

OWNER'S STATEMENT

THE UNDERSIGNED OWNER(S) IS/ARE THE ONLY PARTY(IES) HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP COMPRISING THREE (3) SHEETS. BY MY/OUR SIGNATURE(S) HERETO I/WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER(S): 1463-1465 Lombard Street LLC, a California limited liability company

BY: [Signature]

BENEFICIARY: Banner Bank

BY: [Signature] BY: [Signature]
PRINT NAME: Geoff Horn PRINT NAME:
PRINT CAPACITY: CRE Regional Director PRINT CAPACITY:

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 May 9, 2018 BEFORE ME, Helen Dumont
A NOTARY PUBLIC, PERSONALLY APPEARED Joseph Taroni

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 [Signature]

(Note: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No: 2193408

MY COMMISSION EXPIRES: April 23, 2021

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 Contra Costa

ON May 10, 2018 BEFORE ME, Cara McVey
A NOTARY PUBLIC, PERSONALLY APPEARED Geoff Horn

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 [Signature]

(Note: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No: 2143096

MY COMMISSION EXPIRES: March 17, 2020

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Contra Costa

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, IF ANY, 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

BY: [Signature] DATE: MAY 31 2018

BRUCE R. STORRS L.S. 6914



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 JOE TOBONI ON JULY 12, 2013. 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, 2018, 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.

(SIGNED) (DATE SIGNED) 5-17-18

[Signature] (SEAL)

BARRY A. PIERCE L.S. 6975
MY LICENSE EXPIRES SEPTEMBER 30, 2019



RECORDER'S CERTIFICATE OR STATEMENT

FILED THIS DAY OF 20, AT M. IN BOOK
OF CONDOMINIUM MAPS, AT PAGE, AT THE REQUEST OF
BARRY PIERCE

SIGNED

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO

FINAL MAP No. 9478

A FOURTEEN (14) RESIDENTIAL UNITS AND ONE (1) COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 16, 2016 AS DOC 2016-K376360, ALSO DESCRIBED IN THAT CERTIFICATE OF COMPLIANCE RECORDED ON JUNE 28, 2016 AS DOC 2016-K280583-00, OFFICIAL RECORDS. BEING A PORTION OF WESTERN ADDITION BLOCK NO. 99

CITY & COUNTY OF SAN FRANCISCO
SCALE AS SHOWN

STATE OF CALIFORNIA
MAY 2018

BARRY A. PIERCE
TRANSAMERICAN ENGINEERS & ASSOCIATES

SHEET 1 OF 3

APN: 0503-112, ADDRESS: 1463-1465 LOMBARD STREET

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. 9478".

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 30TH DAY OF May, 2018
BY ORDER No. 187802

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
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. _____.

FINAL MAP No. 9478

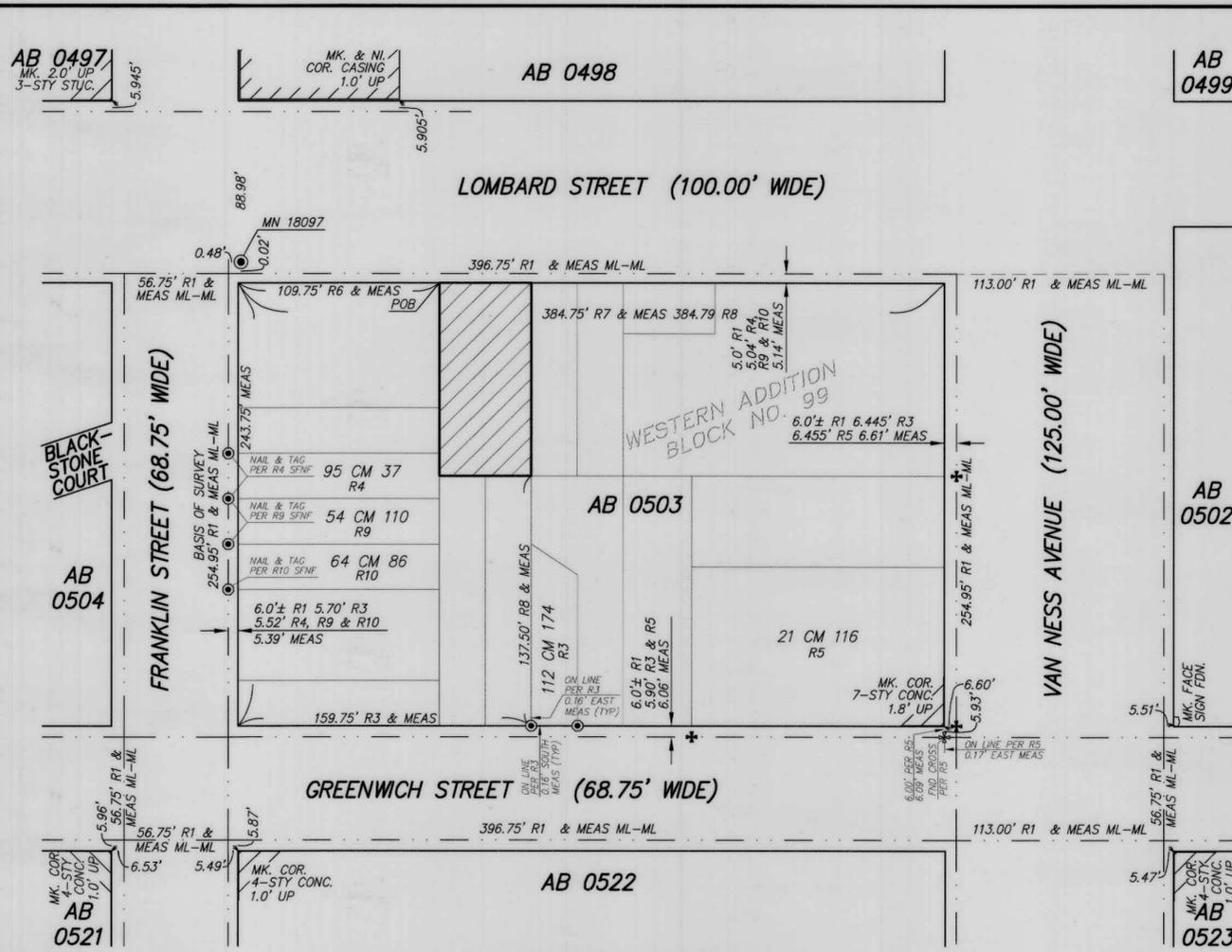
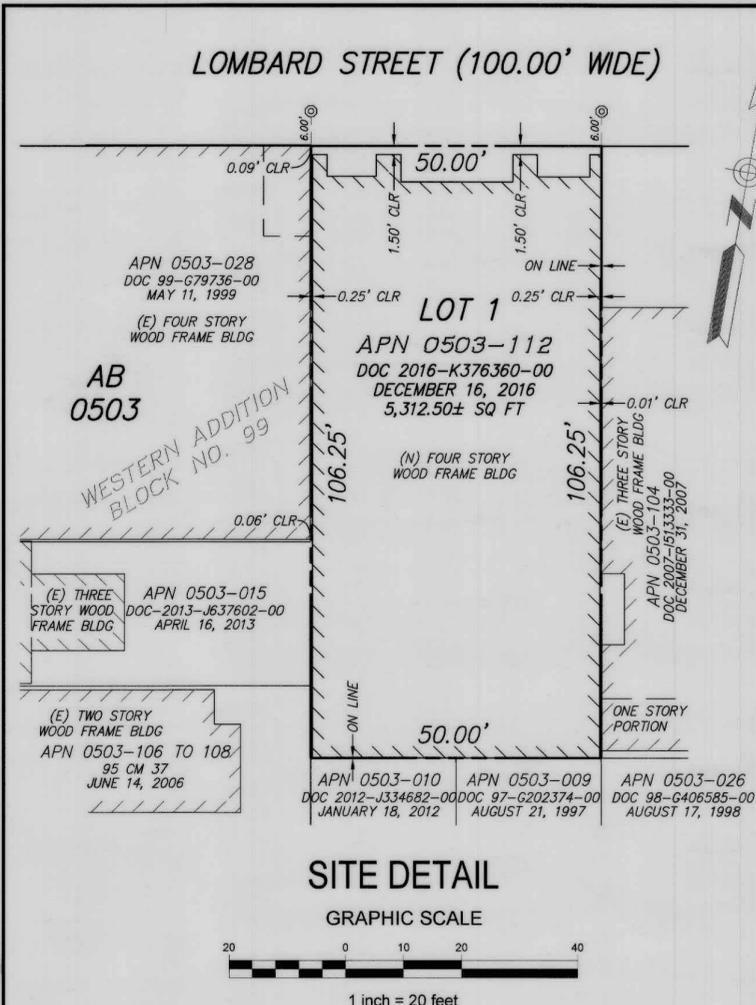
A FOURTEEN (14) RESIDENTIAL UNITS AND ONE (1) COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 16, 2016 AS DOC 2016-K376360, ALSO DESCRIBED IN THAT CERTIFICATE OF COMPLIANCE RECORDED ON JUNE 28, 2016 AS DOC 2016-K280583-00, OFFICIAL RECORDS. BEING A PORTION OF WESTERN ADDITION BLOCK NO. 99

CITY & COUNTY OF SAN FRANCISCO
SCALE AS SHOWN

STATE OF CALIFORNIA
MAY 2018

BARRY A. PIERCE
TRANSAMERICAN ENGINEERS & ASSOCIATES

SHEET 2 OF 3
APN: 0503-112, ADDRESS: 1463-1465 LOMBARD STREET



GENERAL NOTES

- 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 FOURTEEN (14) DWELLING UNITS AND ONE (1) COMMERCIAL UNIT.
- 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.
- 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:
 - ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
 - 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.
- IN THE EVENT THE AREAS IDENTIFIED IN (3)(b) 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.
- 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.
- BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER LOMBARD 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).
- 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.

REFERENCES

- R1 MONUMENT MAP 019, ON FILE IN OFFICE OF THE CITY AND COUNTY SURVEYOR
- R2 MONUMENT MAP 019A, ON FILE IN OFFICE OF THE CITY AND COUNTY SURVEYOR
- R3 112 CM 174, MAP FILED JANUARY 4, 2010, OFFICE OF THE COUNTY RECORDER
- R4 95 CM 37, MAP FILED JUNE 14, 2006, OFFICE OF THE COUNTY RECORDER
- R5 21 CM 116, MAP FILED AUGUST 10, 1983, OFFICE OF THE COUNTY RECORDER
- R6 DOC-2016-K280583-00 CERTIFICATE OF COMPLIANCE FOR THE PURPOSE OF LOT LINE ADJUSTMENT RECORDED JUNE 28, 2016 OFFICE OF THE COUNTY RECORDER
- R7 "MAP SHOWING THE WIDENING OF LOMBARD STREET BETWEEN RICHARDSON AVE. & VAN NESS AVE.", FILED FEBRUARY 18, 1943 IN MAP BOOK "O", PAGE 86, OFFICE OF THE COUNTY RECORDER
- R8 HISTORIC BLOCK DIAGRAM: AB 0503, WESTERN ADDITION BLOCK NO. 99, DATED DECEMBER 26, 1911
- R9 54 CM 110, MAP FILED SEPTEMBER 23, 1997, OFFICE OF THE COUNTY RECORDER
- R10 64 CM 86, MAP FILED AUGUST 31, 2000, OFFICE OF THE COUNTY RECORDER

LEGEND

- PROPERTY LINE
- PROPERTY LINE (OTHERS)
- RIGHT OF WAY LINE
- MONUMENT LINE
- BUILDING LINE
- ▨ SUBJECT PROPERTY
- ✦ CUT CROSS PER R5 SFNF
- ↑ FND MARK MONUMENT MAP
- ⊙ FND NAIL & MARK PER R3
- ⊙ SET NAIL & 1/2" BRASS TAG LS 6975
- ⊙ FOUND STONE OR CONC MON IN WELL WITH LEAD PLUG AND BRASS TACK

ABBREVIATIONS

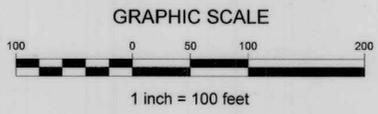
- AB ASSESSOR'S BLOCK
- APN ASSESSOR'S PARCEL NUMBER
- BLDG BUILDING
- CLR CLEAR
- CM CONDOMINIUM MAP
- CONC CONCRETE
- (E) EXISTING
- FND FOUND
- LS LAND SURVEYOR
- MEAS MEASURED
- MON MONUMENT
- (N) NEW
- POB POINT OF BEGINNING
- SFNF SEARCHED FOR, NOT FOUND
- SQ FT SQUARE FEET
- (TYP) TYPICAL
- MN MONUMENT IDENTIFICATION PER CITY & COUNTY OF SAN FRANCISCO DATABASE

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.	PROPOSED ASSESSOR'S PARCEL NUMBER (APN)
RETAIL 1	0503 - 113
201 - 204	0503 - 114 THRU 117
301 - 305	0503 - 118 THRU 122
401 - 405	0503 - 123 THRU 127

CONTROL DIAGRAM



SPECIAL NOTES CONTINUED

- ALL DEFLECTION ANGLES HEREON ARE 90 OR 45 DEGREES UNLESS EXPRESSLY OTHERWISE INDICATED.
- ALL MEASURED DISTANCES ARE SHOWN HEREON IN FEET AND DECIMALS THEREOF. ALL OTHERS ARE SHOWN AS PER RECORDS AND NOTED AS SUCH.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE" RECORDED MARCH 23, 2016 AS DOC 2016-K220832-00 OF OFFICIAL RECORDS.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE" RECORDED MARCH 23, 2016 AS DOC 2016-K220833-00 OF OFFICIAL RECORDS.
- BASIS OF SURVEY IS THE MONUMENT LINE ON FRANKLIN STREET FROM THE INTERSECTIONS OF GREENWICH STREET TO LOMBARD STREET ASSUMED NORTH AS SHOWN ON MONUMENT MAP NO. 019.
- MONUMENT MARKS WITHIN THE SUBJECT BLOCK NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND.

FINAL MAP No. 9478

A FOURTEEN (14) RESIDENTIAL UNITS AND ONE (1) COMMERCIAL UNIT MIXED USE CONDOMINIUM PROJECT BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 16, 2016 AS DOC 2016-K376360, ALSO DESCRIBED IN THAT CERTIFICATE OF COMPLIANCE RECORDED ON JUNE 28, 2016 AS DOC 2016-K280583-00, OFFICIAL RECORDS. BEING A PORTION OF WESTERN ADDITION BLOCK NO. 99

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