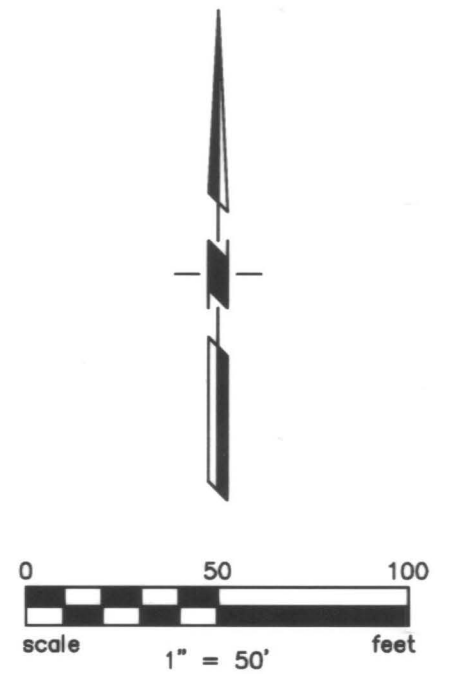
LEGEND

---	SUBDIVISION BOUNDARY
---	PROPOSED LOT LINE
---	EXISTING LOT LINE
---	MONUMENT LINE
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
⊙	SET STANDARD CITY MONUMENT STAMPED 5143
○	SET 1" OR 1 1/2" IRON PIPES TAGGED PLS 5143
⊕	SET 1" BRASS DISK, PLS 5143, AT 4' O/S (TYPICAL)
⊙	FOUND 1" BRASS DISK PER R1
⊙	FOUND STANDARD CITY MONUMENT PER R1
●	FOUND 1" OR 1 1/2" IRON PIPES TAGGED PLS 5143, PER R1
PSDE	PRIVATE STORM DRAIN EASEMENT
PAE	PUBLIC ACCESS EASEMENT
SWE	PUBLIC SIDEWALK EASEMENT
ESAE	EMERGENCY SERVICES ACCESS EASEMENT
M	MEASURED
O/S	OFFSET
WLE	WATERLINE EASEMENT
▨	AREA OF STREET VACATION PER DOC. NO.2014-J873429
▨	AREA OF STREET VACATION PER DOC. NO.2010-1934743

EXISTING EASEMENT KEY

(A)	EXISTING 25' SEWER EASEMENT PER 6148 OR 386
(B)	EXISTING 20' WIDE P.G.&E. EASEMENT PER 3996 OR 80
(C)	EXISTING PAE, EVAE PER BOOK DD OR SURVEY MAPS, PAGES 90-97
(D)	EXISTING SSE PER BOOK DD OF SURVEY MAPS, PAGES 90-97
(E)	EXISTING RESERVATION OF EASEMENT PER INSTRUMENT NO. 2010-J096686 IN FAVOR OF AMERICAN TELEPHONE & TELEGRAPH CO., PACIFIC GAS & ELECTRIC COMPANY & CITY & COUNTY OF SAN FRANCISCO.
(F)	EXISTING RESERVATION OF EASEMENT FOR THE BENEFIT OF THE CITY AND COUNTY OF SAN FRANCISCO.
(G)	EXISTING COMCAST EASEMENT PER INSTRUMENT NO. 2007-1488607, (AFFECTS ALL OF LOT 7 AND 9, BLOCK 4624) NOT SHOWN ON THIS MAP.

NOTE:
10' PRIVATE LIGHT AND AIR EASEMENT TO BE HANDLED BY SEPARATE CC&RS OR SEPARATE DOCUMENT.



FINAL MAP NO. 7545

A 377 MIXED USE RESIDENTIAL AND COMMERCIAL CONDOMINIUM PROJECT WITHIN 5 BUILDABLE LOTS BEING A MERGER AND RESUBDIVISION OF LOT 7 AND LOT 9 OF FINAL MAP NO. 5461, FILED FOR RECORD IN BOOK DD OF SURVEY MAPS, AT PAGES 90-97, SAN FRANCISCO CITY AND COUNTY RECORDS AND THAT PORTION OF WEST POINT ROAD VACATED BY SAN FRANCISCO BOARD OF SUPERVISORS' ORDINANCE NO. 40-14.

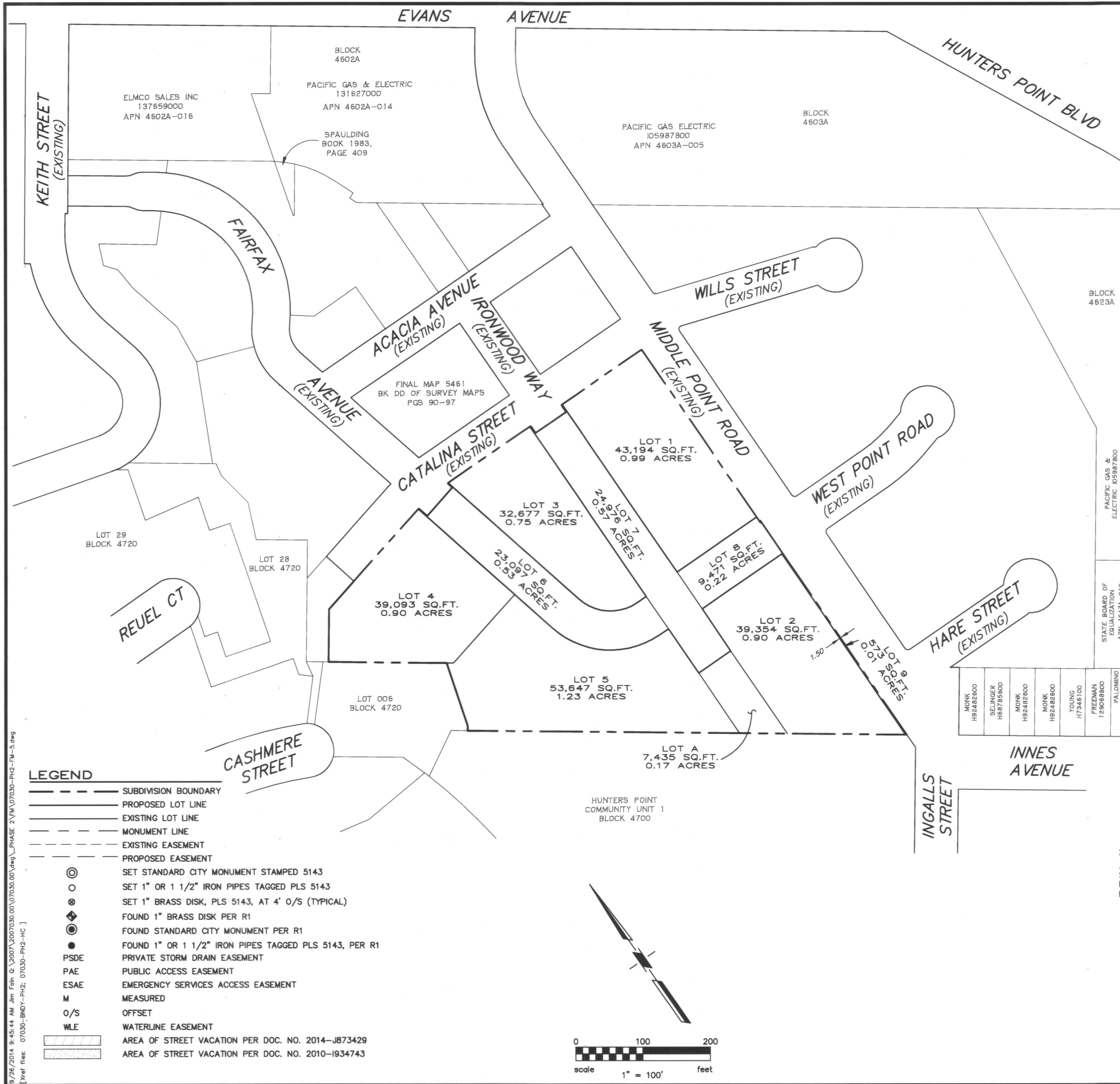
6.3 ACRES
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA



CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

SEPTEMBER 2014
A.B. 4624 - LOTS 29, 31 & 45
SHEET 4 OF 5 SHEETS
227-229 WEST POINT RD.
PROJECT NO. 2007030.C1

9/22/2014 1:56:23 PM Jim Fain G:\2007\2007030\00\07030_00\dwg\PHASE 2\VM\07030-PH2-FM-4.dwg
[Xref files: 07030-PH2-HC, 07030-BNDY-PH2.]



LOTS			
FINAL MAP LOT NO.	CONDO UNITS	PLANNING BLOCK NO.	ASSESSORS PARCEL NO.
1	63	7	4624/51
2	72	11	52
3	40	8	53
4	121	9	54
5	81	10	55
TOTAL	377		61-437
OPEN SPACE			
FINAL MAP LOT NO.			ASSESSORS PARCEL NO.
A		PVT. OPEN SPACE	56
STREET LOTS			
FINAL MAP LOT NO.		STREET	ASSESSORS PARCEL NO.
6		FAIRFAX AVENUE	57
7		IRONWOOD WAY	58
8		FAIRFAX AVENUE	59
9		MIDDLE POINT ROAD	60

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

CONDOMINIUM NOTES:

- A) THIS MAP IS THE SURVEY MAP PORTION OF A PLANNED DEVELOPMENT AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTION 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO 377 MAXIMUM NUMBER OF DWELLING UNITS AND/OR 1 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 THE HUNTERS VIEW COMMUNITY ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS, AND RESTRICTIONS, THE HUNTERS VIEW COMMUNITY 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 LOT OWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HV COMMUNITY 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 HV COMMUNITY ASSOCIATION AND/OR THE INDIVIDUAL LOT OWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE LOT OWNER'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 PARCEL/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 (SPECIFY STREET NAME) 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) ENCROACHMENT FROM/ONTO ADJOINING PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE THERE FROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

- LEGEND**
- SUBDIVISION BOUNDARY
 - PROPOSED LOT LINE
 - EXISTING LOT LINE
 - MONUMENT LINE
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - SET STANDARD CITY MONUMENT STAMPED 5143
 - SET 1" OR 1 1/2" IRON PIPES TAGGED PLS 5143
 - ⊙ SET 1" BRASS DISK, PLS 5143, AT 4' O/S (TYPICAL)
 - ⊙ FOUND 1" BRASS DISK PER R1
 - ⊙ FOUND STANDARD CITY MONUMENT PER R1
 - ⊙ FOUND 1" OR 1 1/2" IRON PIPES TAGGED PLS 5143, PER R1
 - PSDE PRIVATE STORM DRAIN EASEMENT
 - PAE PUBLIC ACCESS EASEMENT
 - ESAE EMERGENCY SERVICES ACCESS EASEMENT
 - M MEASURED
 - O/S OFFSET
 - WLE WATERLINE EASEMENT
 - ▨ AREA OF STREET VACATION PER DOC. NO. 2014-J873429
 - ▨ AREA OF STREET VACATION PER DOC. NO. 2010-I934743

MONK	H92482800
SELINGER	H67859600
MONK	H92482800
MONK	H92482800
YOUNG	H7348100
FREEMAN	I26098600
PALOMINO	G7520800

FINAL MAP NO. 7545

A 377 MIXED USE RESIDENTIAL AND COMMERCIAL CONDOMINIUM PROJECT WITHIN 5 BUILDABLE LOTS BEING A MERGER AND RESUBDIVISION OF LOT 7 AND LOT 9 OF FINAL MAP NO. 5461, FILED FOR RECORD IN BOOK DD OF SURVEY MAPS, AT PAGES 90-97, SAN FRANCISCO CITY AND COUNTY RECORDS AND THAT PORTION OF WEST POINT ROAD VACATED BY SAN FRANCISCO BOARD OF SUPERVISORS' ORDINANCE NO. 40-14.

6.3 ACRES
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA



CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

9/26/2014 9:45:44 AM Jim Fain G:\2007\2007030\00\07030\00\dwg_PHASE 2\VM\07030-PH2-FM-5.dwg [Xref files: 07030-BNDY-PH2; 07030-PH2-HC]