

**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: 4742 Mission, LLC, a California Limited Liability Company

BY: [Signature]  
YOSEF TAHBAZOF, 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 Jun 20, 2024 BEFORE ME, Weng Wong  
A NOTARY PUBLIC, PERSONALLY APPEARED Yosef Tahbazof

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 Weng Wong

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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2351899

MY COMMISSION EXPIRES: Mar 16, 2025

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 4742 MISSION, LLC. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED 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: 6/18/24



**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 ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BY: [Signature]

WILLIAM E. BLACKWELL JR., PLS 8251  
ACTING CITY & COUNTY SURVEYOR  
CITY & COUNTY OF SAN FRANCISCO

DATE: 8/9/24



**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 8 DAY OF October, 2024

BY ORDER NO. \_\_\_\_\_

BY: [Signature] FOR DATE: 10/8/2024

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

**APPROVED AS TO FORM**

DAVID CHIU, CITY ATTORNEY

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

**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 11468".

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

**FINAL MAP 11468**

A 46 UNIT RESIDENTIAL AND  
1 UNIT COMMERCIAL  
MIXED-USE CONDOMINIUM PROJECT

A MERGER AND RESUBDIVISION OF THE  
PROPERTY DESCRIBED IN THAT CERTAIN  
QUITCLAIM DEED RECORDED SEPTEMBER  
5TH, 2019 AS DOCUMENT NO. 2019-K823436-00,  
OFFICIAL RECORDS.  
BEING A PORTION OF BLOCK 13,  
WEST END MAP NO.1

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA  
JUNE, 2024

**WS**  
Westover  
Surveying  
336 CLAREMONT BLVD. STE 1  
SAN FRANCISCO, CA 94127  
(415) 242-5400  
www.westoversurveying.com



**REFERENCES**

- {R1} QUITCLAIM DEED RECORDED SEPTEMBER 5TH, 2019 AS DOCUMENT NO. 2019-K823436-00, RO,CCSF.
- {R2} MONUMENT MAP L-19-6, SO,CCSF.
- {R3} WEST END MAP NO. 1, FILED MAY 1, 1863 IN BOOK 2 A AND B OF MAPS, PAGE 45, RO,CCSF.
- {R4} "MAP OF P.A. McDONALD'S SUBDIVISION OF A PART OF TRACT KNOWN AS WEST END MAP NO. 1" FILED AUGUST 19, 1907 IN BOOK G" OF MAPS, PAGE 27, RO,CCSF.
- {R5} BLOCK DIAGRAM NAMED "6956a" ENTITLED "BLOCK 13, WEST END MAP NO. 1, INDEX 6956, ORDER 11438M" DATED 9/30/1937, SO,CCSF.
- {R6} PARCEL MAP FILED MAY 28, 1976 IN BOOK 3 PM, PAGE 66, RO,CCSF.
- {R7} PARCEL MAP FILED MAY 14, 1980 IN BOOK 15 PM, PAGE 38, RO,CCSF.
- {R8} PARCEL MAP FILED JUNE 9, 1986 IN BOOK 32 PM, PAGE 143, RO,CCSF.
- {R9} PARCEL MAP FILED JAN. 29, 1987 IN BOOK 34 PM, PAGE 74, RO,CCSF.
- {R10} PARCEL MAP FILED SEPT 13, 1989 IN BOOK 39 PM, PAGE 110, RO,CCSF.
- {R11} PARCEL MAP FILED NOV. 16, 1992 IN BOOK 38 CM, PAGE 54-58, RO,CCSF.
- {R12} RECORD OF SURVEY NO. 9303 FILED DEC. 21, 2017 IN BOOK "HH" OF MAPS, PAGE 5, RO,CCSF.

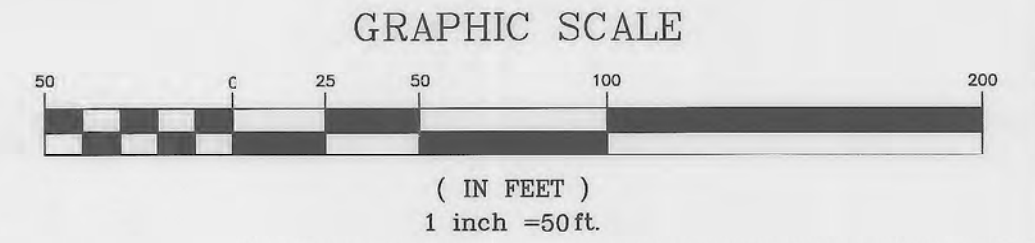
THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING RECORDED DOCUMENTS:

- EASEMENT RECORDED APRIL 28, 1960 AS D.N. I76829, RO,CCSF.
- EASEMENT RECORDED JANUARY 17, 1991 AS D.N. E848963, RO,CCSF.
- DECLARATION OF USE MINOR SIDEWALK ENCROACHMENT RECORDED JULY 29, 2009 AS D.N. 2009-I807652-00, RO,CCSF.
- EASEMENT RECORDED FEBRUARY 1, 2022 AS D.N. 2022010953, RO,CCSF.
- NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE RECORDED MARCH 26, 2021 AS D.N. 2021053378, RO,CCSF.
- NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE RECORDED APRIL 1, 2022 AS D.N. 2022033854, RO,CCSF.
- DECLARATION OF USE LIMITATION RECORDED APRIL 1, 2022 AS D.N. 2022033889, RO,CCSF.
- DECLARATION OF USE LIMITATION AS RECORDED MAY 5, 2022 AS D.N. 2022046616, RO,CCSF.
- DECLARATION OF USE LIMITATION AS RECORDED MAY 5, 2022 AS D.N. 2022046617, RO,CCSF.
- REGULATORY AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS RECORDED AUG. 11, 2022 AS DN. 2022077145, RO,CCSF.
- NOTICE OF SPECIAL RESTRICTION UNDER THE PLANNING RECORDED JUNE 26, 2023 AS D.N. 2023045500, RO,CCSF.
- VAULT (TRANSFORMER) ENCROACHMENT PERMIT RECORDED AUGUST 22, 2023 AS D.N. 2023061939, RO,CCSF.

MID-22087  
FOUND ON SURVEY 48 PM 55-56 (NOT SHOWN) ON 1/19/2011  
NOT FOUND 8/16/2022

**BASIS OF SURVEY**

THE ONONDAGA AVENUE MONUMENT LINE WAS USED AS THE BASIS OF ORIENTATION FOR THIS SURVEY. THE FOUND "L" CUT IN GRANITE CURB ALONG MISSION STREET AS NOTED HEREON WAS HELD TO POSITION THE BLOCK. THE SUBJECT PARCELS WERE ESTABLISHED BY RECORD DIMENSIONS PER {R1}.



**LEGEND**

- FOUND STONE OR CONCRETE MONUMENT IN MONUMENT WELL
- FOUND LEAD PLUG & 1" BRASS TAG STAMPED "LS 6784" PER {R12}
- ┌ FOUND "L" CUT IN CURB (UNKNOWN ORIGIN UNLESS OTHERWISE NOTE)
- NAIL AND 3/4" BRASS TAG STAMPED "PLS 7779" TO BE SET BY 6/17/2025 OR AS SOON AS CONSTRUCTION IS COMPLETED
- ( ) RECORD MEASUREMENT PER REFERENCE
- PROPERTY LINE
- MONUMENT LINE
- HISTORICAL LOT LINE PER {R3}
- RO,CCSF RECORDER'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO
- SO,CCSF SURVEYOR'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- W/F WOOD FRAME
- DN DOCUMENT NUMBER

**GENERAL NOTES**

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
3. ALL MEASURED VALUES ARE EQUAL TO RECORD VALUES SHOWN ON ONE OR MORE OF THE REFERENCES UNLESS OTHERWISE NOTED.
4. DIMENSIONS FROM PROPERTY LINES TO BUILDING CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY.
5. ALL MONUMENTS OF RECORD AROUND THE SUBJECT BLOCK WERE SEARCHED FOR AND IF THEY ARE NOT SHOWN ON THIS MAP THEY WERE NOT FOUND.

**FINAL MAP 11468**

A 46 UNIT RESIDENTIAL AND 1 UNIT COMMERCIAL MIXED-USE CONDOMINIUM PROJECT

A MERGER AND RESUBDIVISION OF THE PROPERTY DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED SEPTEMBER 5TH, 2019 AS DOCUMENT NO. 2019-K823436-00, OFFICIAL RECORDS. BEING A PORTION OF BLOCK 13, WEST END MAP NO.1

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA JUNE, 2024

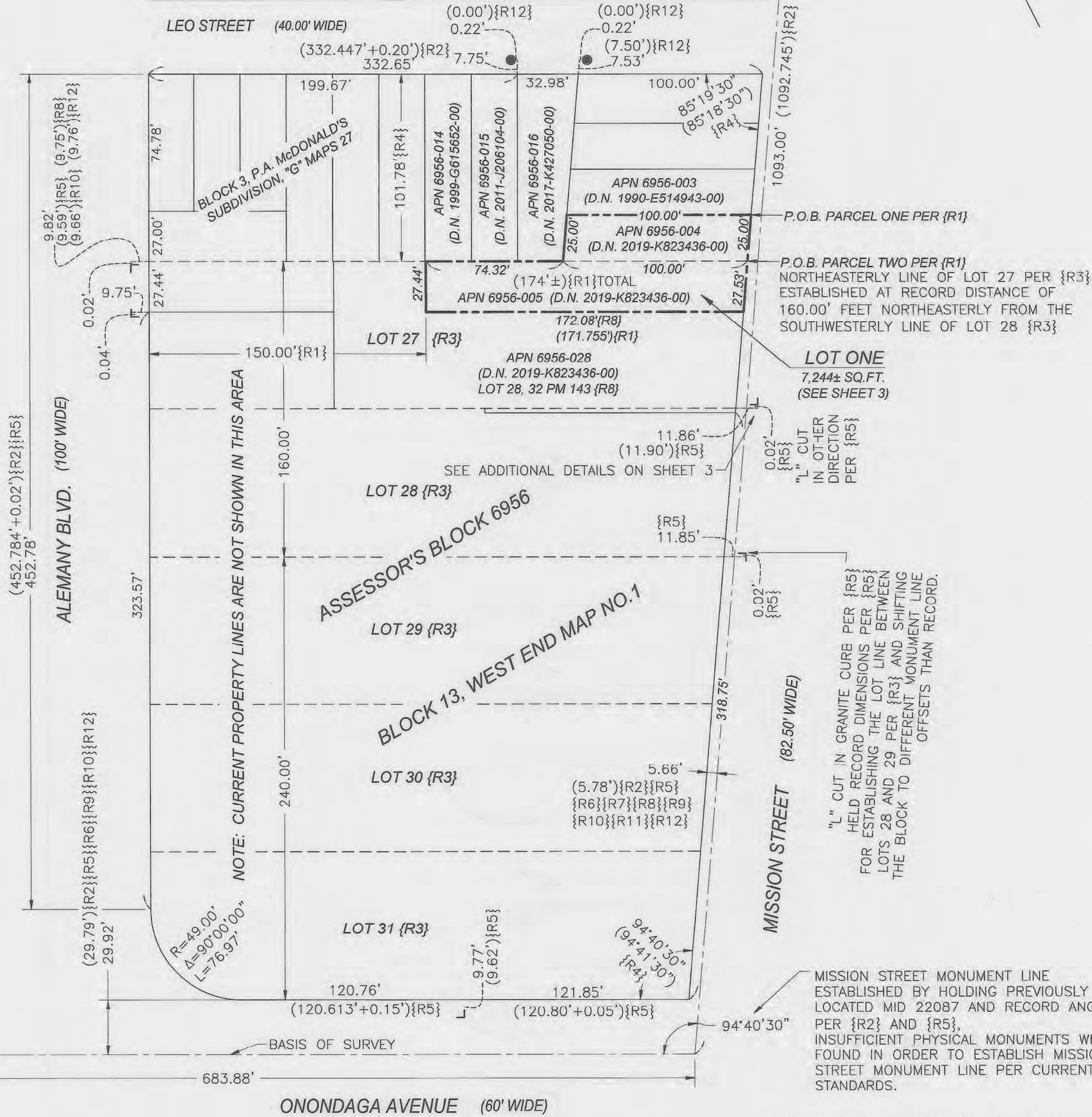


336 CLAREMONT BLVD. STE 1  
SAN FRANCISCO, CA 94127  
(415) 242-5400  
www.westoversurveying.com

SHEET 2 OF 3 SHEETS

APN 6956-004,005

4742 MISSION STREET



**FIELD SURVEY COMPLETION STATEMENT**

THE FIELD SURVEY WAS COMPLETED ON 8/16/2022. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATES SHOWN ABOVE, UNLESS OTHERWISE NOTED.



**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 forty six (46) dwelling and one (1) commercial 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 Mission 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).

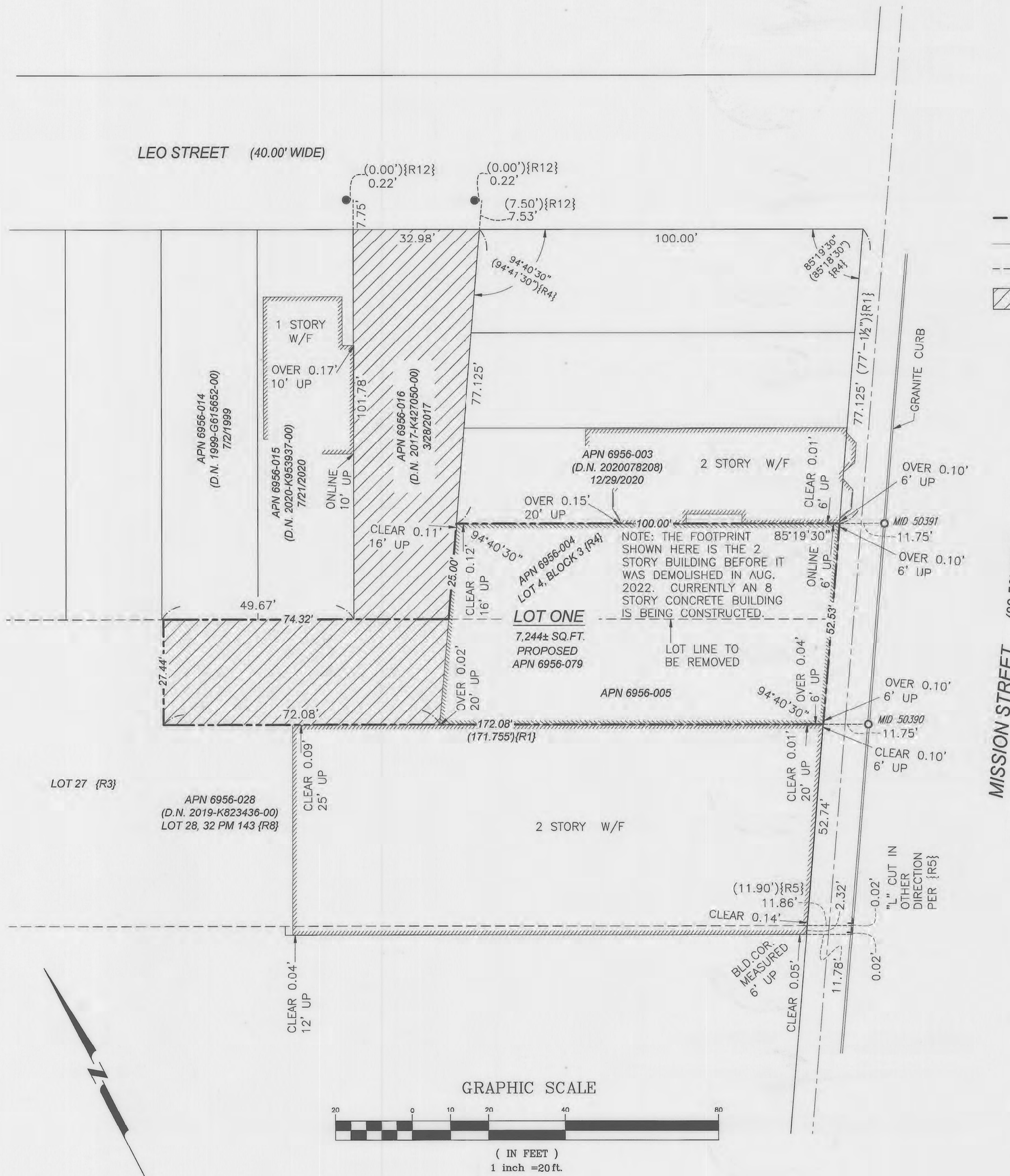
g) Significant encroachments, to the extent they were visible and observed, are noted hereon. However, it is acknowledged that other encroachments from/onto adjoining properties may exist or be constructed. It shall be the responsibility solely of the property owners involved to resolve any issues that 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.

**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-100	6956-126
UNITS 101-103	6956-080 THROUGH 082
UNITS 201-203	6956-083 THROUGH 085
UNITS 301-307	6956-086 THROUGH 092
UNITS 401-407	6956-093 THROUGH 099
UNITS 501-507	6956-100 THROUGH 106
UNITS 601-607	6956-107 THROUGH 113
UNITS 701-706	6956-114 THROUGH 119
UNITS 801-806	6956-120 THROUGH 125
LOT 1	6956-079

**LEGEND**

- FOUND LEAD PLUG & 1" BRASS TAG STAMPED "LS 6784" PER {R12}
- └ FOUND "L" CUT IN CURB (UNKNOWN ORIGIN UNLESS OTHERWISE NOTE)
- NAIL AND 3/4" BRASS TAG STAMPED "PLS 7779" TO BE SET BY 6/17/2025 OR AS SOON AS CONSTRUCTION IS COMPLETED
- ( ) RECORD MEASUREMENT PER REFERENCE
- PROPERTY LINE
- MONUMENT LINE
- HISTORICAL LOT LINE PER {R3}
- ▨ INGRESS / EGRESS EASEMENT RECORDED JANUARY 17, 1991 AS DN. E848983
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- W/F WOOD FRAME
- DN DOCUMENT NUMBER
- BLD.COR. BUILDING CORNER



**FINAL MAP 11468**

A 46 UNIT RESIDENTIAL AND 1 UNIT COMMERCIAL MIXED-USE CONDOMINIUM PROJECT  
A MERGER AND RESUBDIVISION OF THE PROPERTY DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED SEPTEMBER 5TH, 2019 AS DOCUMENT NO. 2019-K823436-00, OFFICIAL RECORDS. BEING A PORTION OF BLOCK 13, WEST END MAP NO. 1

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA  
JUNE, 2024

**WS**  
Westover Surveying  
336 CLAREMONT BLVD. STE 1  
SAN FRANCISCO, CA 94127  
(415) 242-5400  
www.westoversurveying.com

APN 6956-004,005 SHEET 3 OF 3 SHEETS  
4742 MISSION STREET

