OWNER'S AND 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.

986 SOUTH VAN NESS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

LUCAS EASTWOOD, MANAGER

~~NATASHA SADEGHI~~, MANAGING MEMBER
NATASHA SADEGHI ALTMAN

BENEFICIARY

HOMESTREET BANK

BENEFICIARY UNDER THE FOLLOWING DEED OF TRUST:

(RECORDED DECEMBER 14, 2021 AS DOCUMENT NO. 2021-182339)

BY: _____ TITLE: VICE PRESIDENT

PRINTED NAME: ALFONSO DIAZ

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 October 17, 2022 2022 BEFORE ME, LISA BAUTISTA NOTARY PUBLIC,

PERSONALLY APPEARED

Lucas Eastwood, Natasha Sadeghi Altman,

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.

SIGNATURE Lisa Bautista
(Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2330800

MY COMMISSION EXPIRES: 07/24/2024

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 SAN MATEO)

ON OCTOBER 18 2022 BEFORE ME, LISA BAUTISTA NOTARY PUBLIC,

PERSONALLY APPEARED

Alfonso Diaz,

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.

SIGNATURE Lisa Bautista
(Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2330800

MY COMMISSION EXPIRES: 07/24/2024

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20___, AT

_____ M., IN BOOK _____ OF FINAL MAPS, AT

PAGE _____, AT THE REQUEST OF FORESIGHT LAND SURVEYING, INC.

SIGNED: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

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 986 SOUTH VAN NESS, LLC ON 3-15-21. 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: _____
GREGORY T. IPPOLITO L.S. 8649

DATE: 10-13-22

PROFESSIONAL LAND SURVEYOR
GREGORY T. IPPOLITO
NO. 8649
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 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: _____
KATHARINE S. ANDERSON, PLS 8499
CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

PROFESSIONAL LAND SURVEYOR
KATHARINE S. ANDERSON
NO. 8499
STATE OF CALIFORNIA

DATE: 11/3/2022

FINAL MAP NO.11026

A 15 UNIT RESIDENTIAL CONDOMINIUM PROJECT
BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL PROPERTY
AS DESCRIBED IN THAT GRANT DEED RECORDED JUNE 9, 2017 AS DOC:2017-K461544
OFFICIAL RECORDS OF
THE CITY AND COUNTY OF SAN FRANCISCO
BEING A PORTION OF MISSION BLOCK 63

FORESIGHT
LAND SURVEYING, INC
301 CALIFORNIA DRIVE SUITE #2 BURLINGAME, CA 94010
415-735-6180

SEPTEMBER, 2022 JOB#17062

APN 3610 - 010 / 986 SOUTH VAN NESS AVE

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. 11026".

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 _____ DAY OF_____ , 20____

BY ORDER NO._____

BY:_____

DATE: 11/07/2022

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

APPROVED AS TO FORM

DAVID CHU, 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 15 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 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 SOUTH VAN NESS AVENUE 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 NO.11026

A 15 UNIT RESIDENTIAL CONDOMINIUM PROJECT
BEING A MERGER AND SUBDIVISION OF THAT
CERTAIN REAL PROPERTY
AS DESCRIBED IN THAT GRANT DEED RECORDED
JUNE 9, 2017 AS DOC:2017-K461544
OFFICIAL RECORDS OF
THE CITY AND COUNTY OF SAN FRANCISCO
BEING A PORTION OF MISSION BLOCK 63

FORESIGHT
LAND SURVEYING,INC
301 CALIFORNIA DRIVE SUITE #2 BURLINGAME, CA 94010
415-735-6180

SEPTEMBER, 2022 JOB#17062 SHEET 2 OF 3

APN 3610 - 010 / 986 SOUTH VAN NESS AVE

REFERENCES

(R1) GRANT DEED RECORDED JUNE 9, 2017 AS DOC:2017-K461544. ON FILE IN THE OFFICE OF THE RECORDER.

(R2) BLOCK DIAGRAM NO. 3610C. ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, CITY AND COUNTY OF SAN FRANCISCO.

(R3) CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NO. 262. ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, CITY AND COUNTY OF SAN FRANCISCO.

(R4) SURVEY FOR SIGNAL OIL COMPANY. DATED 11-5-1959. ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

(R5) 13 PM 21-23. RECORDED DECEMBER 11, 1979. ON FILE IN THE OFFICE OF THE RECORDER.

(R6) 59 CM 92-94. RECORDED JULY 6, 1999. ON FILE IN THE OFFICE OF THE RECORDER.

(R7) 62 CM 112-115. RECORDED APRIL 18, 2000. ON FILE IN THE OFFICE OF THE RECORDER.

(R8) 107 CM 154-155. RECORDED SEPTEMBER 25, 2008. ON FILE IN THE OFFICE OF THE RECORDER.

(R9) CITY AND COUNTY OF SAN FRANCISCO GRADE MAP NO. 262. ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, CITY AND COUNTY OF SAN FRANCISCO.

NOTES

1) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. MONUMENT LINES AS SHOWN.

2) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

3) RECORD = MEASURED UNLESS OTHERWISE NOTED.

4) DETAILS NEAR FOUND "L" CUTS AND BUILDING CORNERS ARE NOT TO SCALE AND ARE EXAGGERATED FOR CLARITY

5) DISTANCES FROM BUILDING CORNERS TO PROPERTY LINES WERE MEASURED 4' UP FROM THE GROUND UNLESS OTHERWISE NOTED.

6) SURVEY REFERENCE POINTS PER (R3) - (R8) NOT SHOWN WERE SEARCHED FOR AND NOT FOUND.

7) THE SUBJECT PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT RECORDED DECEMBER 17, 2020 AS DOC:2020-70876.

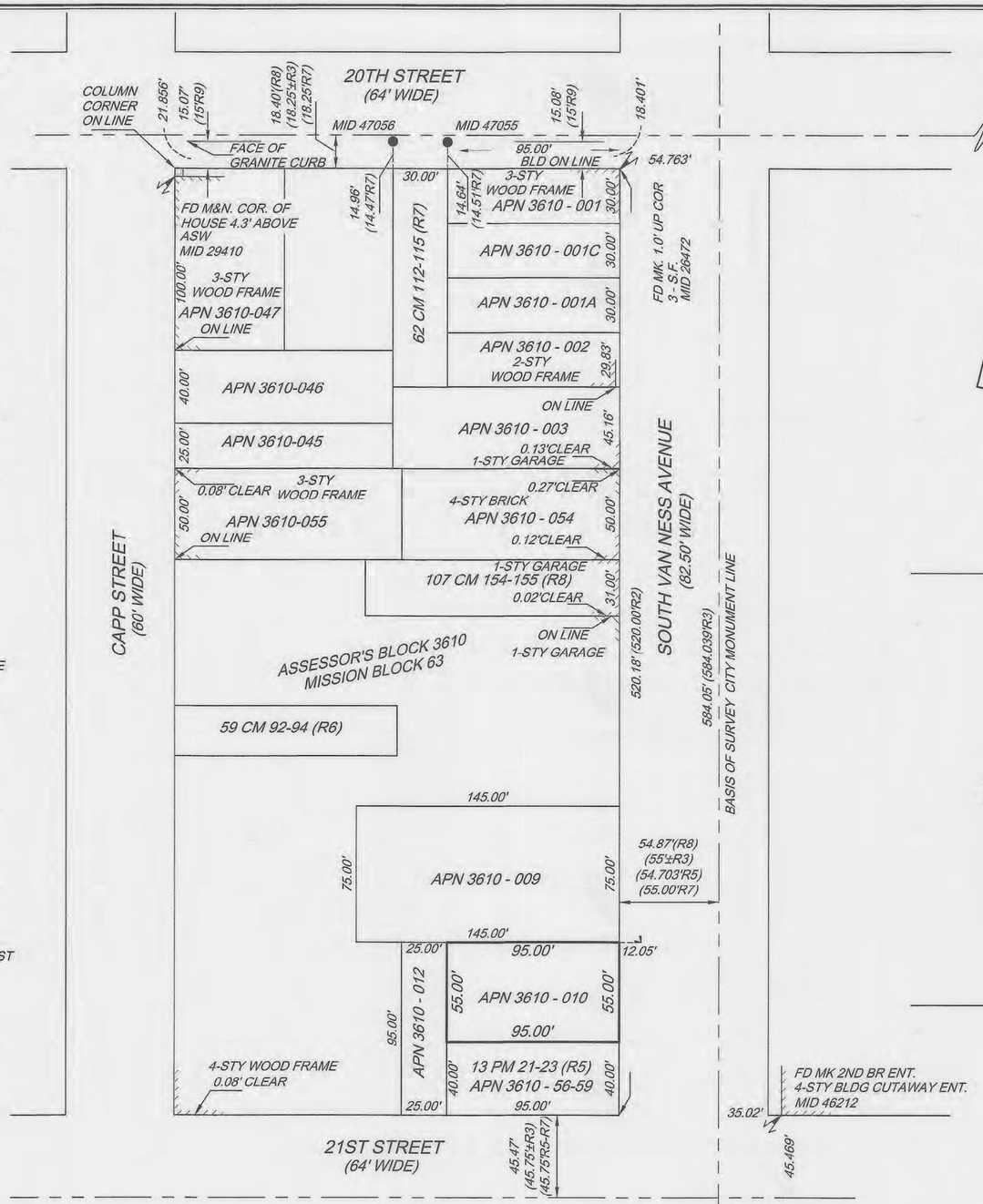
8) THE SUBJECT PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT RECORDED DECEMBER 14, 2021 AS DOC:2021-182332.

9) THE SUBJECT PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT RECORDED AUGUST 29, 2022 AS DOC:2022082472 .

ASSESSOR'S PARCEL 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	3610 - 086
201	3610 - 087
202	3610 - 088
203	3610 - 089
204	3610 - 090
301	3610 - 091
302	3610 - 092
303	3610 - 093
304	3610 - 094
401	3610 - 095
402	3610 - 096
403	3610 - 097
501	3610 - 098
502	3610 - 099
503	3610 - 100



NOTE

LOCATION OF LOT LINES THAT ARE NOT THE SUBJECT PROPERTY AND BUILDING LOCATIONS IN RELATION TO THOSE LOT LINES AS SHOWN ARE NOT MEANT TO BE A SURVEY OF THOSE LOTS. THEY ARE SHOWN TO SUPPORT A PREVAILING PATTERN OF OCCUPATION. LOTS DIMENSIONS ARE TAKEN FROM VESTING DEED LEGAL DESCRIPTIONS OR FROM RECORDED MAPS.

FIELD SURVEY COMPLETION

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON JANUARY 11, 2022. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

BASIS OF SURVEY

THE BLOCK LINES OF BLOCK 3610 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE LINE IDENTIFIED AS THE BASIS OF SURVEY. OTHER STREET LINES SHOWN HEREON WERE NOT ESTABLISHED. THEY ARE SHOWN TO FACILITATE THE LOCATION OF THE MONUMENTS USED IN THIS SURVEY.

FINAL MAP NO.11026

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