

OWNER'S STATEMENT

THE UNDERSIGNED OWNERS ARE THE ONLY PARTIES HAVING RECORD TITLE INTEREST TO THE CONSENT, TO THE PREPARATION AND THE FILING OF THIS MAP COMPRISING OF THREE (3) SHEETS. BY OUR SIGNATURES HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER: 230 7th STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]
HYUN SEAN SULLIVAN, 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 10/21/2021 BEFORE ME, Jasmine Alexia Garcia
A NOTARY PUBLIC, PERSONALLY APPEARED Hyun Sean Sullivan

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]
SIGNATURE

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2503304
MY COMMISSION EXPIRES: 8/29/2023
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Mateo

BENEFICIARY

MUFG UNION BANK, N.A.
SIGNED: [Signature]
PRINT NAME: Julie Jovic TITLE: OFFICER

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 DIEGO)
ON 10-22-2021 BEFORE ME, JAMES L FERRER
A NOTARY PUBLIC, PERSONALLY APPEARED Julie Jovic

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 AND OFFICIAL SEAL:
SIGNATURE [Signature]

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2247828
MY COMMISSION EXPIRES: 7-24-2022
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN DIEGO

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 230 7th STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY ON FEBRUARY 22, 2017. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: [Signature]
DANIEL J. WESTOVER, L.S. 7779

DATE: 10/19/21



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.

JAMES M. RYAN L.S. 8630
CITY AND COUNTY OF SAN FRANCISCO

BY: [Signature]

DATE: 10-27-2021



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 10739".

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

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____,
AT _____ M. IN BOOK _____ OF FINAL MAPS AT PAGES _____,
AT THE REQUEST OF WESTOVER SURVEYING, INC.

SIGNED _____
COUNTY RECORDER

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 28th DAY OF October, 2021.
BY ORDER NO. 205635

BY: [Signature] DATE: 11/1/2021

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

APPROVED AS TO FORM

[Signature]
DAVID CHIU
DENNIS J. HERRERA, CITY ATTORNEY

[Signature]
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. _____.

FINAL MAP 10739

A 40 RESIDENTIAL AND 1 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN GRANT DEED RECORDED JULY 31, 2018, AS DOCUMENT NUMBER 2018-K647075-00, ON FILE IN THE OFFICE OF THE CITY AND COUNTY RECORDER OF SAN FRANCISCO

BEING A PORTION OF 100 VARA BLOCK 408.
CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
SCALE: 1 INCH = 40 FEET NOV, 2021

WS
Westover
Surveying
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 forty (40) residential and one commercial (1) 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 7th Street and Langton 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.

BASIS OF SURVEY

THE 7th STREET MONUMENT LINE WAS USED AS THE BASIS FOR THIS SURVEY AND THE SUBJECT LOT WAS ESTABLISHED PER [R1].

FIELD SURVEY COMPLETION STATEMENT

THE FIELD SURVEY AROUND THE BLOCK TO TIE IN MONUMENT MARKS WAS COMPLETED ON 01/21/2013 ON SURVEY [R5]. THE SURVEY OF THE SUBJECT LOT 1 WAS COMPLETED ON 09/30/2016. THE TAGS LS-7779 WERE SET ON OCT. 28, 2021.

ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATES SHOWN ABOVE, UNLESS OTHERWISE NOTED.

GENERAL NOTES

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
3. ALL MEASURED VALUES ARE EQUAL TO RECORD VALUES SHOWN ON ONE OR MORE OF THE REFERENCES UNLESS OTHERWISE NOTED.
4. DIMENSIONS FROM PROPERTY LINES TO BUILDING CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY.

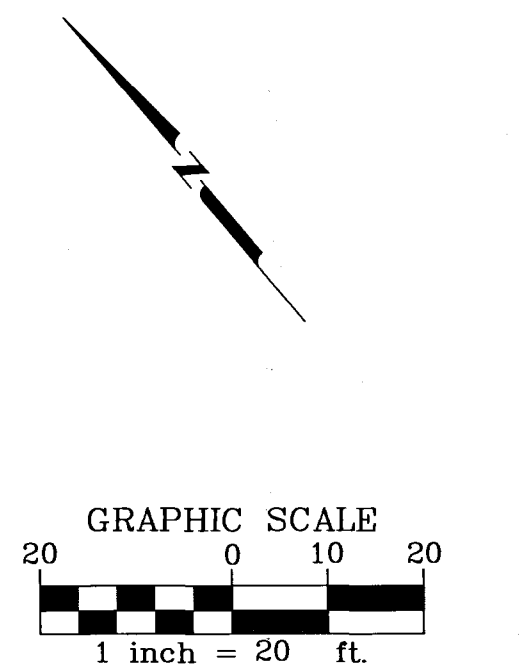
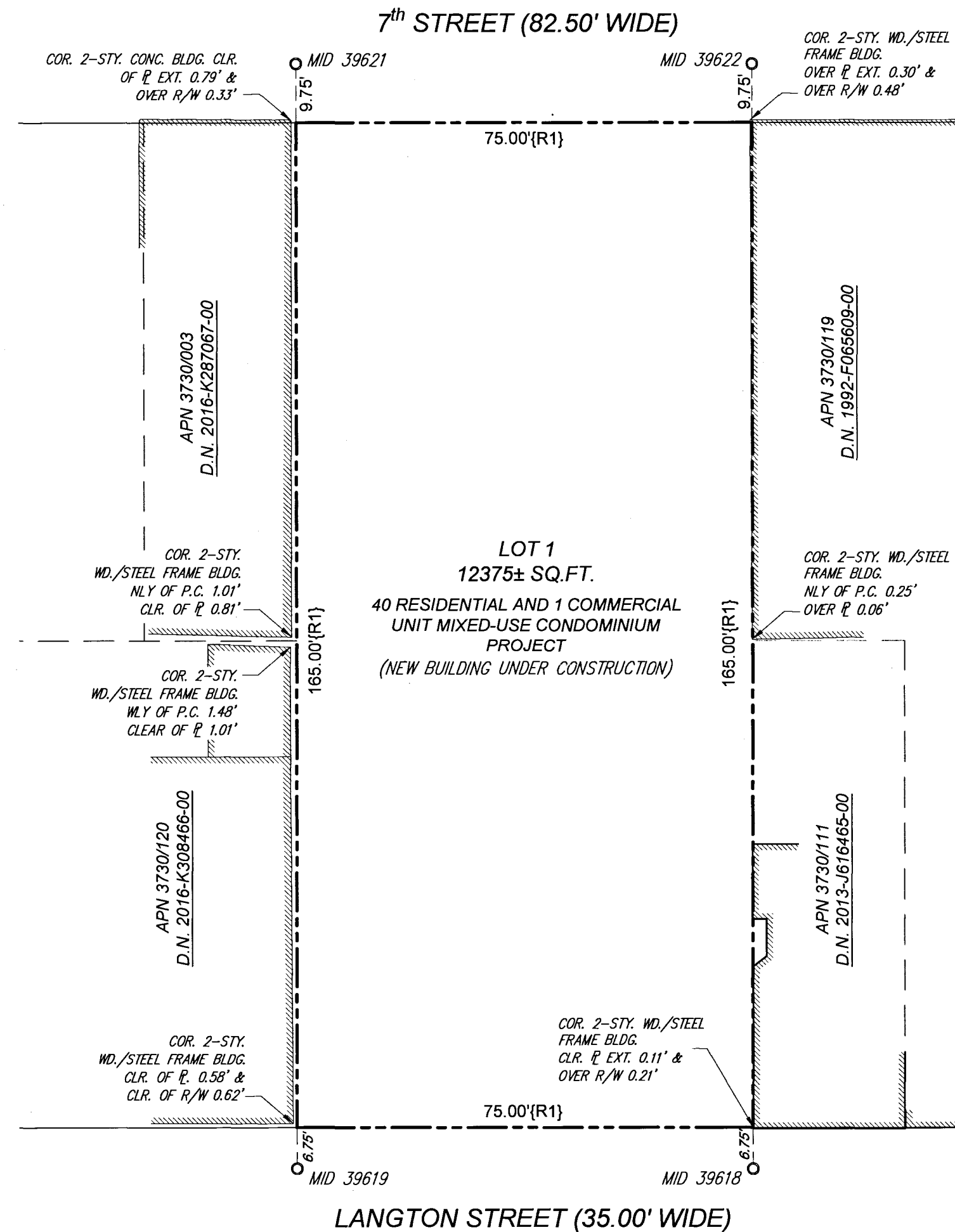
NOTE:
THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBERS
UNIT CU	3730-416
UNITS 101-103	3730-417 THROUGH 3730-419
UNITS 301-308	3730-420 THROUGH 3730-427
UNITS 401-408	3730-428 THROUGH 3730-435
UNITS 501-508	3730-436 THROUGH 3730-443
UNITS 601-608	3730-444 THROUGH 3730-451
UNITS 701-705	3730-452 THROUGH 3730-456

SPECIAL RESTRICTIONS:

THIS FINAL MAP IS SUBJECT TO THE CONDITIONS OF THE FOLLOWING RECORDED DOCUMENTS

- "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JANUARY 19, 2018 IN DOCUMENT NO. 2018-K567946-00 IN THE CITY AND COUNTY OF SAN FRANCISCO RECORDER'S OFFICE.
- "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED SEPTEMBER 21, 2018 IN DOCUMENT NO. 2018-K675583-00 IN THE CITY AND COUNTY OF SAN FRANCISCO RECORDER'S OFFICE.
- "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED NOVEMBER 25, 2019 IN DOCUMENT NO. 2019-KK861559-00 IN THE CITY AND COUNTY OF SAN FRANCISCO RECORDER'S OFFICE.



LEGEND

- NAIL WITH $\frac{3}{4}$ " BRASS TAG MARKED "LS-7779"
- ▬ BUILDING FOOTPRINT
- - - - - PROPERTY LINE
- COR. BUILDING CORNER
- STY. STORY OR LEVEL
- WD. WOOD
- BLDG. BUILDING
- CLR. CLEAR
- R/W RIGHT OF WAY
- NLY. NORTHERLY
- P.C. PROPERTY CORNER
- P. PROPERTY LINE
- EXT. EXTENDED

FINAL MAP 10739

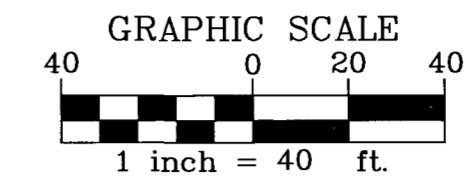
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MOSS STREET (VARIES WIDE)



REFERENCES:

- {R1} GRANT DEED RECORDED JULY 31, 2018 AS DOCUMENT NUMBER 2018-K647075-00, ON FILE IN THE OFFICE OF THE CITY AND COUNTY RECORDER.
- {R2} MONUMENT MAP NO. 285 ON FILE IN THE OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO SURVEYOR.
- {R3} MONUMENT MAP NO. 314 ON FILE IN THE OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO SURVEYOR.
- {R4} BLOCK DIAGRAM OF 100 VARA BLOCK NO. 408 DATED APRIL 26, 1910, ON FILE IN THE RECORDER'S OFFICE OF CCSF.
- {R5} BLOCK DIAGRAM OF 100 VARA BLOCK NO. 408 DATED DEC 15, 1927, ON FILE IN THE RECORDER'S OFFICE OF CCSF.
- {R6} CONDOMINIUM MAP, FILED 10/06/1998 IN BOOK 57 CM AT PAGES 137-141, ON FILE IN THE RECORDER'S OFFICE OF CCSF.

ASSESSOR'S BLOCK 3731

7th STREET (82.50' WIDE)

632.49' {R2}{R3}{R6} MONUMENT LINE TO MONUMENT LINE

(150'+1") {R5}

150.00' {R1}

P.O.B

29.75' {R4}{R5}{R6} (29.75±) {R2}

75.00' {R1} (75'+1") {R5}

(325'+2") {R5} 325.32'

MID 30125 Mk. 1 2" Up 2 sty. Conc.

52.24' {R2}

ASSESSOR'S BLOCK 3730 100 VARA BLOCK NO. 408

550.32' (550'+4" TOTAL BLOCK LENGTH) {R5}

{R4}{R5}{R6} 54.00' (54.00±) {R2}

SFNF {R6}

Mk. 1 2" Up MID 30155

57 CM 137-141 {R6} 3 sty. Brick

MID 30156 SFNF {R6} Mk. 3 2" Up

53.88' {R2}

× SFNF {R6}

Mk. 1 2" Up MID 30157

53.95' {R2}

LANGTON STREET (35.00' WIDE)

ASSESSOR'S BLOCK 3730

RAUSCH STREET (51.00' WIDE)

SUMNER STREET (21.50' WIDE)

ASSESSOR'S BLOCK 3730

FOLSOM STREET (82.50' WIDE)

HOWARD STREET (82.50' WIDE)

LEGEND

- × NAIL & TAG PER REFERENCE, SEARCHED FOR, NOT FOUND
- FOUND 3/8" BRASS TAG & NAIL "LS 3820", NO RECORD
- — — — — PROPERTY LINE
- — — — — MONUMENT LINE PER [R2]
- - - - - MEASUREMENT TIE LINE
- - - - - LOT LINES SHOWN AS REFERENCE ONLY, NOT SURVEYED
- () RECORD MEASUREMENT WHEN DIFFERENT THAN MEASURED ON THIS SURVEY
- [R#] REFERENCE ID
- POB POINT OF BEGINNING PER DEED REFERENCE
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- APN ASSESSORS PARCEL NUMBER
- SFNF SEARCHED FOR, NOT FOUND

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CALIFORNIA NOV., 2021

WS Westover Surveying

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APN 3730-004

SHEET 3 OF 3 SHEETS 230 7TH STREET