

OWNER'S STATEMENT

THE UNDERSIGNED OWNER IS THE ONLY PARTY HAVING RECORD TITLE INTEREST TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP COMPRISING 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.

OWNERS: BAY STREET PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Mark Conroe BY: _____
NAME: Mark Conroe NAME: _____
TITLE: Manager TITLE: _____

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 MARCH 27th 2018 BEFORE ME, A.P. BHATIA A NOTARY

PUBLIC, PERSONALLY APPEARED MARK CONROE
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.

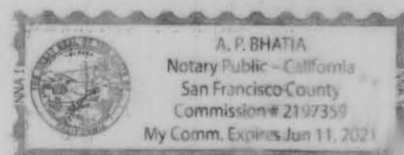
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: A.P. Bhatia

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2197359

MY COMMISSION EXPIRES: JUNE 11th 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO



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. 9028", 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

APPROVALS

THIS MAP IS APPROVED THIS 25th DAY OF May, 2018
BY ORDER NO. 187759 DATE: _____

BY: _____
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

BOARD OF SUPERVISOR'S APPROVAL

ON _____, 20____, THE BOARD OF SUPERVISORS 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. _____.

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 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.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY: Bruce R. Storrs
BRUCE R. STORRS L.S. 6914

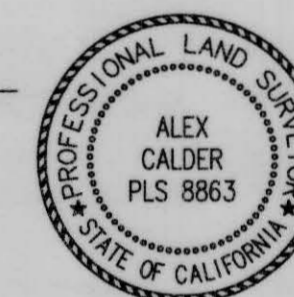


DATE: MAY 31 2018

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 BAY STREET PARTNERS, LLC, IN MARCH OF 2018. 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 MARCH 2020, 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: Alex Calder
ALEX CALDER, P.L.S. 8863



DATE: 3-15-18

RECORDER'S STATEMENT

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST _____ M., IN BOOK _____ OF CONDOMINIUM MAPS AT PAGES _____ INCLUSIVE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF BAY STREET PARTNERS, LLC.

BY: _____ DATE: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP NO. 9028

A 28 RESIDENTIAL UNIT CONDOMINIUM PROJECT

A ONE LOT SUBDIVISION OF THAT CERTAIN REAL PROPERTY SHOWN AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 7, 2015, AS DOCUMENT NO. 2015-K165225 OF OFFICIAL RECORDS, ALSO BEING A PORTION OF WESTERN ADDITION BLOCK 249

CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA
SCALE 1"=30' MARCH 2018

BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
650-482-6300 SHEET 1 OF 3 SHEETS
ENGINEERS | SURVEYORS | PLANNERS

APN 0459-007 1598 BAY STREET

TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE INSURANCE COMPANY, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST RECORDED MARCH 08, 2017, INSTRUMENT NO. 2017-K418483-00, SAN FRANCISCO COUNTY OFFICIAL RECORDS, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

BY: Sylvia Eraso BY: _____
NAME: Sylvia Eraso NAME: _____
TITLE: VP, DIRECTOR OF OPERATIONS TITLE: _____

TRUSTEE'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 Alameda }
ON March 29, 2018 BEFORE ME, M. L. Chan A NOTARY
PUBLIC, PERSONALLY APPEARED Sylvia Eraso
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]
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2095478
MY COMMISSION EXPIRES: January 27, 2019
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Alameda

GENERAL NOTES

d) 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 28 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 BAY AND BUCHANNAN STREETS 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.

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 NUMBER
1	AB 0459 - LOT 034
2	AB 0459 - LOT 035
3	AB 0459 - LOT 036
4	AB 0459 - LOT 037
5	AB 0459 - LOT 038
6	AB 0459 - LOT 039
7	AB 0459 - LOT 040
8	AB 0459 - LOT 041
9	AB 0459 - LOT 042
10	AB 0459 - LOT 043
11	AB 0459 - LOT 044
12	AB 0459 - LOT 045
13	AB 0459 - LOT 046
14	AB 0459 - LOT 047
15	AB 0459 - LOT 048
16	AB 0459 - LOT 049
17	AB 0459 - LOT 050
18	AB 0459 - LOT 051
19	AB 0459 - LOT 052
20	AB 0459 - LOT 053
21	AB 0459 - LOT 054
22	AB 0459 - LOT 055
23	AB 0459 - LOT 056
24	AB 0459 - LOT 057
25	AB 0459 - LOT 058
26	AB 0459 - LOT 059
27	AB 0459 - LOT 060
28	AB 0459 - LOT 061

SPECIAL NOTES

1. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
2. ALL ANGLES HEREON ARE 90 DEGREES UNLESS OTHERWISE NOTED.
3. CITY MONUMENT LINES SHOWN HEREON PER MONUMENT MAP NO. 21 FILED IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR OF SAN FRANCISCO, 8/92.
4. BLOCK LINES WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINES, PER MONUMENT MAP NO. 21.
5. THE SURVEY OF LOT 7, BLOCK 459 HEREON WAS BASED ON THAT CERTAIN GRANT DEED, RECORDED DECEMBER 7, 2015, AS DOCUMENT NUMBER 2015-K165225 OFFICIAL RECORDS.
6. THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE TERMS AND PROVISIONS AS DESCRIBED IN THE FOLLOWING RECORDED DOCUMENTS:
"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE", RECORDED MARCH 21, 2016 AS INSTRUMENT NO. 2016-K220014 OFFICIAL RECORDS.
"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE", RECORDED APRIL 6, 2016 AS INSTRUMENT NO. 2016-K227058

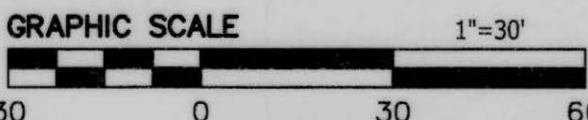
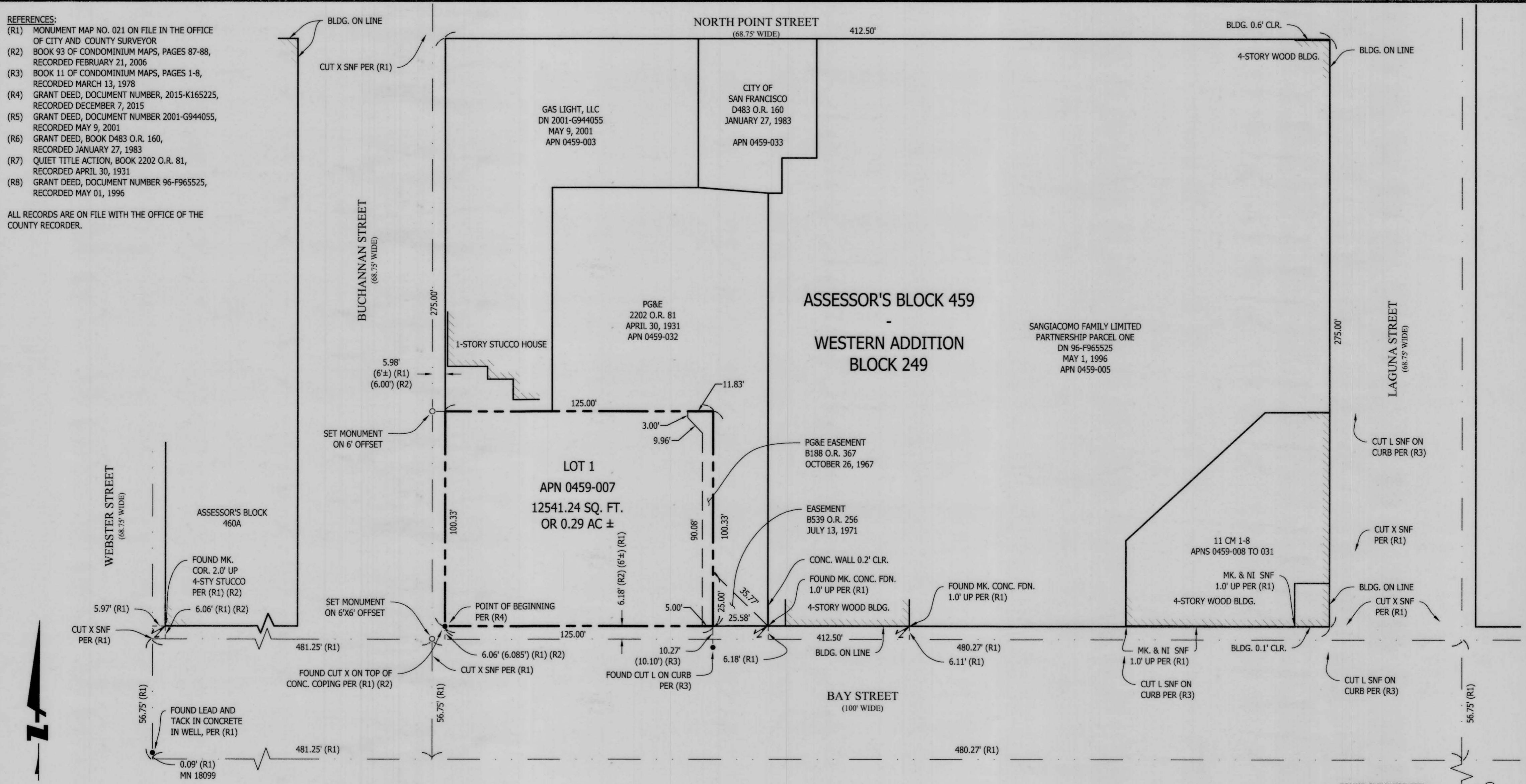
FINAL MAP NO. 9028

A 28 RESIDENTIAL UNIT CONDOMINIUM PROJECT
A ONE LOT SUBDIVISION OF THAT CERTAIN REAL PROPERTY SHOWN AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED DECEMBER 7, 2015, AS DOCUMENT NO. 2015-K165225 OF OFFICIAL RECORDS, ALSO BEING A PORTION OF WESTERN ADDITION BLOCK 249

CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA
SCALE 1"=30' MARCH 2018
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
650-482-6300 SHEET 2 OF 3 SHEETS
APN 0459-007 1598 BAY STREET

- REFERENCES:**
- (R1) MONUMENT MAP NO. 021 ON FILE IN THE OFFICE OF CITY AND COUNTY SURVEYOR
 - (R2) BOOK 93 OF CONDOMINIUM MAPS, PAGES 87-88, RECORDED FEBRUARY 21, 2006
 - (R3) BOOK 11 OF CONDOMINIUM MAPS, PAGES 1-8, RECORDED MARCH 13, 1978
 - (R4) GRANT DEED, DOCUMENT NUMBER, 2015-K165225, RECORDED DECEMBER 7, 2015
 - (R5) GRANT DEED, DOCUMENT NUMBER 2001-G944055, RECORDED MAY 9, 2001
 - (R6) GRANT DEED, BOOK D483 O.R. 160, RECORDED JANUARY 27, 1983
 - (R7) QUIET TITLE ACTION, BOOK 2202 O.R. 81, RECORDED APRIL 30, 1931
 - (R8) GRANT DEED, DOCUMENT NUMBER 96-F965525, RECORDED MAY 01, 1996

ALL RECORDS ARE ON FILE WITH THE OFFICE OF THE COUNTY RECORDER.



- LEGEND:**
- AB ASSESSORS BLOCK
 - AC ACRES
 - BLDG. BUILDING
 - BRK. BRICK
 - CLR. CLEAR
 - COR. CORNER
 - CM CONDOMINIUM MAPS
 - DN DOCUMENT NUMBER
 - FDN. FOUNDATION
 - MK. MARK
 - MN MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
 - O.R. OFFICIAL RECORDS
 - PL PROPERTY LINE
 - SF SQUARE FEET
 - SNF SEARCHED, NOT FOUND
 - TC TOP OF CURB
- LINETYPES AND SYMBOLS:**
- BUILDING LINE
 - LOT LINE
 - MONUMENT LINE
 - SUBJECT PROPERTY LINE
 - FOUND MARK ON BUILDING CORNER
 - FOUND MONUMENT, AS NOTED
 - SET BRASS NAIL AND TAG STAMPED, LS 8863

BASIS OF SURVEY
THE NORTH MONUMENT LINE ALONG BAY STREET AS SHOWN UPON MONUMENT MAP NO 021 ON FILE WITH THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

- NOTES**
1. ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
 2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

FINAL MAP NO. 9028
A 28 RESIDENTIAL UNIT CONDOMINIUM PROJECT

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CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA
SCALE 1"=30' MARCH 2018

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SHEET 3 OF 3 SHEETS
APN 0459-007 1598 BAY STREET