

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP AND CONDOMINIUM PLAN AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO CONVEY CLEAR TITLE TO SAID PROPERTY. WE FURTHER STATE THAT SAID MAP CONSTITUTES AND CONSISTS OF A MAP AND CONDOMINIUM PLAN WITHIN THE MEANING OF PARAGRAPH 1351(E) OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND THAT THE UNDERSIGNED CONSENTS TO THE MAKING AND RECORDING OF SAID MAP AND CONDOMINIUM PLAN PURSUANT TO TITLE 6, PART 4, DIVISION SECOND OF THE CIVIL CODE OF THE STATE OF CALIFORNIA.

AS OWNERS:
HYDE INVESTMENTS, LP,
A CALIFORNIA LIMITED PARTNERSHIP

BY [Signature] Knop TITLE Manager

BY _____ TITLE _____

OWNER'S ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF San Francisco
ON December 24, 2013 BEFORE ME Paul H. Melbostad NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE RESIDING THEREIN, DULY COMMISSIONED AND SWORN,

PERSONALLY APPEARED Roman Knop

PERSONALLY APPEARED _____

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/IT/HEY EXECUTED THE SAME IN HIS/HER/ITS/THEIR AUTHORIZED CAPACITY(IES) AND BY HIS/HER/ITS/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON 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: Paul H. Melbostad
PRINCIPAL COUNTY OF BUSINESS: San Francisco
COMMISSION EXPIRES: December 5, 2015
COMMISSION # OF NOTARY: 1959777

TRUSTEE/BENEFICIARY:

COFIN CAL FUNDING, A CALIFORNIA LIMITED LIABILITY COMPANY

BY [Signature] TITLE VICE PRESIDENT
MARK M. HEDSTROM

TRUSTEE/BENEFICIARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Los Angeles
ON 12/20/13 BEFORE ME Rocio Velinov A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE RESIDING THEREIN, DULY COMMISSIONED AND SWORN,

PERSONALLY APPEARED MARK M. Hedstrom

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/IT/HEY EXECUTED THE SAME IN HIS/HER/ITS/THEIR AUTHORIZED CAPACITY(IES) AND BY HIS/HER/ITS/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON 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: [Signature]
PRINCIPAL COUNTY OF BUSINESS: Los Angeles
COMMISSION EXPIRES: MAY 8, 2015
COMMISSION # OF NOTARY: 1935548



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 THE SUBDIVIDER HAS FILED A STATEMENT FROM THE CONTROLLER OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS 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, EXCEPT AS TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE _____ I ALSO HEREBY STATE THAT A BOND IN THE AMOUNT FIXED BY SAID BOARD AND BY ITS TERMS MADE TO MURE TO THE BENEFIT OF THE CITY AND COUNTY OF SAN FRANCISCO CONDITIONED FOR PAYMENT OF THE ABOVE TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, HAS BEEN FILED WITH AND APPROVED BY SAID BOARD.

DATED THIS _____ DAY OF _____, 2013,

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, DO HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____ ADOPTED _____ APPROVED THIS MAP TITLED "MAP OF 188 HYDE STREET, A RESIDENTIAL CONDOMINIUM PROJECT SAN FRANCISCO, CALIFORNIA." COMPRISING _____ SHEETS.

IN TESTIMONY WHEREOF, I HAVE HERE UNTO SUBSCRIBED BY HAND AND CAUSED THE SEAL OF THIS OFFICE TO BE AFFIXED.

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

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. _____

THIS MAP IS APPROVED THIS 3RD DAY OF JANUARY 2013
BY ORDER NO. 182082

MOHAMMED NURU
DIRECTOR OF PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

APPROVED AS TO FORM:
DENNIS J. HERRERA, CITY ATTORNEY

BY: _____
CITY ATTORNEY, CITY AND COUNTY OF SAN FRANCISCO

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 APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA "SUBDIVISION MAP ACT" AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

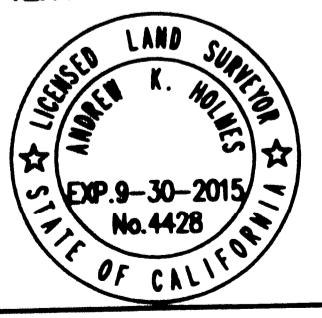
[Signature]
BRUCE STORRS, LS 6914 DATE
LICENSE EXPIRES 09/30/2015
CITY AND COUNTY OF SAN FRANCISCO



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 ROMAN KNOP IN AUGUST, 2007. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

12/06/13
DATE



[Signature]
ANDREW K. HOLMES L.S. 4428
LIC. EXP. 09/30/15

GENERAL NOTES:

- 1) THIS MAP IS THE SURVEY PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN SECTION 1351(E) CALIFORNIA CIVIL CODE AND THE MAXIMUM NUMBER OF UNITS PERMITTED IS THIRTY-ONE (31) RESIDENTIAL UNITS.
- 2) ALL INGRESS/ES), EGRESS (ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXISTING 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.
- 3) 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
- 4) IN THE EVENT THE AREAS IDENTIFIED IN 3(II) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONAL FEE 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.
- 5) 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.
- 6) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY) SHOWN HEREON, THAT EXIST, OR THAT MAYBE CONSTRUCTED ONTO OR OVER HYDE 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).
- 7) ENCROACHMENT FROM/ONTO ADJOINING PROPERTIES THAT MAY EXIST OR MAYBE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE THEREFROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

NOTES:
THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE FOLLOWING RECORDED DOCUMENTS:

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED DECEMBER 15, 2006 IN REEL J-288, IMAGE 772 OF OFFICIAL RECORDS UNDER RECORDER'S SERIAL NO. 2006-1-298802.

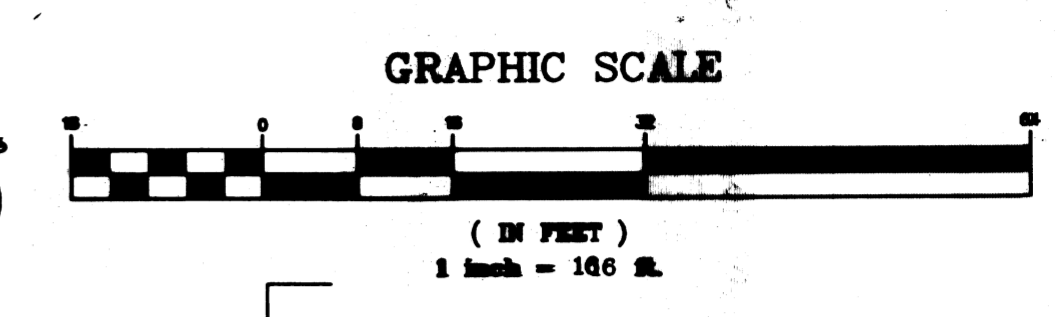
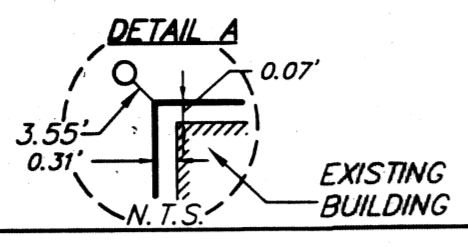
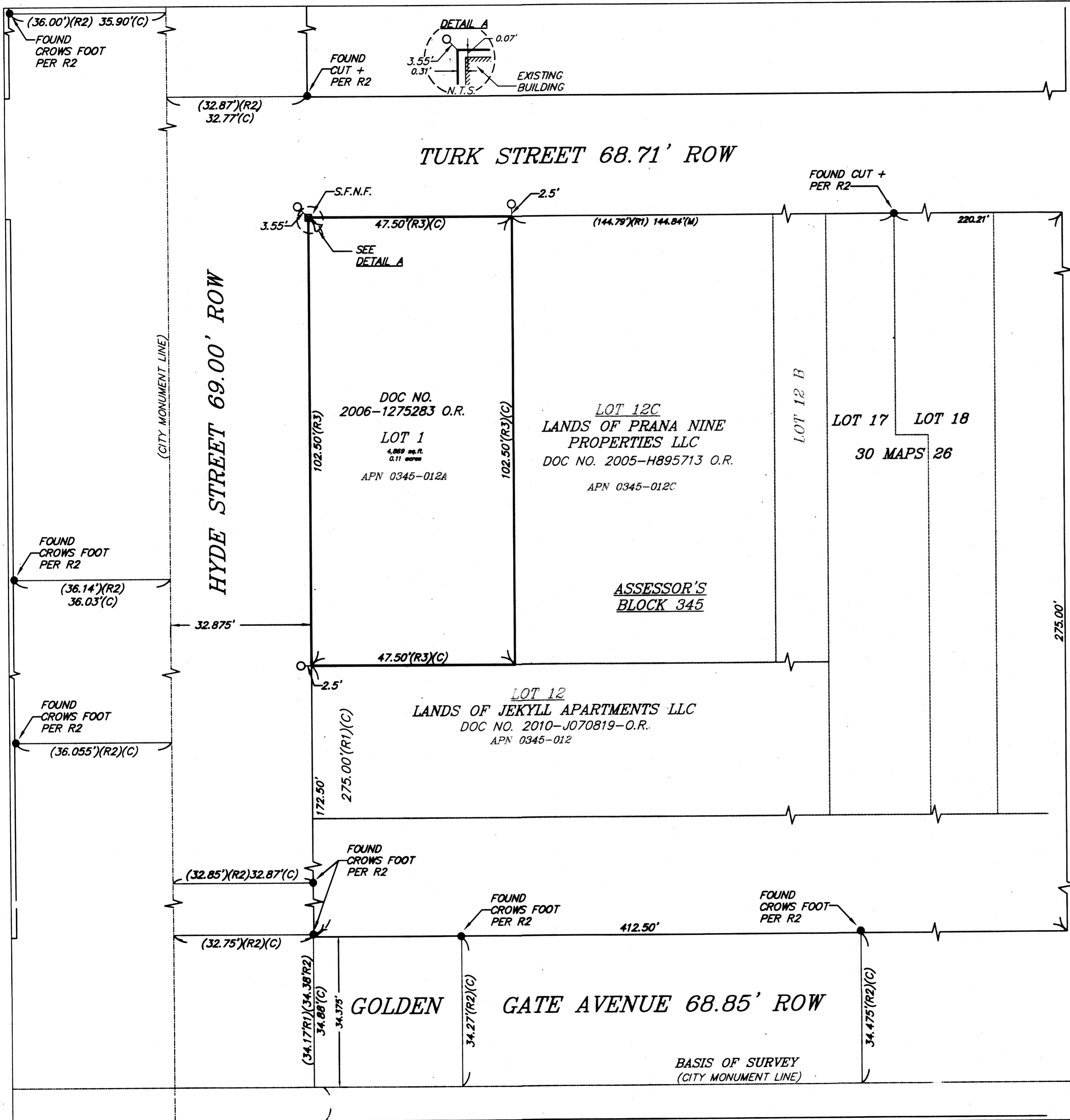
RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2013, AT _____ M.
IN BOOK _____ OF PARCEL MAPS AT PAGE _____ AT THE REQUEST OF
TRIAD/HOLMES ASSOCIATES INC.

BY: _____
ASSESSOR-RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 4586
188 HYDE STREET
A 31 RESIDENTIAL UNIT CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE LANDS DESCRIBED IN THAT CERTAIN DEED DOCUMENT NO. 2006-1275283 O.R. FILED OCTOBER 26, 2006 ALSO BEING A PORTION OF ASSESSOR'S BLOCK NO. 345
CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
MARCH 2013

777 WOODSIDE ROAD, SUITE 2A PHONE: (650) 366-0216
REDWOOD CITY, CALIF. 94061 FAX: (650) 366-0298



BASIS OF SURVEY

CITY MONUMENT MAP NO. 14 ON FILE IN THE OFFICE OF THE CITY ENGINEER. BLOCK LINES OF BLOCK 345 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE IDENTIFIED HEREON AS BASIS OF SURVEY LINE. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE SHOWN.

LEGEND:

- INDICATES SURVEY MONUMENT S.F.N.F.
 - INDICATES FOUND MONUMENT AS NOTED
 - INDICATES SET NAIL AND BRASS TAGS LS 4428.
-
- (C) CALCULATED
 - CFR CALCULATED FROM RECORD
 - DOC. DOCUMENT
 - (M) MEASURED
 - O.R. OFFICIAL RECORDS
 - S.F.N.F. SEARCHED FOR NOT FOUND
 - U.O. UNKNOWN ORIGIN
 - ROW RIGHT OF WAY
-
- (R1) INFORMATION PER 30 MAPS 26
 - (R2) INFORMATION PER CITY MONUMENT MAP No. 14
 - (R3) INFORMATION PER DOC NO. 2006-1275283 O.R.

FINAL MAP 4586
MAP OF 168 HYDE STREET
 A 31 RESIDENTIAL UNIT CONDOMINIUM PROJECT
 BEING A SUBDIVISION OF THE LANDS DESCRIBED IN THAT CERTAIN DEED DOCUMENT NO. 2006-1275283 O.R. FILED OCTOBER 26, 2006 ALSO BEING A PORTION OF ASSESSOR'S BLOCK NO. 345
 CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
 MARCH 2013

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