

Owner's Statement:

We hereby state that we are the owners and holders of security interest or have some record title or interest in and to the real property included within the subdivision shown upon this map; that we are the only persons whose consent is necessary to pass clear title to said real property; that we hereby consent to the making and recording of said map and subdivision as shown within the distinctive border line; that said map constitutes and consists of a survey map as described in California Civil Code Sections 4120 and 4285; and we hereby consent to the making and recording of said map pursuant to Title 2, Division Second of the Civil Code of the State of California.

In witness whereof we have caused these presents to be executed this 7th day of July, 2017.

Owners: Vela Properties, LLC, a California limited liability company

[Signature]
By: Howard Squires, Managing Member

Owner's Acknowledgement:

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 7th, 2017, before me, Anna Ruth Hemmerich, a Notary Public, personally appeared Howard Squires who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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

Anna Ruth Hemmerich
Name (typed or printed)

2035437
Notary Public, State of CA Commission No.

08/01/2017
My Commission Expires

Marin
County of Principal Place of Business



Beneficiary: Sun Life Assurance Company of Canada, a Canadian corporation

By: [Signature] By: [Signature]
KIM P. VO Laurie Garrison
Print Name Print Name
DIRECTOR DIRECTOR
Title Title

Beneficiary's Acknowledgement:

Commonwealth of Massachusetts)
County of Norfolk) ss.:

on the 30th day of June, in the year 2017, before me, the undersigned notary public, personally appeared

Kim P. Vo
as Director
and Laurie Garrison
as Director

for Sun Life Assurance Company of Canada, proved to me through satisfactory evidence of identification, being to me known to be the persons whose names are signed on this page, and acknowledged to me that they signed it voluntarily for its stated purpose.

Dragica Mijailovic
Signature
DRAGICA MIJAILOVIC
Name (typed or printed)

Notary Public

My Commission Expires July 24, 2020

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 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 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: July 25 2017
Bruce R. Storrs L.S. 6914



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

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. 8900", comprising 3 sheets.

In testimony whereof, I have hereunto subscribed my hand and caused the seal of this office to be affixed.

By: _____ Date: _____

Clerk of the Board of Supervisors
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, made at the request of Howard Squires on May 19, 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.

By: Paul O. Webb

Date: 7/9/2017

Paul Webb
Licensed Surveyor No. 5530



Approvals:

This map is approved this 24th day of July, 2017.

By Order No. 186162

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. _____.

Recorder's Statement:

Filed this _____ day of _____, 20 _____, at _____ m., in Book _____ of Condominium Maps, at page _____, at the request of Paul Webb, L.S. 5530.

By: _____ Date: _____

County Recorder
City and County of San Francisco
State of California

Final Map No. 8900

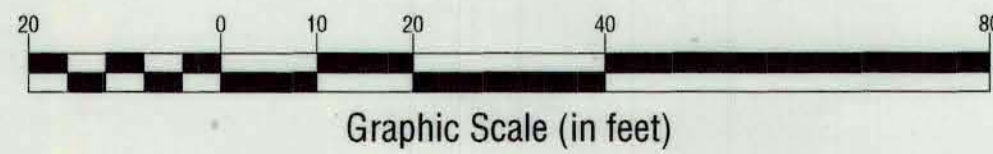
A 3 Unit Commercial & 21 Unit Residential
Mixed Use Condominium Project
A subdivision of that real property
described in that certain deed
recorded on April 1, 2015 in Document No. 2015-K040998-00,
Being a portion of Western Addition Block No. 416
City and County of San Francisco, State of California

Paul Webb
Licensed Surveyor

June 2017

Sheet 1 of 3 Sheets

APN: 0512-061 Address: 2347-2349-2351-2353 Lombard Street



Scale: 1" = 20'

Monuments:
MN 18112: Lead plug and brass tack in iron monument well
MN 18123: Lead plug and brass tack in iron monument well

Map Notes

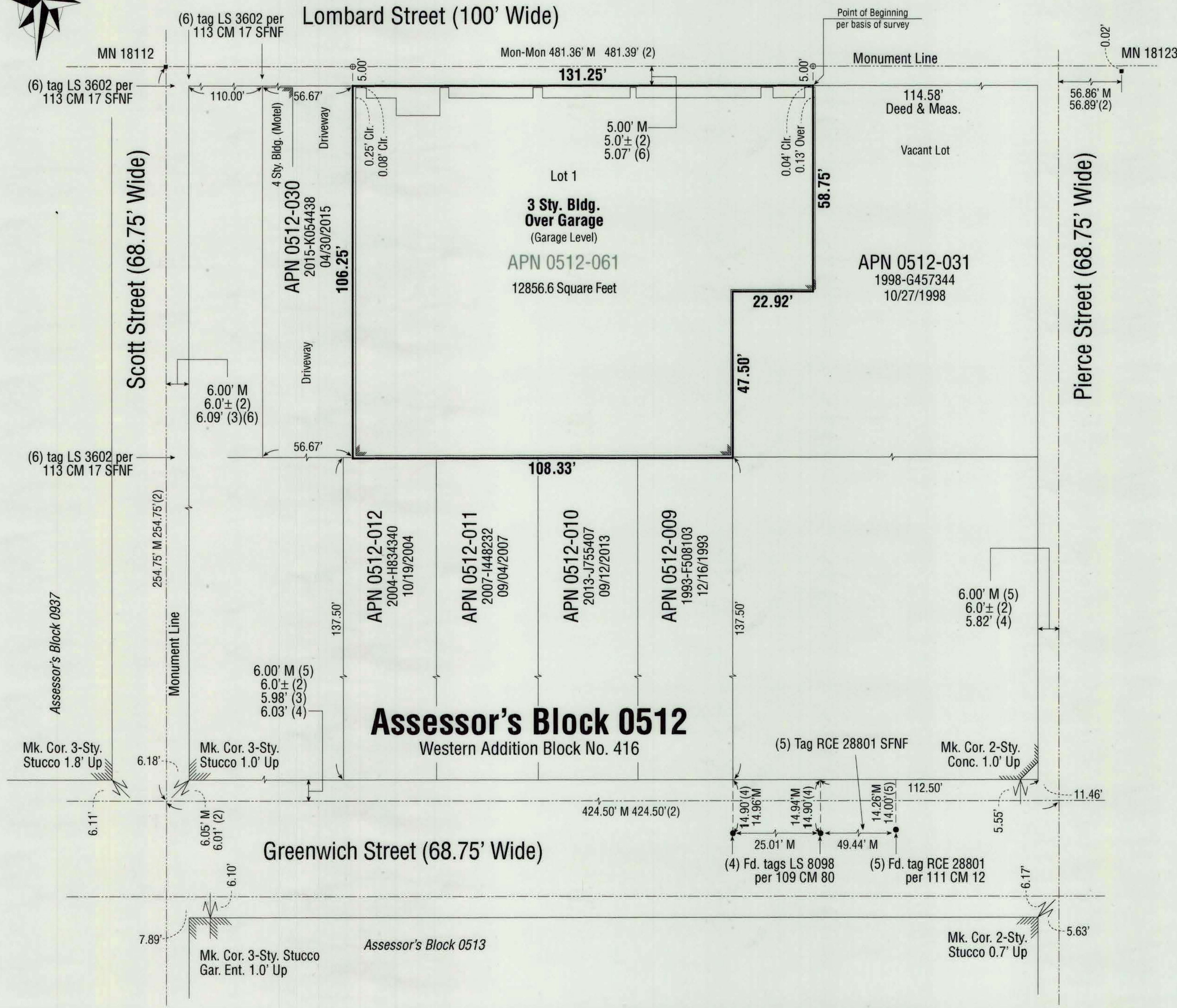
All angles are 90 degrees unless otherwise noted.
All dimensions are measured in feet and decimals thereof.
Property line to monument line measured distance was based upon a field survey.
Building encroachments are shown at ground level.
Monument map reference: monument map nos. 31 & 34 on file in the City and County Surveyor's office, San Francisco, California.
The basis of survey is from the grant deed recorded April 1, 2015 in Document No. 2015-K040998-00.
Subject to the Notices of Special Restrictions under the Planning Code recorded January 28, 2014 as Document No. 2014-J831343-00, and March 19, 2014 as Document No. 2014-J852272-00.
Subject to the Comcast easement recorded August 2, 2016 as document no K301466. The Comcast recorded easement indicates an incorrect property description. The easements noted have been removed per the Preliminary Title Report prepared by Old Republic Title dated May 23, 2017. The property owner will request that Comcast rerecord their document with the correct property description.

Map and Deed References:

- (1) Lot Line Adjustment recorded August 13, 2014, as Document No. 2014-J926731-00 in the Office of the City and County Recorder.
- (2) Monument map nos. 31 & 34 on file in the Office of the City and County Surveyor.
- (3) Parcel Map recorded in Book 44 of Condominium maps, pages 188-190, recorded October 11, 1994 in the Office of the City and County Recorder.
- (4) Parcel Map recorded in Book 109 of Condominium maps, pages 80-81, recorded March 26, 2009 in the Office of the City and County Recorder.
- (5) Parcel Map recorded in Book 111 of Condominium maps, pages 12-13, recorded August 12, 2009 in the Office of the City and County Recorder.
- (6) Final Map recorded in Book 113 of Condominium maps, pages 17-18, recorded January 21, 2010 in the Office of the City and County Recorder.

Legend:

- set nail & 0.75" brass tag, L.S. 5530
- found city monument, as described
- ▣ found city monument, as noted
- ▭ building structure
- (#) record information shown per reference document or map
- FD found
- M measured
- MON monument
- Bldg. building
- Sty. story
- Clr. clear
- MN Monument Name, City and County of San Francisco Database
- APN assessor's parcel number (assessor's block - lot)
- subject property line
- - - adjacent property line
- - - monument line
- easement line



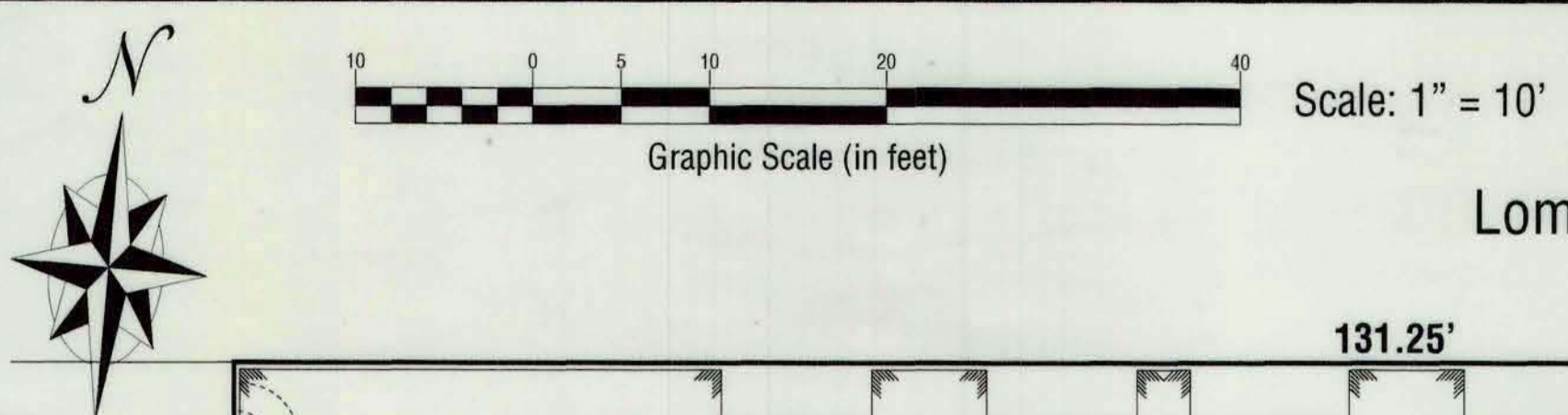
Final Map No. 8900

A 3 Unit Commercial & 21 Unit Residential
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Paul Webb
Licensed Surveyor

June 2017

Sheet 2 of 3 Sheets



Lombard Street (100' Wide)

131.25'

114.58'
Deed & Meas.
Vacant Lot

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 Parcel No.
2347	0512-062
2349	0512-063
2351	0512-064
201	0512-065
202	0512-066
203	0512-067
204	0512-068
205	0512-069
206	0512-070
207	0512-071
301	0512-072
302	0512-073
303	0512-074
304	0512-075
305	0512-076
306	0512-077
307	0512-078
401	0512-079
402	0512-080
403	0512-081
404	0512-082
405	0512-083
406	0512-084
407	0512-085

Lot 1
**3 Sty. Bldg.
Over Garage**
(Garage Level)

APN 0512-061
12856.6 Square Feet

APN 0512-030
2015-K054438
04/30/2015

106.25'

0.04' Clr.
0.13' Over

Pierce Street (68.75' Wide)

58.75'

22.92'

47.50'

APN 0512-031
1998-G457344
10/27/1998

- General Notes:**
1. 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 3 commercial units and 21 residential units.
 2. 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.
 3. Unless specified otherwise in the governing documents of a condominium Homeowner's Association, including its conditions, covenants, and restrictions, the Homeowner's Association shall be responsible, in perpetuity, for the maintenance, repair, and replacement of:
(A) All general use common area improvements; and
(B) 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.(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.
 5. Approval of this Final 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 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).
 7. 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.

APN 0512-012
2004-H834340
10/19/2004

APN 0512-011
2007-I448232
09/04/2007

APN 0512-010
2013-J755407
09/12/2013

APN 0512-009
1993-F508103
12/16/1993

108.33'

Assessor's Block 0512
Western Addition Block No. 416

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