## OWNER'S & BENEFICIARY'S STATEMENT

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF SECURITY INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP, THAT WE ARE THE ONLY PERSONS HAVING RECORD TITLE INTEREST IN THE SUBDIVIDED PROPERTY WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO THE PROPERTY, AND THAT WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER: 3454 Sacramento St San Francisco LLC, a California limited liability company

BY: _____
Bora Ozturk, Manager

BY: _____
Yola Ozturk, Manager

BENEFICIARY: BANK OF MARIN

SIGNED: Linda Steidle

PRINT NAME: LINDA Steidle TITLE: Vice President

## 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 17 October, 2022 BEFORE ME, Olga Prakapenkava

A NOTARY PUBLIC, PERSONALLY APPEARED Bora Ozturk and Yola Ozturk

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 _____

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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2307914

MY COMMISSION EXPIRES: Oct. 5, 2023

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

## 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 MARIN )

ON OCTOBER 13, 2022 BEFORE ME, DINO LOUIS ALESSIO

A NOTARY PUBLIC, PERSONALLY APPEARED LINDA STEIDLE

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 Dino Louis Alessio

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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2378584

MY COMMISSION EXPIRES: OCT. 29, 2025

COUNTY OF PRINCIPAL PLACE OF BUSINESS: MARIN COUNTY

## 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 THE OWNER ON JULY 15, 2021. 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 DECEMBER 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: _____

DANIEL J. WESTOVER, L.S. 7779

DATE: 10/12/22

PROFESSIONAL LAND SURVEYOR
DANIEL J. WESTOVER
NO. 7779
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.

KATHARINE S. ANDERSON, PLS, ~~ACTING~~ CITY AND COUNTY SURVEYOR

CITY AND COUNTY OF SAN FRANCISCO

KATHARINE S. ANDERSON, PLS 8499
CITY AND COUNTY SURVEYOR, CITY AND COUNTY OF SAN FRANCISCO

BY: _____

DATE: 11/3/2022

PROFESSIONAL LAND SURVEYOR
KATHARINE S. ANDERSON
NO. 8499
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 11079".

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: _____ DATE: 11/08/2022

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

## APPROVED AS TO FORM

DAVID CHIU, CITY ATTORNEY

_____
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 11079

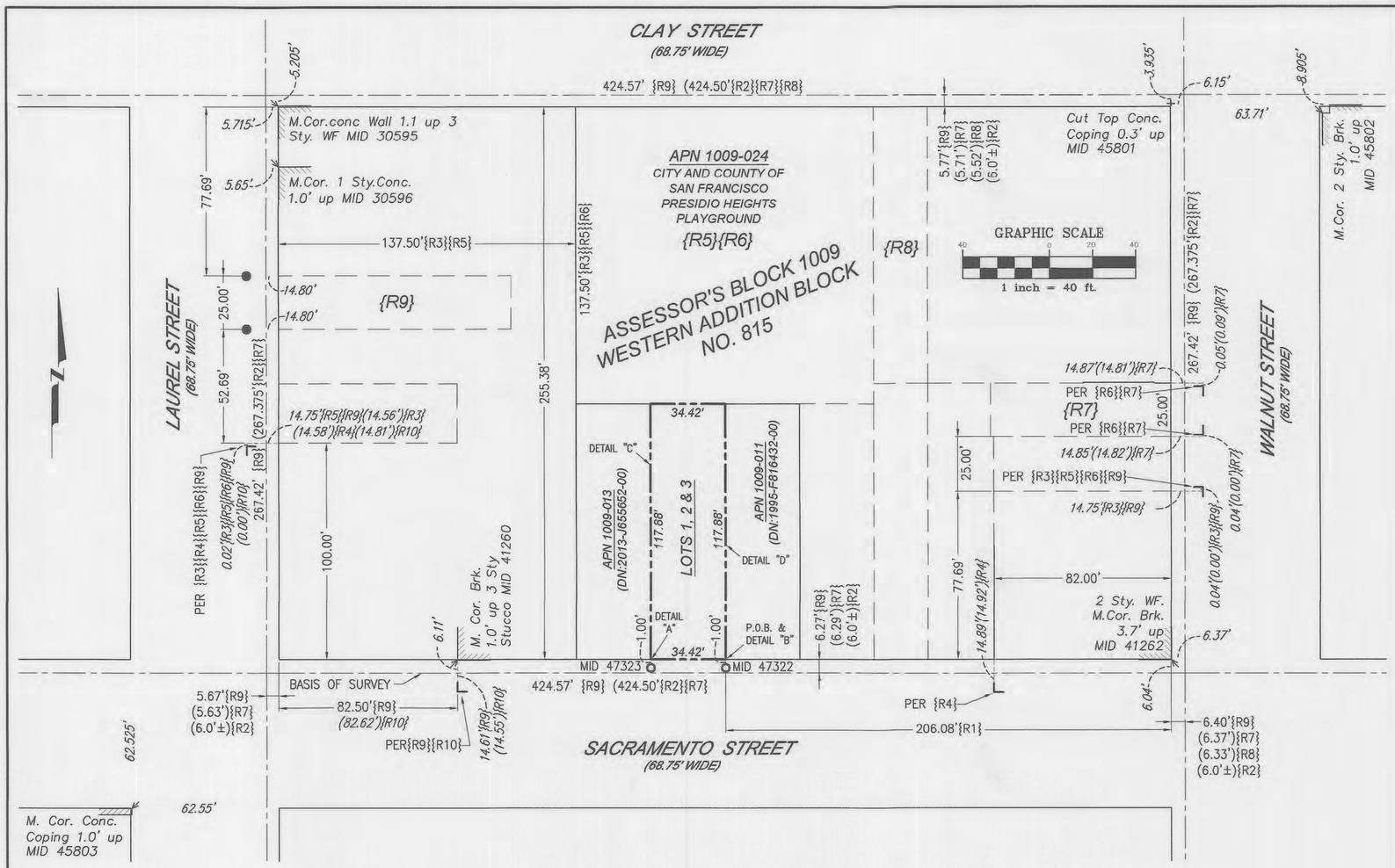
A THREE LOT VERTICAL SUBDIVISION
AND A THREE UNIT CONDOMINIUM PROJECT
WITHIN THE LAND DESCRIBED IN THAT CERTAIN GRANT DEED 2018-K601875-00 RECORDED APRIL 17, 2018, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO. BEING A PART OF WESTERN ADDITION BLOCK NO. 815

CITY AND COUNTY OF SAN FRANCISCO — CALIFORNIA
OCT., 2022

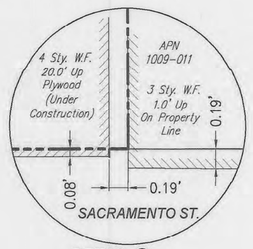
WS Westover Surveying
336 CLAREMONT BLVD. STE 1
SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com



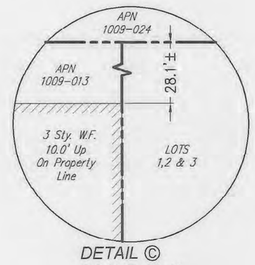
APN 1009-012 — 3452-3456 SACRAMENTO STREET



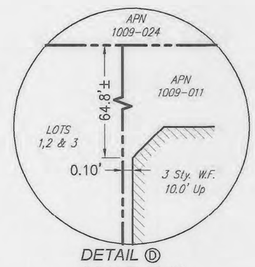
DETAIL Ⓐ
SCALE: 1"=1'




DETAIL Ⓑ
SCALE: 1"=1'




DETAIL Ⓒ
SCALE: 1"=1'




DETAIL Ⓓ
SCALE: 1"=1'

## LEGEND

- FOUND BRASS NAIL AND ¾" DIA. BRASS TAG MARKED "LS 7639" PER {R9}
- SET RIVET AND ¾" DIA. BRASS TAG MARKED "LS 7779"
- FOUND "L" CUT IN CURB, OF UNKNOWN ORIGIN UNLESS OTHERWISE NOTED
- PROPERTY LINE
- REFERENCE LINES (NOT SURVEYED)
- MONUMENT LINE PER {R2}
- MEASUREMENT TIE LINE
- ( ) 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 OFFICE OF CITY AND COUNTY OF SAN FRANCISCO SURVEYOR
- D.N. DOCUMENT NUMBER
- MID MONUMENT IDENTIFICATION PER CITY DATABASE
- Sty. STORY
- W.F. WOOD FRAME
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- BUILDING FOOTPRINT

## REFERENCES

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

{R1} GRANT DEED 2018-K601875-00 RECORDED APRIL 17, 2018, RO,CCSF.

{R2} MONUMENT MAP NO. 042, SO, CCSF.

{R3} HISTORIC BLOCK DIAGRAM ENTITLED "W.A. BLK. 815., UNDATED, FILED AS "1009A", SO, CCSF

{R4} HISTORIC BLOCK DIAGRAM ENTITLED "W.A. BLK. 815., UNDATED, FILED AS "1009B", SO, CCSF

{R5} FIELD NOTES ORDER NO. 580L DATED 3-9-25, SO,CCSF.

{R6} FIELD NOTES ORDER NO. 1084L DATED 1-19-50, SO,CCSF.

{R7} PARCEL MAP FILED 1/2/1986 IN BOOK 32 OF PARCEL MAPS AT PAGES 33-34 ON FILE IN THE RO,CCSF.

{R8} CONDOMINIUM MAP FILED 11/21/1991 IN BOOK 35 IF PARCEL MAPS AT PAGES 7-9 ON FILE IN THE RO,CCSF.

{R9} RECORD OF SURVEY FILED 6/27/2017 IN BOOK GG OF SURVEY MAPS AT PAGE 168 ON FILE IN THE RO,CCSF.

{R10} PARCEL MAP FILED 7/8/1975 IN BOOK 1 OF PARCEL MAPS AT PAGE 86 ON FILE IN THE RO,CCSF.

## GENERAL NOTES

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
3. ALL MONUMENT MARKS PER {R2} WITHIN ASSESSOR'S BLOCK 1009 WERE SEARCHED FOR AND IF THEY ARE NOT SHOWN ON THIS MAP THEY WERE NOT FOUND.
4. DIMENSIONS FROM PROPERTY LINES TO BUILDING CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY.

## BASIS OF SURVEY

THE MONUMENT LINES WERE ESTABLISHED BY RECORD OFFSET MEASUREMENTS FROM FOUND MONUMENTS AS SHOWN ON HEREON. THE SACRAMENTO STREET MONUMENT LINE WAS USED AS THE BASIS OF SURVEY.

## FIELD SURVEY COMPLETION

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 07/15/2021. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, EXCEPT THE TAGS "LS-7779" ARE TO BE SET AFTER CONSTRUCTION IS COMPLETED, ESTIMATED DECEMBER 2022.

## RECORDED DOCUMENTS AFFECTING THIS MAP:

- A "NOTICE OF SPECIAL RESTRICTIONS" RECORDED JANUARY 12, 1990 IN DOCUMENT NO. 1990-E486950, RO,CCSF.
- A "NOTICE OF SPECIAL RESTRICTIONS" RECORDED JANUARY 12, 1990 IN DOCUMENT NO. 1990-E486951, RO,CCSF.

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

| PARCEL | UNIT NO. | PROPOSED ASSESSOR PARCEL NUMBER |
|---|---|---|
| LOT 1 | UNIT #1 | 1009-040 |
| LOT 1 | UNIT #3 | 1009-041 |
| LOT 1 | UNIT #5 | 1009-042 |
| LOT 2 | | 1009-043 |
| LOT 3 | | 1009-044 |

# FINAL MAP 11079

A THREE LOT VERTICAL SUBDIVISION AND A THREE UNIT CONDOMINIUM PROJECT WITHIN THE LAND DESCRIBED IN THAT CERTAIN GRANT DEED 2018-K601875-00 RECORDED APRIL 17, 2018, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO. BEING A PART OF WESTERN ADDITION BLOCK NO. 815

CITY AND COUNTY OF SAN FRANCISCO — CALIFORNIA
SCALE: AS SHOWN — OCT., 2022

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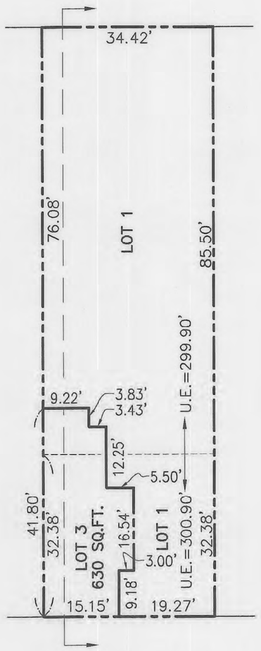
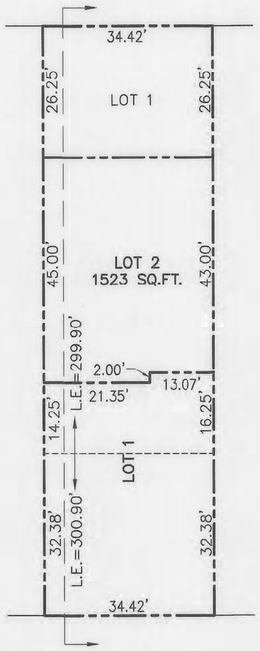
APN 1009-012 — 3452-3456 SACRAMENTO STREET




SACRAMENTO STREET
LEVEL ONE

LOWER ELEVATION=CENTER OF EARTH
UPPER ELEVATION=AS NOTED




SACRAMENTO STREET
LEVEL TWO

LOWER ELEVATION=AS NOTED
UPPER ELEVATION=320.25'

SACRAMENTO STREET
LEVEL THREE

LOWER ELEVATION=320.25'
UPPER ELEVATION=INFINITY

## BASIS OF ELEVATIONS

*BENCHMARK #11424, ELEVATION 275.574 FEET, SFVD13 DATUM. STEEL SCREW AND WASHER IN THE SIDEWALK AT THE NORTHWESTERLY RETURN OF CALIFORNIA ST. AND LAUREL ST. 1.6' NORTHWESTERLY FROM CENTER/CENTER TRAFFIC SIGNAL PULL BOX. 4.1' SOUTHEASTERLY FROM THE SOUTHWESTERLY CORNER OF THE BUILDING AT #3400 CALIFORNIA ST. 11.5' NORTHEASTERLY FROM STREET LIGHT/TRAFFIC SIGNAL LIGHT/STREET SIGN/MUNI GUY POLE. 12.3' NORTHWESTERLY FROM CENTER/CENTER CATCH BASIN.*

## VERTICAL SUBDIVISION

*THIS SUBDIVISION OF REAL PROPERTY CONTAINS A VERTICAL SUBDIVISION OF AIRSPACE. VERTICAL SUBDIVISIONS OFTEN NECESSITATE RECIPROCAL EASEMENT AGREEMENTS SUCH AS BUT NOT LIMITED TO ACCESS, MAINTENANCE, UTILITIES, SUPPORT, ENCROACHMENTS, EMERGENCY INGRESS AND EGRESS, PERMITTED USES, NO BUILD ZONES, ENVIRONMENTAL HAZARDS, ETC. SOME OF THESE REQUIREMENTS MAY HAVE A PUBLIC NATURE TO WHICH THE CITY AND COUNTY OF SAN FRANCISCO IS OR SHOULD BE A BENEFICIARY. THESE MAY NOT BE DISCLOSED GRAPHICALLY ON THIS SURVEY MAP. USERS OF THIS MAP ARE ADVISED TO CONSULT THEIR TITLE COMPANY AND LEGAL COUNSEL TO DETERMINE WHETHER ADEQUATE PROVISIONS ARE PRESENTLY ON RECORD AND ARE SUFFICIENT AND ENFORCEABLE.*

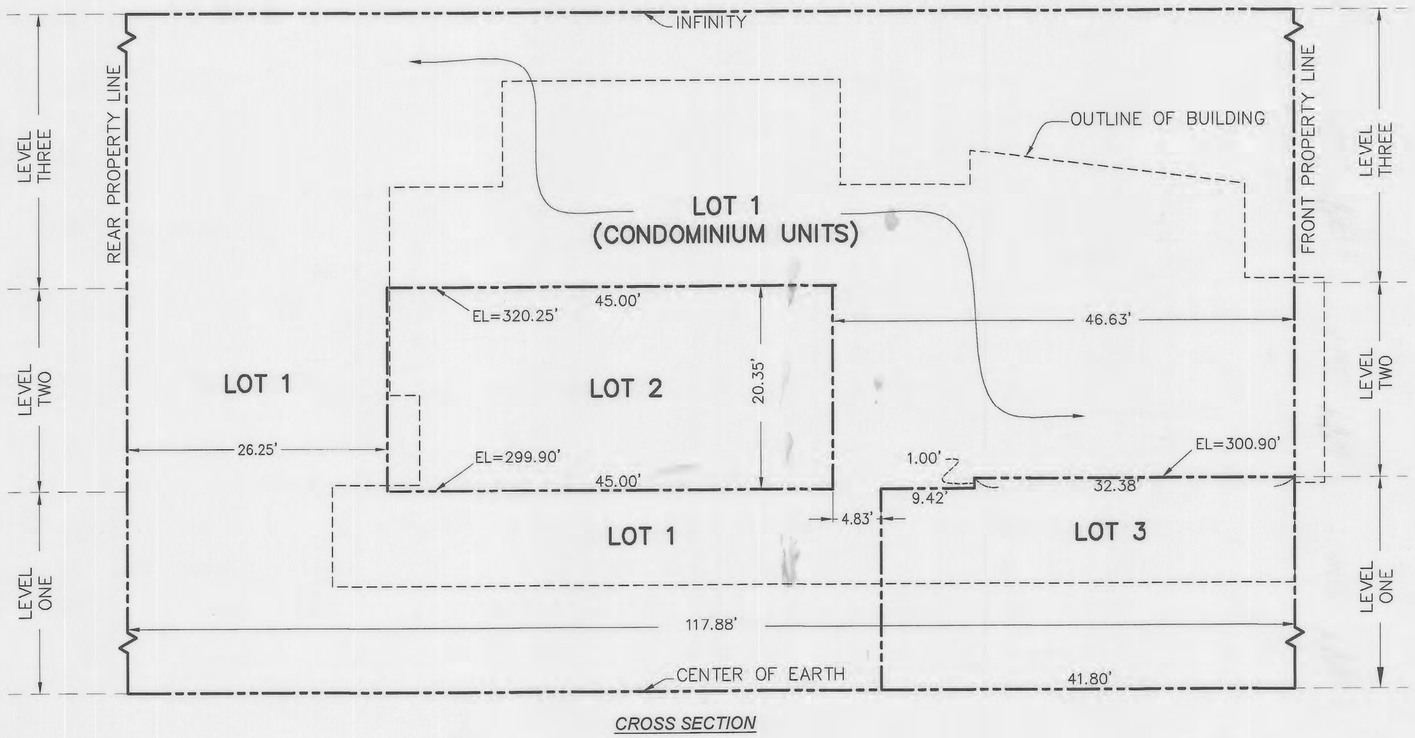
## EASEMENTS

*A RECIPROCAL EASEMENT DECLARATION WILL BE RECORDED FOLLOWING THE RECORDING OF THIS MAP.*

LEVELS PLAN
GRAPHIC SCALE
0 10 20
1 inch = 20 ft.

## LEGEND

| | |
|---|---|
| ——— | PROPERTY LINE |
| — — — | SECTION LINE |
| U.E. | UPPER ELEVATION |
| L.E. | LOWER ELEVATION |




CROSS SECTION

CROSS-SECTION
GRAPHIC SCALE
0 5 10
1 inch = 10 ft.

## 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 three (3) dwelling 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 ST. 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 Sacramento 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.*

# FINAL MAP 11079

*A THREE LOT VERTICAL SUBDIVISION AND A THREE UNIT CONDOMINIUM PROJECT WITHIN THE LAND DESCRIBED IN THAT CERTAIN GRANT DEED 2018-K601875-00 RECORDED APRIL 17, 2018, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO. BEING A PART OF WESTERN ADDITION BLOCK NO. 815*

CITY AND COUNTY OF SAN FRANCISCO
SCALE: AS SHOWN

CALIFORNIA
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3452-3456 SACRAMENTO STREET