

**OWNER'S STATEMENT**

THE UNDERSIGNED ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST TO THE CONSENT, TO THE PREPARATION AND THE FILING OF THIS MAP COMPRISING OF TWO (2) SHEETS. BY OUR SIGNATURE HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER: SST-INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]  
SIAVASH 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 June 19, 2017 BEFORE ME, Todd Wertheimer  
A NOTARY PUBLIC, PERSONALLY APPEARED Siyavash 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 Todd Wertheimer

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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2073031  
MY COMMISSION EXPIRES: June 28, 2018  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco



**BENEFICIARY**

FIRST REPUBLIC BANK

BY: [Signature]  
DAVID MOE

TITLE: VICE PRESIDENT  
7-5-17

**BENEFICIARY'S ACKNOWLEDGMENT**

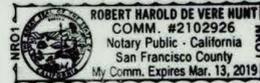
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA )  
COUNTY OF SAN FRANCISCO )  
ON JULY 5, 2017 BEFORE ME, ROBERT DE VERE HUNT  
A NOTARY PUBLIC, PERSONALLY APPEARED DAVID MOE

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 Robert Hunt



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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2102926  
MY COMMISSION EXPIRES: MARCH 13, 2019  
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 SST INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY ON JUNE 15, 2016. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

I FURTHER STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

05-01-2017  
[Signature]  
L.S. 7779  
PROFESSIONAL LAND SURVEYOR  
DANIEL J. WESTOVER  
P.L.S. 7779  
STATE OF CALIFORNIA  
**RECORDER'S STATEMENT**  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M.  
IN BOOK \_\_\_\_\_ OF CONDOMINIUM MAPS AT PAGE \_\_\_\_\_, AT  
THE REQUEST OF WESTOVER SURVEYING, INC.  
SIGNED \_\_\_\_\_  
COUNTY RECORDER

**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.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR

CITY AND COUNTY OF SAN FRANCISCO

BY: [Signature]  
BRUCE R. STORRS, L.S. 6914



DATE: JULY 25 2017

**CLERK'S STATEMENT**

I, ANGELA GALVILLO, 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 9192".

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

**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 24<sup>th</sup> DAY OF July, 2017.  
BY ORDER NO. 186178

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

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

**SPECIAL RESTRICTIONS**

THIS FINAL MAP IS SUBJECT TO THE CONDITIONS IN THE FOLLOWING DOCUMENTS:

- "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED OCTOBER 02, 2015 AS DOCUMENT NO. 2015-K140206-00 OF OFFICIAL RECORDS.
- "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED OCTOBER 02, 2015 AS DOCUMENT NO. 2015-K140207-00 OF OFFICIAL RECORDS.
- "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED MAY 03, 2016 AS DOCUMENT NO. 2016-K239909-00 OF OFFICIAL RECORDS.
- "DECLARATION OF USE" RECORDED JULY 28, 2016 AS DOCUMENT NO. 2016-K299318 OF OFFICIAL RECORDS.

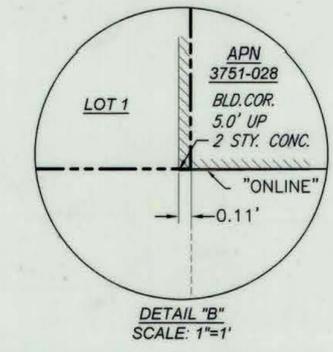
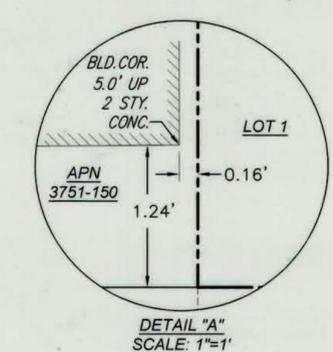
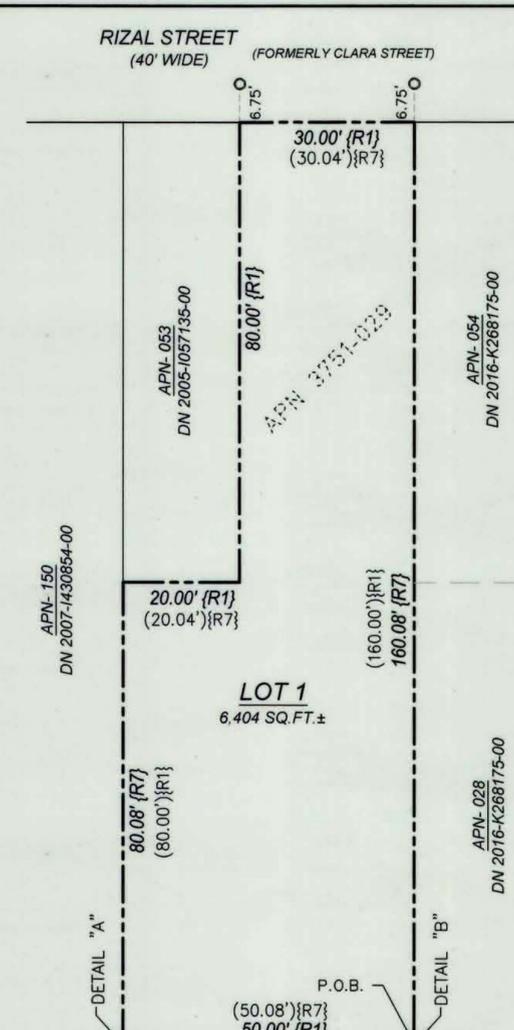
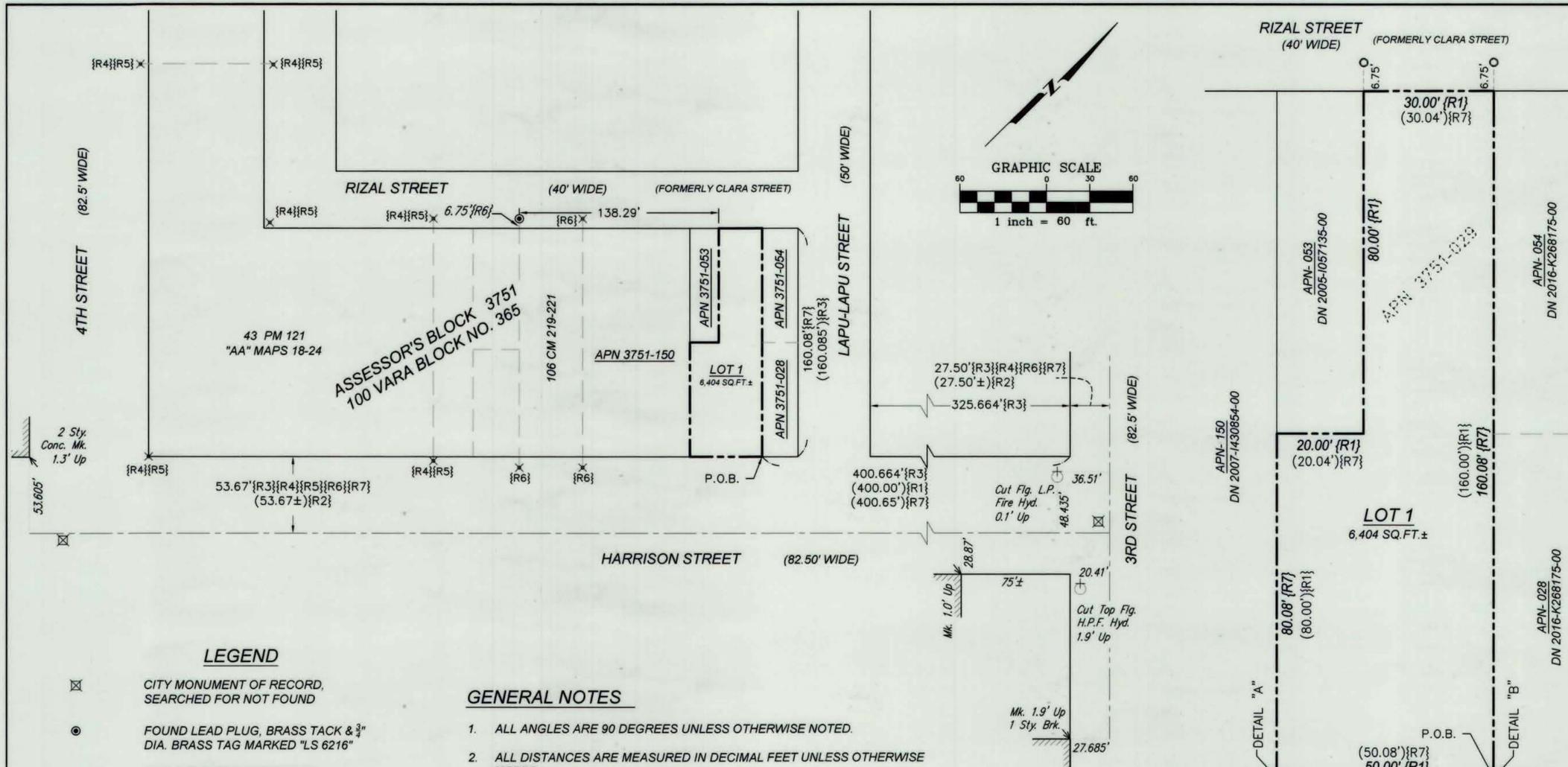
**FINAL MAP No. 9192**

A 79 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED AUGUST 12, 2016 IN DOCUMENT NO. 2016-K305385, OFFICIAL RECORDS, BEING A PORTION OF 100 VARA BLOCK NO. 365

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA  
MAY, 2017



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



**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 seventy-nine (79) residential 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 Harrison Street and Rizal 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.

- LEGEND**
- ☒ CITY MONUMENT OF RECORD, SEARCHED FOR NOT FOUND
  - FOUND LEAD PLUG, BRASS TACK & 3/8" DIA. BRASS TAG MARKED "LS 6216"
  - × NAIL & TAG PER REFERENCE, SEARCHED FOR, NOT FOUND
  - SET RIVET AND 3/4" DIA. BRASS TAG MARKED "LS 7779"
  - 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
  - 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
  - DN DOCUMENT NUMBER
  - P.O.B. POINT OF BEGINNING
  - ▨ BUILDING FOOTPRINT

- GENERAL NOTES**
1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
  2. ALL DISTANCES ARE MEASURED IN DECIMAL FEET UNLESS OTHERWISE NOTED.
  3. ALL MEASURED VALUES ARE EQUAL TO RECORD VALUES SHOWN ON THE REFERENCES AS INDICATED HEREON UNLESS OTHERWISE NOTED.
  4. DIMENSIONS FROM PROPERTY LINES TO BUILDING CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY AND REQUESTED BY THE CCSF SURVEYOR. THEY ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY.

- REFERENCES**
- THE FOLLOWING DOCUMENTS AND MAPS WERE REVIEWED AND CONSIDERED ON THIS SURVEY.
- {R1} GRANT DEED RECORDED 08/12/2016 AS DN 2016-K305385-00, RO,CCSF
  - {R2} MONUMENT MAP NO. 315 & NO. 320, SO,CCSF.
  - {R3} RECORD OF SURVEY FILED 2/19/1975 IN BOOK "V" MAPS, PAGES 102-103, RO,CCSF.
  - {R4} PARCEL MAP FILED 10/03/1997 IN BOOK 43 PM, PAGE 121, RO,CCSF.
  - {R5} PARCEL MAP FILED 6/13/2002 IN BOOK "AA" MAPS, PAGES 18-24, RO,CCSF.
  - {R6} PARCEL MAP FILED 7/02/2008 IN BOOK 106 MAPS, PAGES 219-221, RO,CCSF.
  - {R7} HISTORIC BLOCK DIAGRAM DATED 1/24/1910, SO,CCSF.

**BASIS OF SURVEY**

THE MONUMENT LINES WERE ESTABLISHED BY RECORD OFFSET MEASUREMENTS FROM FOUND MONUMENTS AS SHOWN ON MONUMENT MAPS NO.315 & NO.320. THE HARRISON STREET MONUMENT LINE WAS USED AS THE BASIS OF ORIENTATION FOR THIS SURVEY.

THE BLOCK LINES WERE ESTABLISHED PER RECORD DISTANCES SHOWN ON {R3}. THE DEED DISTANCE PER {R1} OF 400.00' FROM THIRD STREET TO THE POINT OF BEGINNING WAS NOT HELD. THE EXCESS OF 0.664' PER {R3} WAS APPLIED HERE BECAUSE IT MORE CLOSELY FIT THE EXISTING IMPROVEMENTS AS SHOWN IN THE DETAILS AND IT IS ESSENTIALLY THE SAME EXCESS THAT IS SHOWN ON {R7}.

**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.	ASSESSOR PARCEL NUMBER
101	3751-523
201-202	3751-524 THRU 525
301-311	3751-526 THRU 536
401-411	3751-537 THRU 547
501-511	3751-548 THRU 558
601-611	3751-559 THRU 569
701-711	3751-570 THRU 580
801-811	3751-581 THRU 591
901-911	3751-592 THRU 602

**FINAL MAP No. 9192**

A 79 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED AUGUST 12, 2016 IN DOCUMENT NO. 2016-K305385, OFFICIAL RECORDS, BEING A PORTION OF 100 VARA BLOCK NO. 365

CITY AND COUNTY OF SAN FRANCISCO SCALE: AS SHOWN CALIFORNIA MAY, 2017

**WS**  
Westover  
Surveying  
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SAN FRANCISCO, CA 94127  
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