

OWNER'S STATEMENT:

"WE HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND HOLDERS OF SECURITY INTEREST OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO MAKING AND RECORDING OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE; THAT SAID MAP CONSTITUTES AND CONSISTS OF A SURVEY MAP SHOWING MONUMENTATION ON THE GROUND WITHIN THE MEANING OF PARAGRAPHS 4120 AND 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA; AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP PURSUANT TO DIVISION 4, PART 5, CHAPTER 3, ARTICLE 4 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA".

"WE FURTHER STATE THAT, AT OUR REQUEST, AND IN CONFORMANCE WITH THE SUBDIVISION CODE OF THE CITY AND COUNTY OF SAN FRANCISCO AND WITH SECTION 66445(e) OF THE GOVERNMENT CODE, THE SIGNATURE(S) OF THE HOLDER(S) OF BENEFICIAL INTEREST(S) OR THE TRUSTEE(S) OF SAID INTEREST(S) HAVE BEEN OMITTED FROM THIS PARCEL MAP. WE ALSO FURTHER STATE THAT THE CERTIFICATE OF CONSENT AND SUBORDINATION OF THESE PARTIES TO THIS MAP AND TO THE CONDOMINIUM PLAN AS REQUIRED BY SECTION 4290 OF THE CIVIL CODE HAS, OR WILL BE, OBTAINED BY SEPARATE INSTRUMENT."

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

OWNERS:

EDWARD DUFFY AND MARGARET DUFFY

Edward Duffy
EDWARD DUFFY

Margaret Duffy
MARGARET DUFFY

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 Mateo)
ON 4-8-17 BEFORE ME, Maria Vinje, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: *Edward Duffy and Margaret Duffy*
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.

Maria Vinje
SIGNATURE:

10-8-18

COMMISSION EXPIRES:

San Mateo
PRINCIPAL COUNTY OF BUSINESS:

Maria Vinje
PRINTED NAME:

2081111

COMMISSION # OF NOTARY:

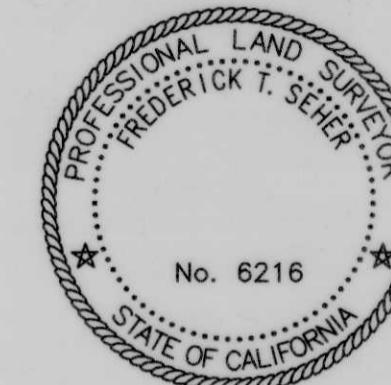
RECORDER'S STATEMENT:

FILED THIS DAY OF 20....., AT M.
IN BOOK OF CONDOMINIUM MAPS, AT PAGE(S) AT THE REQUEST OF
FREDERICK T. SEHER.

SIGNED
COUNTY RECORDER

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 EDWARD DUFFY ON NOVEMBER 24, 2014. 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.



FREDERICK T. SEHER, PLS
LICENSE NO. 6216

DATE: 04-24-17

TRUSTEE / BENEFICIARY ACKNOWLEDGEMENT:

NAME OF TRUSTEE / BENEFICIARY: BOSTON PRIVATE BANK & TRUST COMPANY

Susan McCarthy
BY: Senior Vice President

Susan McCarthy
PRINT NAME:

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 4/10/2017 BEFORE ME, Victor C. Tse, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: *Susan McCarthy*
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.

Victor C. Tse
SIGNATURE:

April 16, 2020

COMMISSION EXPIRES:

San Francisco
PRINCIPAL COUNTY OF BUSINESS:

Victor C. Tse
PRINTED NAME:

2149180

COMMISSION # OF NOTARY:

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 THE 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

Bruce R. Storrs
BRUCE R. STORRS L.S. 6914

MAY 17, 2017
DATE:



FINAL MAP NO. 8953

**A 20 UNIT RESIDENTIAL & 1 UNIT COMMERCIAL
MIXED-USE CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED AS PARCEL 1 IN THAT CERTAIN DEED FILED FOR RECORD ON JUNE 30, 2006, DOCUMENT NUMBER 2006-1203006-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF 50 VARA BLOCK NO. 250

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
APRIL, 2017



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7690 FAX (415) 921-7655

SHEET ONE OF THREE SHEETS

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 NO. 8953".

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE
OFFICE TO BE AFFIXED.

BY:
CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

DATE:

APPROVALS:

THIS MAP IS APPROVED THIS 11 DAY OF MAY 2017
BY ORDER NO. 185960

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 SUPERVISORS' 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.

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 NUMBER OF TWENTY (20) DWELLING UNITS AND ONE (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 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 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 SUTTER 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/MONTO 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.

NOTES:

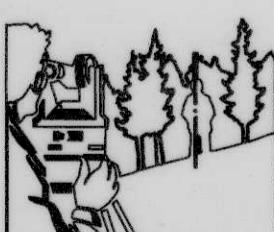
THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE TERMS AND PROVISIONS AS DESCRIBED IN THE FOLLOWING RECORDED DOCUMENTS:

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON OCTOBER 6, 2015
DOC. 2015-K141423-00

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON SEPTEMBER 25, 2015
DOC. 2015-K137493-00

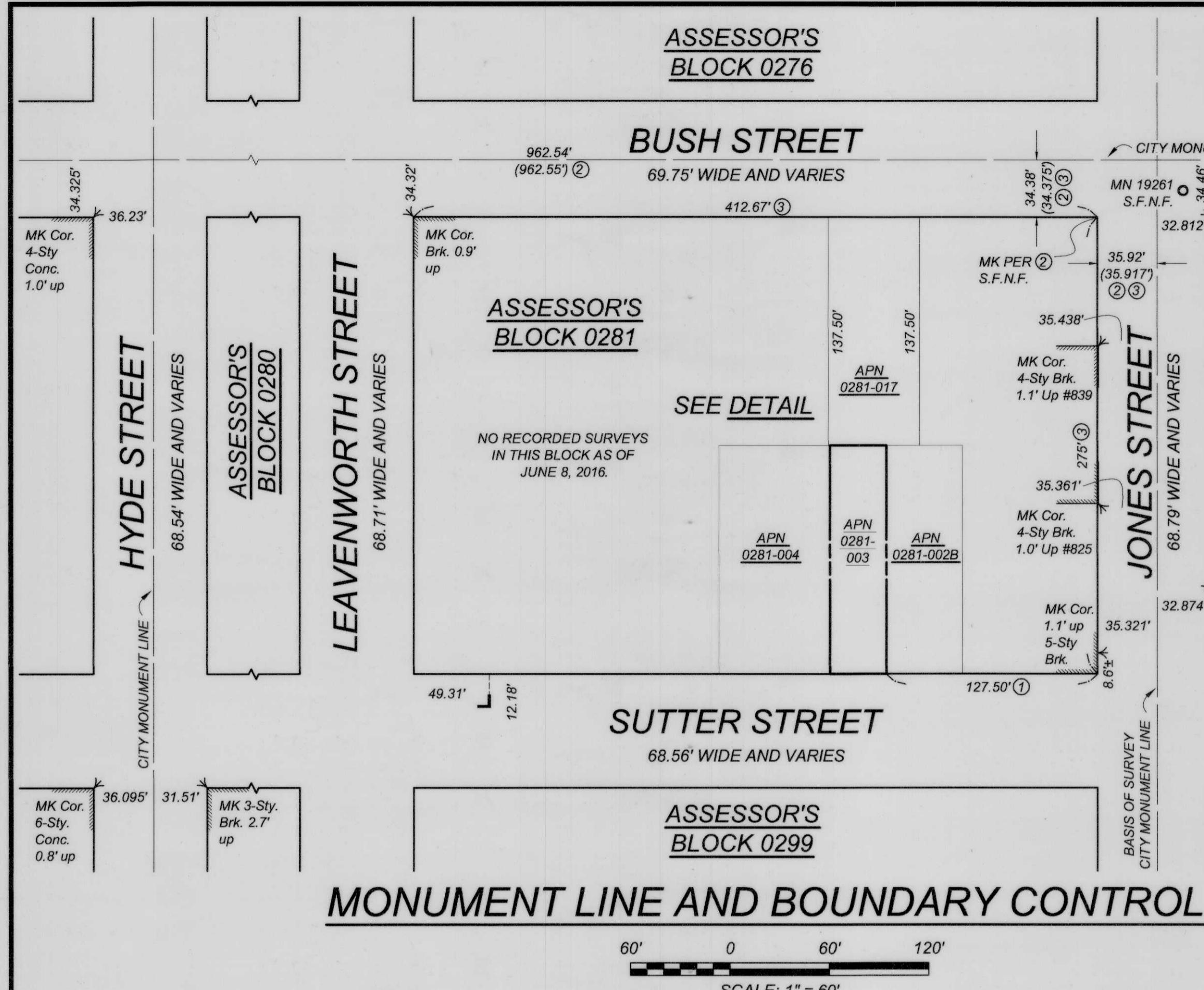
"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON MAY 20, 2014
DOC. 2014-J885758-00

"EXHIBIT B, TITLE EXCEPTIONS AND RESTRICTIONS" AS SHOWN ON GRANT DEED
RECORDED ON JUNE 30, 2006
DOC. 2006-I203006-00



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PHONE (415) 921-7690 FAX (415) 921-7655

SHEET TWO OF THREE SHEETS



MAP AND DEED REFERENCES:

- ① GRANT DEED RECORDED JUNE 30, 2006 ON REEL J173 AT IMAGE 0319, DOCUMENT NUMBER 2006-I203006-00, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
- ② MONUMENT MAP NO. 013, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- ③ BLOCK DIAGRAM OF 50 VARA BLOCK NO. 250, DATED MAY 6, 1909, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

LINETYPES:

— MONUMENT LINE
— RIGHT OF WAY (R.O.W.)
- - - PROPERTY LINE
— ADJOINING LOT LINE

BASIS OF SURVEY:

BLOCK LINES OF BLOCK 0281 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE IDENTIFIED AS BASIS OF SURVEY LINE. HELD VARA BLOCK DIAGRAM MONUMENT LINE OFFSETS FOR BLOCK POSITION.

LEGEND:

- SET BRASS NAIL & TAG (3/4") L.S. 6216 IN SIDEWALK
- └ FOUND "L" CUT, UNKNOWN ORIGIN
- () INDICATES RECORD DATA IN DISCREPANCY
WITH MEASURED, PER REFERENCE
- N/F NOW OR FORMERLY
- CITY MONUMENT SEARCHED FOR, NOT FOUND
(S.E.N.E.)

**MN ##### MONUMENT NAME PER CITY AND COUNTY OF
SAN FRANCISCO DATABASE**

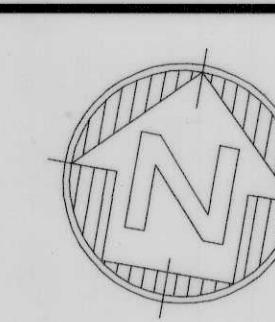
BOUNDARY NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED;
MONUMENT LINES ARE AS SHOWN.
2. ALL DISTANCES SHOWN HEREON ARE MEASURED
UNLESS SHOWN OTHERWISE.
3. ALL DISTANCES ARE MEASURED IN FEET AND
DECIMALS THEREOF.
4. DETAILS NEAR FOUND "L" CUTS ARE NOT TO SCALE AND ARE
EXAGGERATED FOR CLARITY.

ASSESSOR'S PARCEL NUMBER (APN) NOTE

THE PROPOSED ASSESSOR PARCEL NUMBERS (APN)
SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY
AND SHOULD NOT BE RELIED UPON FOR ANY OTHER
PURPOSE

UNIT NO.:	PROPOSED APN:
COMM. 100	0281-020
101	0281-021
201-204	0281-022 THRU 025
301-304	0281-026 THRU 029
401-404	0281-030 THRU 033
501-504	0281-034 THRU 037
601	0281-038
603-604	0281-039 THRU 040



APN 0281-017

N/F
GOODMAN SF
PROPERTIES, LLC
2013-J775127-00
OCTOBER 24, 2013

ASSESSOR'S
BLOCK 0281

NOTE:
DISTANCES FROM BUILDING CORNERS TO PROPERTY LINE WERE MEASURED 5.0' UP FROM GROUND (OR AS NOTED). BUILDING TRIMS ARE EXCLUDED FROM THESE DISTANCES.

APN 0281-004
N/F
DUFFY
2006-I203006-00
PARCEL 2
JUNE 30, 2006
840 SUTTER STREET
2 LEVEL
BRICK/CONCRETE

APN 0281-003
LOT 1
4,664± SQ. FT.
SITE
UNDER
CONSTRUCTION

APN 0281-002B
N/F
SOPHIA
APARTMENTS, LP
2010-I947614-00
APRIL 6, 2010
830 SUTTER
STREET
4 LEVEL
BRICK

DETAIL

66.96' BLDG 0.08' CLEAR 33.92' 46.00'

137.50' 137.50' BLDG 0.50' CLEAR @ 6.0' UP

66.96' BLDG COR 0.26' CLEAR 33.92' 127.50' (1)

0.18' CLEAR 0.65' CLEAR

8.00' 33.92' 8.00' 12.22' 0.55'

CURB

SUTTER S
68.56' WIDE AN

FINAL MAP NO. 8953

A 20 UNIT RESIDENTIAL & 1 UNIT COMMERCIAL MIXED-USE CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED AS PARCEL 1 IN THAT CERTAIN DEED FILED FOR RECORD ON JUNE 30, 2006, DOCUMENT NUMBER 2006-I203006-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

ALSO BEING A PART OF 50 VARA BLOCK NO. 250

CITY AND COUNTY OF SAN FRANCISCO
SCALE AS NOTED

CALIFORNIA
APRIL 2017



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SHEET THREE OF THREE SHEETS