OWNER'S/TRUSTEE'S STATEMENT

THE UNDERSIGNED OWNER AND TRUSTEE UNDER THOSE CERTAIN DEEDS OF TRUST RECORDED ON FEBRUARY 7, 2022 AS DOCUMENT NO. 2022013585, AND FEBRUARY 7, 2022 AS DOCUMENT NO. 2022013589, HAVE RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP, TITLED FINAL MAP NO. 10699, COMPRISING ELEVEN (11) SHEETS. BY OUR SIGNATURES HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN HEREIN.

WE HEREBY IRREVOCABLY OFFER FOR DEDICATION IN FEE FOR STREET AND ROADWAY PURPOSES THOSE CERTAIN DEDICATION PARCELS 1, 2, 3, 4, 5, 6, 8, 9, AND 10 LISTED ON SHEET FIVE OF THIS MAP, SAID FEE SHALL BE IRREVOCABLY OFFERED AND THEREAFTER CONVEYED BY SEPARATE INSTRUMENTS ALL IN ACCORDANCE WITH THAT CERTAIN PUBLIC IMPROVEMENT AGREEMENT THAT ACCOMPANIES THIS FINAL MAP NO. 10699.

WE HEREBY IRREVOCABLY OFFER FOR DEDICATION THE PUBLIC IMPROVEMENTS AS MORE SPECIFICALLY DESCRIBED IN THAT CERTAIN PUBLIC IMPROVEMENT AGREEMENT THAT ACCOMPANIES THIS FINAL MAP NO. 10699 AND THE IMPROVEMENT PLANS ASSOCIATED THEREWITH. SAID IMPROVEMENTS SHALL BE ADDITIONALLY OFFERED TO THE CITY BY SEPARATE INSTRUMENT(S).

WE HEREBY IRREVOCABLY OFFER THE EASEMENT AGREEMENTS LISTED ON SHEET 4. SAID EASEMENTS ARE SUBJECT TO SUBSEQUENT APPROVAL BY THE CITY AND SHALL BE CONVEYED BY SEPARATE INSTRUMENTS ALL IN ACCORDANCE WITH THAT CERTAIN PUBLIC IMPROVEMENT AGREEMENT THAT ACCOMPANIES THIS FINAL MAP NO. 10699.

OWNER: MAXIMUS PM PHASE 1C OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: Robert A. Rosania

TITLE: President

TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION, AS TRUSTEE UNDER DEEDS OF TRUST RECORDED FEBRUARY 7, 2022 AS DOCUMENT NO. 2022013585, OF OFFICIAL RECORDS, AND FEBRUARY 7, 2022 AS DOCUMENT NO. 2022013589, OF OFFICIAL RECORDS.

BY: _____

NAME: Michelle Perez

TITLE: Authorized Signatory

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

SJD STATE OF ~~CALIFORNIA~~ NEW YORK)

COUNTY OF NEW YORK)

ON November 30 2023, BEFORE ME, Sara J. Davis, A NOTARY PUBLIC,

PERSONALLY APPEARED, Robert A. Rosania,
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:

NOTARY'S SIGNATURE: _____

SJD NOTARY PUBLIC, STATE OF ~~CA~~ NY COMMISSION No.: 01DA6370931

MY COMMISSION EXPIRES: February 12, 2026

COUNTY OF PRINCIPAL PLACE OF BUSINESS: New York

SHEET INDEX

SHEETS 1-4	TITLE SHEETS
SHEET 5	DEDICATION, VACATION & PARCELIZATION OVERVIEW
SHEET 6	VERTICAL LOT DETAILS - NORTHERLY PORTION OF LOTS 01 AND A
SHEET 7	HORIZONTAL & VERTICAL LOT DETAILS - LOTS 04, 05, & SOUTHERLY PORTION OF LOTS 01 & LOT A
SHEET 8	VERTICAL LOT DETAILS - LOTS 02 AND 03
SHEET 9	DEDICATION PARCEL DETAILS
SHEET 10	PROPOSED ASSESSOR PARCEL NUMBERS
SHEET 11	NOTICE OF SPECIAL RESTRICTION LOCATIONS OF FUTURE STREET DEDICATIONS

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 San Francisco)

ON 12-1- 2023, BEFORE ME, John Cavalli, A NOTARY PUBLIC,

PERSONALLY APPEARED, Michelle Perez
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:

NOTARY'S SIGNATURE: _____

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2432958

MY COMMISSION EXPIRES: 01-23-2027

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

OWNER'S/TRUSTEE'S STATEMENT

THE UNDERSIGNED OWNER AND TRUSTEE UNDER THAT CERTAIN DEED OF TRUST RECORDED ON DECEMBER 2, 2019 AS DOCUMENT NO. 2019-K865593 HAVE RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP, TITLED FINAL MAP NO. 10699, COMPRISING ELEVEN (11) SHEETS. BY OUR SIGNATURES HERETO WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN HEREIN.

CONCURRENTLY WITH THE RECORDATION OF THIS FINAL MAP NO. 10699, WE ARE CONVEYING FEE TITLE TO DEDICATION PARCELS 1, 4, 5, 6, 8, AND 10 LISTED ON SHEET 5 OF THIS MAP TO MAXIMUS PM PHASE 1C OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SIGNATORY TO THIS MAP, SO THAT SAID ENTITY MAY IRREVOCABLY OFFER SAID PARCELS FOR DEDICATION IN FEE AND THEREAFTER CONVEY SAID PARCELS BY SEPARATE INSTRUMENT ALL IN ACCORDANCE WITH THAT CERTAIN PUBLIC IMPROVEMENT AGREEMENT THAT ACCOMPANIES THIS FINAL MAP NO. 10699.

ADDITIONALLY, CONCURRENTLY WITH THE RECORDATION OF THIS FINAL MAP NO. 10699, WE ARE CONVEYING FEE TITLE TO LOT A ON SAID MAP TO MAXIMUS PM PHASE 1C OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY SO THAT SAID ENTITY MAY IRREVOCABLY OFFER THE EASEMENT AGREEMENTS LISTED ON SHEET 4.

WE HEREBY IRREVOCABLY OFFER THE EASEMENT AGREEMENT LISTED ON SHEET 4. SAID EASEMENT IS SUBJECT TO SUBSEQUENT APPROVAL BY THE CITY AND SHALL BE CONVEYED BY SEPARATE INSTRUMENT ALL IN ACCORDANCE WITH THAT CERTAIN PUBLIC IMPROVEMENT AGREEMENT THAT ACCOMPANIES THIS FINAL MAP NO. 10699.

OWNER: PARKMERCED OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: Robert A. Rosania

TITLE: President

TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED DECEMBER 2, 2019 AS DOCUMENT NO. 2019-K865593

BY: _____

NAME: Michelle Perez

TITLE: Authorized Signatory

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

SJD STATE OF ~~CALIFORNIA~~ NEW YORK)

COUNTY OF NEW YORK)

ON November 30 2023, BEFORE ME, Sara J. Davis, A NOTARY PUBLIC,

PERSONALLY APPEARED, Robert A. Rosania,
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:

NOTARY'S SIGNATURE: _____

SJD NOTARY PUBLIC, STATE OF NY COMMISSION No.: 01DA6370931

MY COMMISSION EXPIRES: February 12, 2026

COUNTY OF PRINCIPAL PLACE OF BUSINESS: New York

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 San Francisco)

ON 12-1- 2023, BEFORE ME, John Cavalli, A NOTARY PUBLIC,

PERSONALLY APPEARED, Michelle Perez
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:

NOTARY'S SIGNATURE: _____

NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2432958

MY COMMISSION EXPIRES: 01-23-2027

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

FINAL MAP NO. 10699

A SEVEN LOT VERTICAL SUBDIVISION FOR CONDOMINIUM PURPOSES, INCLUDING
LOT 01, IN BLOCK 03W, TO CONTAIN A MAXIMUM OF 127 RESIDENTIAL CONDOMINIUM UNITS,
LOT 03, IN BLOCK 03W, BEING FOR PARKING GARAGE PURPOSES,
LOT 04, IN BLOCK 04, TO CONTAIN A MAXIMUM OF 151 RESIDENTIAL CONDOMINIUM UNITS,
LOT A, IN BLOCK 03W, IS A NON-BUILDABLE LOT BEING DESIGNATED AS A PRIVATE STREET,

BEING A MERGER AND SUBDIVISION OF BLOCKS 7333-A, 7333-B, 7334 AND 7337, TOGETHER WITH PARCEL THREE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON NOVEMBER 10, 2014, AS DOCUMENT NUMBER 2014-J970575, TOGETHER WITH PARCELS 1-6 AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED _____, 2023 AS DOCUMENT NUMBER _____ AND IN THAT CERTAIN QUITCLAIM DEED RECORDED _____, 2023 AS DOCUMENT NUMBER _____. SAID LANDS ARE SHOWN IN BOOK "R" OF MAPS AT PAGES 15-19, RECORDED AUGUST 21, 1951, ALL OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

CITY AND COUNTY OF SAN FRANCISCO — STATE OF CALIFORNIA

DECEMBER 2023

BKF
255 SHORELINE DR.,
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

APN 7334-001, APN 7337-001

BOARD OF SUPERVISORS APPROVAL

ON _____, 2023, 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 SUPERVISORS IN

FILE NO. _____.

CERTIFICATE OF PUBLIC IMPROVEMENT AGREEMENT

MAXIMUS PM PHASE 1C OWNER LLC AND THE CITY HAVE NEGOTIATED A PUBLIC IMPROVEMENT AGREEMENT PURSUANT TO GOVERNMENT CODE SECTION 66462(A)(1) AND PRESENTED IT TO THE BOARD OF SUPERVISORS WITH THIS MAP.

BY: _____ DATE: _____

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

APPROVALS

THIS MAP IS APPROVED THIS _____ DAY OF _____, 2023.

BY ORDER NO. _____

BY: _____ DATE: _____

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

APPROVED AS TO FORM

DAVID CHIU, CITY ATTORNEY

BY: _____

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

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 _____, 2023, APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 10699", COMPRISING 11 SHEETS AND HEREBY CONDITIONALLY ACCEPTED ON BEHALF OF THE PUBLIC THE OFFERS OF IMPROVEMENTS AND OFFERS OF DEDICATION SUBJECT TO THE CITY ENGINEER'S CERTIFIED COMPLETION OF SAID IMPROVEMENTS AND BOARD OF SUPERVISOR'S ACCEPTANCE OF THE IMPROVEMENTS FOR CITY MAINTENANCE AND LIABILITY.

THE CLERK CONFIRMS THAT THE BOARD OF SUPERVISORS CONDITIONALLY ACCEPTED THE OFFERS OF EASEMENTS SUBJECT TO SUBSEQUENT APPROVAL BY THE CITY IN ACCORDANCE WITH THE TERMS OF THE PROJECT'S DEVELOPMENT AGREEMENT AND RELATED APPROVALS.

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 _____, 2023

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

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.

KATHARINE S. ANDERSON, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY: _____ DATE: _____
KATHARINE S. ANDERSON, P.L.S. 8499

PROFESSIONAL LAND SURVEYOR
KATHARINE S. ANDERSON
PLS 8499
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, AT THE REQUEST OF PARKMERCED OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY & MAXIMUS PM PHASE 1C OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN DECEMBER 2023. 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 2025, 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: _____ DATE: 11/27/2023
DAVID C. JUNGMANN, P.L.S. 9267

PROFESSIONAL LAND SURVEYOR
DAVID C. JUNGMANN
No. 9267
STATE OF CALIFORNIA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2023, IN BOOK _____ OF FINAL MAPS AT PAGES _____ AT THE REQUEST OF BKF ENGINEERS.

BY: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP NO. 10699

A SEVEN LOT VERTICAL SUBDIVISION FOR CONDOMINIUM PURPOSES, INCLUDING
LOT 01, IN BLOCK 03W, TO CONTAIN A MAXIMUM OF 127 RESIDENTIAL CONDOMINIUM UNITS,
LOT 03, IN BLOCK 03W, BEING FOR PARKING GARAGE PURPOSES,
LOT 04, IN BLOCK 04, TO CONTAIN A MAXIMUM OF 151 RESIDENTIAL CONDOMINIUM UNITS,
LOT A, IN BLOCK 03W, IS A NON-BUILDABLE LOT BEING DESIGNATED AS A PRIVATE STREET,

BEING A MERGER AND SUBDIVISION OF BLOCKS 7333-A, 7333-B, 7334 AND 7337, TOGETHER WITH PARCEL THREE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON NOVEMBER 10, 2014, AS DOCUMENT NUMBER 2014-J970575, TOGETHER WITH PARCELS 1-6 AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED _____, 2023 AS DOCUMENT NUMBER _____ AND IN THAT CERTAIN QUITCLAIM DEED RECORDED _____, 2023 AS DOCUMENT NUMBER _____. SAID LANDS ARE SHOWN IN BOOK "R" OF MAPS AT PAGES 15-19, RECORDED AUGUST 21, 1951, ALL OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

DECEMBER 2023

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255 SHORELINE DR.,
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APN 7334-001, APN 7337-001

CONDOMINIUM 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 NUMBER 278 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 WITHIN PRIVATE PROPERTY; AND
II. ALL FRONTING SIDEWALKS AND STREETSCAPE IMPROVEMENTS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS, INCLUDING MEDIANS, IF ANY, 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 HIGUERA AVENUE, VIDAL DRIVE, ARBALLO DRIVE, AND GARCES DRIVE 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.

H. THIS MAP MAY BE SUBJECT TO A RECORDED DECLARATION OF RESTRICTIONS (THE "RECORDED RESTRICTIONS"), BINDING UPON SUBDIVIDER AND SUCCESSOR OWNERS OF ALL OR PART OF THE REPLACEMENT UNITS, THAT SHALL, WITHOUT LIMITATION: (I) REQUIRE THAT THE REPLACEMENT UNITS REMAIN RENTAL FOR THE LIFE OF THE BUILDINGS IN WHICH THEY ARE LOCATED, AND REQUIRE THAT THE LANGUAGE SET FORTH IN EXHIBIT Z OF THE DEVELOPMENT AGREEMENT BE INCLUDED IN ALL LEASES FOR EACH REPLACEMENT UNIT; (II) WAIVE ANY AND ALL RIGHTS TO EVICT TENANTS UNDER THE ELLIS ACT AND ANY OTHER LAWS OR REGULATIONS THAT PERMIT OWNER MOVE-IN EVICTIONS; (III) APPLY THE TERMS OF RENT ORDINANCE TO THE REPLACEMENT UNITS, AND ACKNOWLEDGE THE NON-APPLICABILITY OF THE COSTA-HAWKINS ACT, AND PROVIDE THE CITY AND EACH TENANT IN A REPLACEMENT UNIT THE EXPRESS RIGHT TO ENFORCE THESE PROVISIONS AND COLLECT ATTORNEY'S FEES AND COSTS IN ANY ENFORCEMENT ACTION, AND EXPRESSLY INCLUDE THE REMEDIES SET FORTH IN DEVELOPMENT AGREEMENT SECTION 12.8 AND SECTION 12.9 IF RENT CONTROL UNDER THE RENT ORDINANCE IS DEEMED NOT TO APPLY TO THE REPLACEMENT UNITS FOR ANY REASON; AND (IV) WAIVE ANY OTHER LAWS OR REGULATIONS THAT WOULD LIMIT THE ABILITY OF THE CITY OR ANY TENANT TO ENFORCE THE RENTAL-ONLY REQUIREMENTS AND OTHER BENEFITS AND AMENITIES RELATIVE TO THE REPLACEMENT UNITS UNDER THIS AGREEMENT.

THIS MAP IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:

1. A NON-EXCLUSIVE EASEMENT FOR THE "INGLESIDE OUTLET SEWER", BEING VARIOUS WIDTHS IN VARIOUS LOCATIONS AS RESERVED IN THE DEED RECORDED DECEMBER 07, 1940 IN BOOK 3694, OF OFFICIAL RECORDS, PAGE 271; EXCEPTED AND FURTHER RESERVED IN THE DEED RECORDED APRIL 20, 1953 IN BOOK 6139, OF OFFICIAL RECORDS, PAGE 41; GRANTED IN THE DEED RECORDED JULY 13, 1945 IN BOOK 4252, OF OFFICIAL RECORDS, PAGE 85; AND GRANTED IN DEED OF EXCHANGE RECORDED APRIL 17, 1953 IN BOOK 6138, OF OFFICIAL RECORDS, PAGE 152; A PORTION THEREOF HAVING BEEN TERMINATED BY QUITCLAIM DEED RECORDED NOVEMBER 14, 2017 AS DOCUMENT NO. 2017-K537820, OF OFFICIAL RECORDS.
2. GRANT OF EASEMENT IN FAVOR OF COMCAST OF CALIFORNIA III, INC., RECORDED DECEMBER 04, 2009 AS DOCUMENT NO. 2009-I881657, OF OFFICIAL RECORDS.
3. "DEVELOPMENT AGREEMENT" BY AND BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO AND PARKMERCED INVESTORS PROPERTIES, LLC, RECORDED JULY 07, 2011 AS DOCUMENT NO. 2011-J209959, OF OFFICIAL RECORDS; "ASSIGNMENT AND ASSUMPTION AGREEMENT RELATIVE TO DEVELOPMENT AGREEMENT" RECORDED DECEMBER 18, 2014 AS DOCUMENT NOS. 2014-J995037, 2014-J995038 AND 2014-J995039, OF OFFICIAL RECORDS; "ASSIGNMENT AND ASSUMPTION AGREEMENT RELATIVE TO DEVELOPMENT AGREEMENT" RECORDED DECEMBER 02, 2019 AS DOCUMENT NOS. 2019-K865607, 2019-K865615 AND 2019-K865618, OF OFFICIAL RECORDS; AND "AMENDMENT AND RESTATEMENT OF ASSIGNMENT AND ASSUMPTION AGREEMENT RELATIVE TO DEVELOPMENT AGREEMENT [PARKMERCED SUBPHASE 1C]" RECORDED _____, 2023 AS DOCUMENT NO. _____, OF OFFICIAL RECORDS.
4. "RESTATEMENT AND AMENDMENT OF WATER SYSTEM EASEMENT" RECORDED DECEMBER 20, 2017 AS DOCUMENT NO. 2017-K553669, OF OFFICIAL RECORDS, AS AMENDED BY THAT CERTAIN DOCUMENT RECORDED _____, 2023 AS DOCUMENT NO. _____, OF OFFICIAL RECORDS.
5. "RECIPROCAL EASEMENT AGREEMENT AND DEED OF EASEMENT" RECORDED DECEMBER 02, 2019 AS DOCUMENT NO. 2019-K865592, OF OFFICIAL RECORDS.
6. "MEMORANDUM OF COOPERATION AGREEMENT" RECORDED DECEMBER 02, 2019 AS DOCUMENT NO. 2019-K865591, OF OFFICIAL RECORDS, AS AMENDED BY "FIRST AMENDMENT TO MEMORANDUM OF COOPERATION" RECORDED DECEMBER 02, 2019 AS DOCUMENT NO. 2019-K865619, OF OFFICIAL RECORDS.
7. "GRANT DEED AND RESTRICTIVE COVENANT" RECORDED DECEMBER 02, 2019 AS DOCUMENT NO. 2019-K865617, OF OFFICIAL RECORDS.
8. SUBTERRANEAN WATER RIGHTS, INCLUDING RIGHTS OF SURFACE ENTRY, GRANTED IN A DEED RECORDED MARCH 03, 1930 IN BOOK 2002, OF OFFICIAL RECORDS, PAGE 1; RESERVED IN A JOINT DEED RECORDED DECEMBER 11, 1935, IN BOOK 2878, OF OFFICIAL RECORDS, PAGE 241; RESERVED IN A JOINT DEED RECORDED DECEMBER 11, 1935, IN BOOK 2878, OF OFFICIAL RECORDS, PAGE 245; RESERVED IN A DEED RECORDED JANUARY 20, 1944, IN BOOK 4068, OF OFFICIAL RECORDS, PAGE 37; RESERVED IN A DEED RECORDED OCTOBER 10, 1944, IN BOOK 4135, OF OFFICIAL RECORDS, PAGE 205; AND RESERVED IN A DEED RECORDED NOVEMBER 04, 1949, IN BOOK 5298, OF OFFICIAL RECORDS, PAGE 129.
9. NON-EXCLUSIVE EASEMENTS FOR THE "BADEN-MERCED PIPE LINE" AND "LAKE MERCED SUCTION AND FORCE MAINS" DISCLOSED IN THE DEED RECORDED MARCH 03, 1930 IN BOOK 2002, OF OFFICIAL RECORDS, PAGE 1; RESERVED IN A JOINT DEED RECORDED DECEMBER 11, 1935 IN BOOK 2878, OF OFFICIAL RECORDS, PAGE 241; AS CONTAINED IN A JOINT DEED RECORDED DECEMBER 11, 1935 IN BOOK 2878, OF OFFICIAL RECORDS, PAGE 245; AS MODIFIED BY DEED OF EXCHANGE RECORDED JULY 02, 1953 IN BOOK 6185 OF OFFICIAL RECORDS, PAGE 147, AND RE-RECORDED JULY 13, 1953 IN BOOK 6191 OF OFFICIAL RECORDS, PAGE 221; AND BY DEED OF EXCHANGE RECORDED JULY 02, 1953 IN BOOK 6185 OF OFFICIAL RECORDS, PAGE 139, AND RE-RECORDED JULY 13, 1953 IN BOOK 6191 OF OFFICIAL RECORDS, PAGE 231; A PORTION THEREOF HAVING BEEN TERMINATED BY QUITCLAIM DEED RECORDED NOVEMBER 14, 2017 AS DOCUMENT NO. 2017-K537820, OF OFFICIAL RECORDS.
10. NON-EXCLUSIVE EASEMENT FOR A SUBSURFACE SEWER TUNNEL 50 FEET WIDE IN A DEED FROM METROPOLITAN LIFE INSURANCE COMPANY TO THE CITY AND COUNTY OF SAN FRANCISCO DATED MAY 17, 1945 RECORDED ON JULY 13, 1945 IN BOOK 4252 OF OFFICIAL RECORDS, PAGE 85 AS MODIFIED AND RELOCATED BY EXCHANGE DEED BY AND BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO AND METROPOLITAN LIFE INSURANCE COMPANY DATED OCTOBER 31, 1952 RECORDED NOVEMBER 19, 1952 IN BOOK 6043 OF OFFICIAL RECORDS, PAGE 288.
11. THOSE CERTAIN PUC EASEMENTS AS VACATED, WITH RESERVATIONS AND OTHER RIGHTS AND TERMS, BY THE CITY AND COUNTY OF SAN FRANCISCO BOARD OF SUPERVISORS ORDINANCE 207-22, PASSED SEPTEMBER 27, 2022 AND FURTHER DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED _____, 2023 AS DOCUMENT NO. _____, OF OFFICIAL RECORDS, AND THAT CERTAIN QUITCLAIM DEED RECORDED _____, 2023 AS DOCUMENT NO. _____, OF OFFICIAL RECORDS.
12. RESERVED ACCESS AND OTHER RIGHTS AND TERMS PER THE STREET AND PUBLIC SERVICE EASEMENT VACATION ORDER, BY THE CITY AND COUNTY OF SAN FRANCISCO BOARD OF SUPERVISORS ORDINANCE 207-22, PASSED SEPTEMBER 27, 2022 AND FURTHER DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED _____, 2023 AS DOCUMENT NO. _____, OF OFFICIAL RECORDS, AND THAT CERTAIN QUITCLAIM DEED RECORDED _____, 2023 AS DOCUMENT NO. _____, OF OFFICIAL RECORDS.
13. THAT CERTAIN NOTICE OF SPECIAL RESTRICTIONS FOR RENT CONTROL TO BE RECORDED BY SEPARATE INSTRUMENT.

THIS MAP IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:

14. THAT CERTAIN PUBLIC IMPROVEMENT AGREEMENT RECORDED _____, 2023 AS DOCUMENT NO. _____, OF OFFICIAL RECORDS.
15. "RESOLUTION NO. 281-23" RECORDED JUNE 07, 2023 AS DOCUMENT NO. 2023040187, OF OFFICIAL RECORDS.

FINAL MAP NO. 10699

A SEVEN LOT VERTICAL SUBDIVISION FOR CONDOMINIUM PURPOSES, INCLUDING
LOT 01, IN BLOCK 03W, TO CONTAIN A MAXIMUM OF 127 RESIDENTIAL CONDOMINIUM UNITS,
LOT 03, IN BLOCK 03W, BEING FOR PARKING GARAGE PURPOSES,
LOT 04, IN BLOCK 04, TO CONTAIN A MAXIMUM OF 151 RESIDENTIAL CONDOMINIUM UNITS,
LOT A, IN BLOCK 03W, IS A NON-BUILDABLE LOT BEING DESIGNATED AS A PRIVATE STREET,

BEING A MERGER AND SUBDIVISION OF BLOCKS 7333-A, 7333-B, 7334 AND 7337, TOGETHER WITH PARCEL THREE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON NOVEMBER 10, 2014, AS DOCUMENT NUMBER 2014-J970575, TOGETHER WITH PARCELS 1-6 AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED _____, 2023 AS DOCUMENT NUMBER _____ AND IN THAT CERTAIN QUITCLAIM DEED RECORDED _____, 2023 AS DOCUMENT NUMBER _____. SAID LANDS ARE SHOWN IN BOOK "R" OF MAPS AT PAGES 15-19, RECORDED AUGUST 21, 1951, ALL OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

CITY AND COUNTY OF SAN FRANCISCO — STATE OF CALIFORNIA

DECEMBER 2023

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APN 7334-001, APN 7337-001

SPECIAL NOTES

1. SEE BOOK R MAPS 15, FILED AUGUST 21, 1951, SAN FRANCISCO COUNTY RECORDS.
2. EXISTING P.U.C. EASEMENTS SHOWN ON MAP TO REMAIN.
3. SHEET 11 IS FOR INFORMATIONAL PURPOSES ONLY AND SHOWS THE PROPOSED FUTURE STREET DEDICATION AREAS.

LOT INFORMATION TABLE

LOT INFORMATION TABLE							
LOT NUMBERS	BLOCK	LAND USE	AREA SQ.FT.+/-	CONDO UNIT COUNT	REPLACEMENT UNITS	EXISTING UNITS TO REMAIN	PROPOSED ASSESSOR PARCEL NUMBER
LOT 01	03W	VERTICAL LOT FOR RESIDENTIAL	113,201 (AT & ABOVE 101.08')	127	166	N/A	APN 7334-012
LOT 02	03E	VERTICAL LOT FOR RESIDENTIAL	135,087 (AT & BELOW 101.77')	N/A	N/A	42	APN 7334-013
LOT 03	03W	VERTICAL LOT FOR PARKING GARAGE	101,273 (AT & BELOW 92.25')	N/A	N/A	N/A	APN 7334-014
LOT 04	04	RESIDENTIAL	34,103	151	N/A	N/A	APN 7337-005
LOT 05	N/A	RESIDENTIAL	269,119	N/A	N/A	40	APN 7333-009
LOT 06	N/A	RESIDENTIAL / OPEN SPACE	958	N/A	N/A	N/A	APN 7333-005
LOT A	03W	VERTICAL LOT FOR PRIVATE STREET & E.V.A.E.	28,516 (AT & ABOVE 106.75')	N/A	N/A	N/A	APN 7334-015

RECORD REFERENCES

(R1) RECORD OF SURVEY NO. 8641, FILED FOR RECORD ON AUGUST 24, 2015 IN BOOK FF OF MAPS AT PAGES 110-129, AS DOCUMENT NUMBER 2015-K114105-00, SAN FRANCISCO COUNTY RECORDS.

(R2) FINAL MAP NO. 8531, FILED FOR RECORD ON DECEMBER 14, 2017 IN BOOK 133 OF CONDOMINIUM MAPS AT PAGES 81-86, AS DOCUMENT NUMBER 2017-K551931-00, SAN FRANCISCO COUNTY RECORDS.

(R3) IRREVOCABLE OFFER OF DEDICATION AND GRANT DEED RECORDED SEPTEMBER 01, 2017 AS DOCUMENT NUMBER 2017-K509962-00, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.

(R4) QUITCLAIM DEED RECORDED _____, 2023 AS DOCUMENT NUMBER _____, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.

(R5) QUITCLAIM DEED RECORDED _____, 2023 AS DOCUMENT NUMBER _____, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.

(R6) GRANT DEED RECORDED _____, 2023 AS DOCUMENT NUMBER _____, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.

(R7) IRREVOCABLE OFFER OF DEDICATION (DEDICATION PARCEL 1), RECORDED _____, 2023 AS DOCUMENT NUMBER _____, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY, WITH GRANT DEED TO BE RECORDED BY SEPARATE INSTRUMENT.

(R8) IRREVOCABLE OFFER OF DEDICATION (DEDICATION PARCEL 2), RECORDED _____, 2023 AS DOCUMENT NUMBER _____, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY, WITH GRANT DEED TO BE RECORDED BY SEPARATE INSTRUMENT.

(R9) IRREVOCABLE OFFER OF DEDICATION (DEDICATION PARCEL 3), RECORDED _____, 2023 AS DOCUMENT NUMBER _____, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY, WITH GRANT DEED TO BE RECORDED BY SEPARATE INSTRUMENT.

(R10) IRREVOCABLE OFFER OF DEDICATION (DEDICATION PARCEL 4), RECORDED _____, 2023 AS DOCUMENT NUMBER _____, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY, WITH GRANT DEED TO BE RECORDED BY SEPARATE INSTRUMENT.

(R11) IRREVOCABLE OFFER OF DEDICATION (DEDICATION PARCEL 5), RECORDED _____, 2023 AS DOCUMENT NUMBER _____, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY, WITH GRANT DEED TO BE RECORDED BY SEPARATE INSTRUMENT.

(R12) IRREVOCABLE OFFER OF DEDICATION (DEDICATION PARCEL 6), RECORDED _____, 2023 AS DOCUMENT NUMBER _____, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY, WITH GRANT DEED TO BE RECORDED BY SEPARATE INSTRUMENT.

(R13) IRREVOCABLE OFFER OF DEDICATION (DEDICATION PARCEL 8), RECORDED _____, 2023 AS DOCUMENT NUMBER _____, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY, WITH GRANT DEED TO BE RECORDED BY SEPARATE INSTRUMENT.

(R14) IRREVOCABLE OFFER OF DEDICATION (DEDICATION PARCEL 9), RECORDED _____, 2023 AS DOCUMENT NUMBER _____, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY, WITH GRANT DEED TO BE RECORDED BY SEPARATE INSTRUMENT.

(R15) IRREVOCABLE OFFER OF DEDICATION (DEDICATION PARCEL 10), RECORDED _____, 2023 AS DOCUMENT NUMBER _____, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY, WITH GRANT DEED TO BE RECORDED BY SEPARATE INSTRUMENT.

(R16) INTERIM EASEMENT AGREEMENT RECORDED _____, 2023 AS DOCUMENT NUMBER _____, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.

(R17) INTERIM EASEMENT AGREEMENT RECORDED _____, 2023 AS DOCUMENT NUMBER _____, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.

(R18) INTERIM EASEMENT AGREEMENT RECORDED _____, 2023 AS DOCUMENT NUMBER _____, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.

(R19) PUBLIC RIGHT-OF-WAY EASEMENT RECORDED _____, 2023 AS DOCUMENT NUMBER _____, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.

(R20) NOTICE OF SPECIAL RESTRICTIONS (PUBLIC ACCESS OVER LOT A) RECORDED _____, 2023 AS DOCUMENT NUMBER _____, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.

(R21) EMERGENCY VEHICLE ACCESS EASEMENT AGREEMENT RECORDED _____, 2023 AS DOCUMENT NUMBER _____, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.

NOTES

LOT 01 SHALL CONSIST OF A VERTICAL LOT WITH A MAXIMUM OF 127 CONDOMINIUM UNITS AND 166 REPLACEMENT UNITS. SEE DEFINITION OF "REPLACEMENT UNITS" PER THE DEVELOPMENT AGREEMENT RECORDED JULY 07, 2011 AS DOCUMENT NO. 2011-J209959-00, OF OFFICIAL RECORDS.
LOT 02 SHALL CONSIST OF A VERTICAL LOT WITH 42 EXISTING RENTAL UNITS.
LOT 03 SHALL CONSIST OF A VERTICAL LOT FOR PARKING GARAGE PURPOSES.
LOT 04 SHALL CONSIST OF A MAXIMUM OF 151 CONDOMINIUM UNITS.
LOT 05 SHALL CONSISTS OF CERTAIN PARCELS TO BE SUBDIVIDED AT A FUTURE DATE.
LOT 06 SHALL CONSISTS OF CERTAIN PARCELS TO BE SUBDIVIDED AT A FUTURE DATE.
LOT A SHALL CONSIST OF A VERTICAL NON-BUILDABLE LOT DESIGNATED AS ROBERT PENDER WAY, A PRIVATE STREET AND AN E.V.A.E.

ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET AND DECIMALS THEREOF.

HORIZONTAL DATUM & REFERENCE SYSTEM

THE HORIZONTAL DATUM IS THE "NORTH AMERICAN DATUM OF 1983: NAD83 (2011) 2010.00 EPOCH" REFERENCED BY THE "CCSF-2013 HIGH PRECISION NETWORK" (CCSF-HPN). PLANE COORDINATES ARE BASED ON THE "CITY & COUNTY OF SAN FRANCISCO 2013 COORDINATE SYSTEM" (CCSF-CS13). THE CCSF-CS13 IS A LOW DISTORTION PROJECTION DESIGNED FOR CCSF TO PROVIDE PLANE COORDINATES IN A GROUND SYSTEM. (SEE ROS 8080, FILED APRIL 4, 2014 IN BOOK EE OF SURVEY MAPS, 147-157, OFFICE OF THE SAN FRANCISCO COUNTY RECORDER).

VERTICAL DATUM & REFERENCE SYSTEM

THE VERTICAL DATUM IS THE "CCSF 2013 NAVD88 VERTICAL DATUM" (SFVD13) AND REFERENCED BY THE "CCSF 2013 LEVELING NETWORK".

BENCHMARK 10510 - 2-1/2" DOMED BRASS DISK AT NORTHEAST CORNER OF LAKE MERCED BLVD & BROTHERHOOD WAY STAMPED "T-0158." IN CONCRETE ISLAND FORMED BY NORTH BOUND LAKE MERCED BLVD & TURN LANES OF WEST BOUND BROTHERHOOD WAY. 10.3' NORTH OF NORTH FACE OF CURB OF HANDICAP RAMP IN ISLAND. 10.3' EAST OF PEDESTRIAN TRAFFIC SIGNAL. 6.7' EAST OF EAST FACE OF CURB OF LAKE MERCED BLVD. ELEVATION = 52.034' US SURVEY FEET

BENCHMARK 10166 - 1/2" DOMED STEEL PIN AT SOUTHWEST CORNER OF 19TH AVE @ CRESPI IN CONCRETE SIDEWALK @ CURB RETURN. NEAR BACK OF WALK. ON LINE WITH END CURB RETURN. 10' SOUTHWESTERLY - RADIAL OF FACE OF CURB. ELEVATION = 176.214 US SURVEY FEET.

BASIS OF BEARINGS

THE BEARING OF NORTH 02°25'58" EAST BETWEEN THE FOUND MONUMENTS, "322"(MID 20160) AND "321"(MID 20158), AS SHOWN ON THAT CERTAIN RECORD OF SURVEY 8641, FILED FOR RECORD ON AUGUST 24, 2015, IN BOOK FF OF SURVEY MAPS AT PAGE 110, SAN FRANCISCO COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

FIELD SURVEY COMPLETION

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON JULY 6, 2018.

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

FINAL MAP NO. 10699

A SEVEN LOT VERTICAL SUBDIVISION FOR CONDOMINIUM PURPOSES, INCLUDING
LOT 01, IN BLOCK 03W, TO CONTAIN A MAXIMUM OF 127 RESIDENTIAL CONDOMINIUM UNITS,
LOT 03, IN BLOCK 03W, BEING FOR PARKING GARAGE PURPOSES,
LOT 04, IN BLOCK 04, TO CONTAIN A MAXIMUM OF 151 RESIDENTIAL CONDOMINIUM UNITS,
LOT A, IN BLOCK 03W, IS A NON-BUILDABLE LOT BEING DESIGNATED AS A PRIVATE STREET,

BEING A MERGER AND SUBDIVISION OF BLOCKS 7333-A, 7333-B, 7334 AND 7337, TOGETHER WITH PARCEL THREE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON NOVEMBER 10, 2014, AS DOCUMENT NUMBER 2014-J970575, TOGETHER WITH PARCELS 1-6 AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED _____, 2023 AS DOCUMENT NUMBER _____ AND IN THAT CERTAIN QUITCLAIM DEED RECORDED _____, 2023 AS DOCUMENT NUMBER _____. SAID LANDS ARE SHOWN IN BOOK "R" OF MAPS AT PAGES 15-19, RECORDED AUGUST 21, 1951, ALL OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

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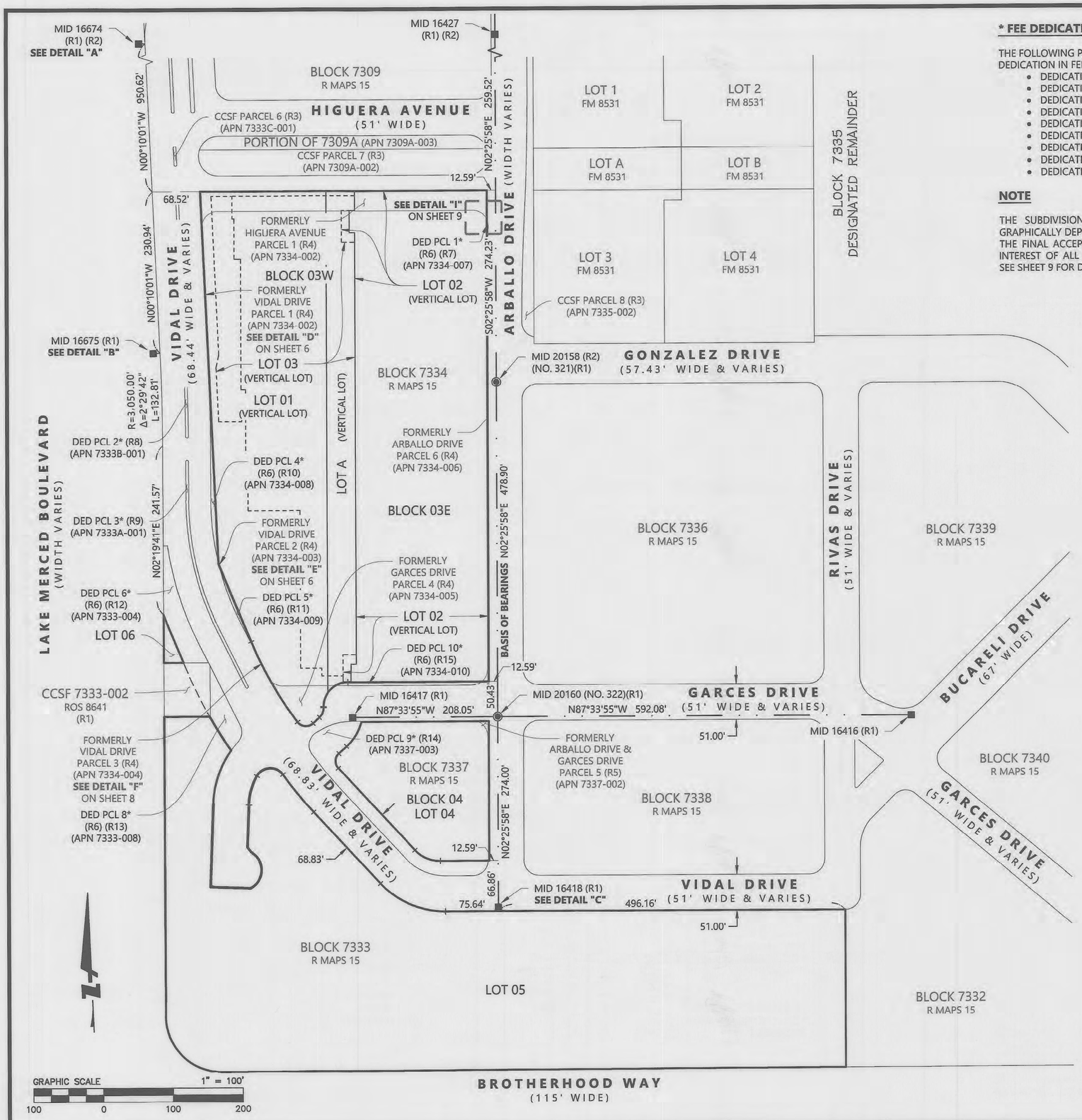


* FEE DEDICATION PARCELS

THE FOLLOWING PARCELS ARE IRREVOCABLY OFFERED FOR DEDICATION IN FEE PER THIS MAP:

- DEDICATION PARCEL 1 (R6) (R7)
- DEDICATION PARCEL 2 (R8)
- DEDICATION PARCEL 3 (R9)
- DEDICATION PARCEL 4 (R6) (R10)
- DEDICATION PARCEL 5 (R6) (R11)
- DEDICATION PARCEL 6 (R6) (R12)
- DEDICATION PARCEL 8 (R6) (R13)
- DEDICATION PARCEL 9 (R14)
- DEDICATION PARCEL 10 (R6) (R15)

NOTE

THE SUBDIVISION BOUNDARY AS SHOWN HEREIN IS GRAPHICALLY DEPICTED IN ITS FINAL POSITION ASSUMING THE FINAL ACCEPTANCE AND CONVEYANCE OF THE FEE INTEREST OF ALL DEDICATION PARCELS HAS OCCURRED. SEE SHEET 9 FOR DEDICATION PARCEL DETAILS.

SYMBOLS

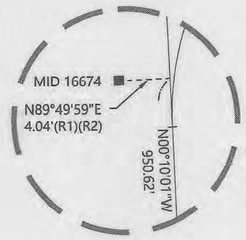
- ■ FOUND 6"X6" CONCRETE MONUMENT WITH LEAD PLUG, BLANK TAG AND BRASS PIN IN MONUMENT WELL PER (R1)
- ◉ FOUND 2.5" BRASS DISK WITH PUNCH STAMPED "R.E. NO 14786" PER (R1)

LEGEND

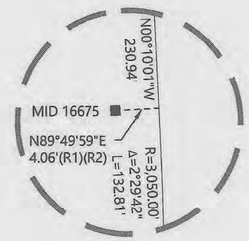
APN	ASSESSOR PARCEL NUMBER
CCSF	CITY AND COUNTY OF SAN FRANCISCO
DED	DEDICATION
ELEV	ELEVATION
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
FM	FINAL MAP
I.E.A.	INTERIM EASEMENT AGREEMENT
M-M	MONUMENT TO MONUMENT
MID	MONUMENT IDENTIFICATION PER CCSF DATABASE (A.K.A. 'MN' PER (R2))
PCL	PARCEL
(R#)	DENOTES RECORD REFERENCE
ROS	RECORD OF SURVEY
73##	ASSESSOR BLOCK

- SUBDIVISION BOUNDARY LINE, SEE NOTE ON THIS SHEET
- NEW LOT LINE, AS NOTED
- NEW LOT LINE, AS NOTED
- ADJACENT LOT LINE
- FUTURE STREET DEDICATION LINE
- FORMER LOT LINE
- MONUMENT LINE
- TIE LINE

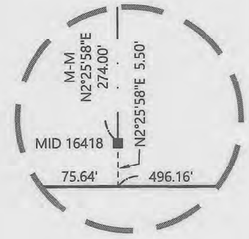
DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE



FINAL MAP NO. 10699

A SEVEN LOT VERTICAL SUBDIVISION FOR CONDOMINIUM PURPOSES, INCLUDING
LOT 01, IN BLOCK 03W, TO CONTAIN A MAXIMUM OF 127 RESIDENTIAL CONDOMINIUM UNITS,
LOT 03, IN BLOCK 03W, BEING FOR PARKING GARAGE PURPOSES,
LOT 04, IN BLOCK 04, TO CONTAIN A MAXIMUM OF 151 RESIDENTIAL CONDOMINIUM UNITS,
LOT A, IN BLOCK 03W, IS A NON-BUILDABLE LOT BEING DESIGNATED AS A PRIVATE STREET,

BEING A MERGER AND SUBDIVISION OF BLOCKS 7333-A, 7333-B, 7334 AND 7337, TOGETHER WITH PARCEL THREE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON NOVEMBER 10, 2014, AS DOCUMENT NUMBER 2014-J970575, TOGETHER WITH PARCELS 1-6 AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED _____, 2023 AS DOCUMENT NUMBER _____ AND IN THAT CERTAIN QUITCLAIM DEED RECORDED _____, 2023 AS DOCUMENT NUMBER _____. SAID LANDS ARE SHOWN IN BOOK "R" OF MAPS AT PAGES 15-19, RECORDED AUGUST 21, 1951, ALL OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

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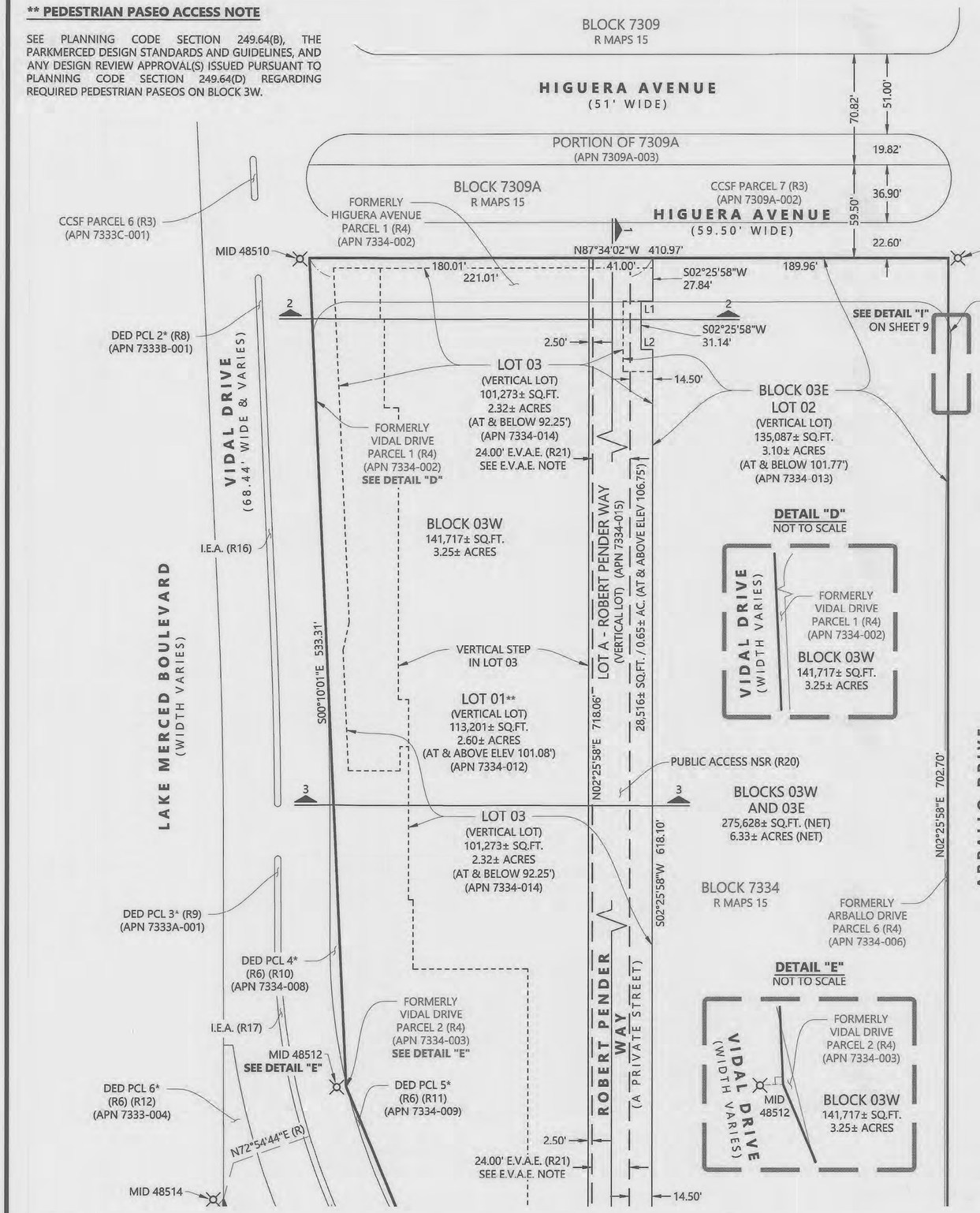
**** PEDESTRIAN PASEO ACCESS NOTE**

SEE PLANNING CODE SECTION 249.64(B), THE PARKMERCED DESIGN STANDARDS AND GUIDELINES, AND ANY DESIGN REVIEW APPROVAL(S) ISSUED PURSUANT TO PLANNING CODE SECTION 249.64(D) REGARDING REQUIRED PEDESTRIAN PASEOS ON BLOCK 3W.



E.V.A.E. NOTE

THE VERTICAL LIMITS OF THE EASEMENT AREA SHALL EXTEND FROM GROUND LEVEL (FINISHED SURFACE) TO A HEIGHT OF SIXTY-EIGHT (68) FEET ABOVE GROUND LEVEL (FINISHED SURFACE).

LOT 1
FM 8531
(R2)
(APN 7335-009)

LOT A
FM 8531
(R2)
(APN 7335-007)

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N87°34'02"W	7.52'
L2	S87°34'02"E	7.52'

LOT 3
FM 8531
(R2)
(APN 7335-011)

CCSF PARCEL 8 (R3)
(APN 7335-002)

GRAPHIC SCALE 1" = 50'
50 0 50 100

GONZALEZ DRIVE
(57.43' WIDE & VARIES)

BLOCK 7336
R MAPS 15

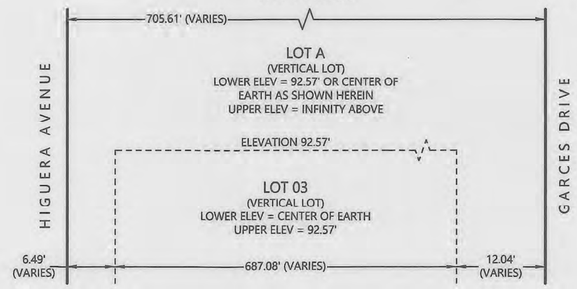
LEGEND

APN	ASSESSOR'S PARCEL NUMBER
CCSF	CITY AND COUNTY OF SAN FRANCISCO
DED	DEDICATION
ELEV	ELEVATION
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
FM	FINAL MAP
I.E.A.	INTERIM EASEMENT AGREEMENT
MID	MONUMENT IDENTIFICATION PER CCSF DATABASE (A.K.A. 'MN' PER (R2))
NSR	NOTICE OF SPECIAL RESTRICTIONS
PCL	PARCEL
ROS	RECORD OF SURVEY
(R)	RADIAL BEARING
(R#)	DENOTES RECORD REFERENCE
SQ. FT.	SQUARE FEET
73##	ASSESSOR BLOCK
———	SUBDIVISION BOUNDARY LINE, SEE NOTE ON SHEET 5
———	NEW LOT LINE, AS NOTED
- - - - -	NEW LOT LINE, AS NOTED
———	ADJACENT LOT LINE
———	FORMER LOT LINE
— — —	EASEMENT LINE
- - - - -	TIE LINE

SYMBOL

- ⊗ SET MAG NAIL WITH 2" ALUMINUM WASHER STAMPED "LS 9267" IN SIDEWALK AT 6.00' OFFSET 90° TO BOUNDARY LINE
- o SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 9267" AT 6.00' OFFSET 90° TO BOUNDARY LINE

SECTION 1
NOT TO SCALE



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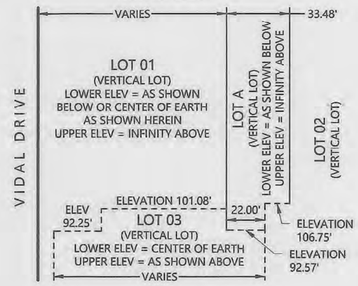

SECTION 3
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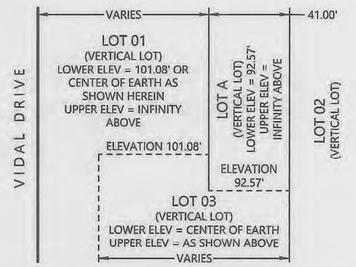

FINAL MAP NO. 10699

A SEVEN LOT VERTICAL SUBDIVISION FOR CONDOMINIUM PURPOSES, INCLUDING
LOT 01, IN BLOCK 03W, TO CONTAIN A MAXIMUM OF 127 RESIDENTIAL CONDOMINIUM UNITS,
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FINAL MAP NO. 10699

A SEVEN LOT VERTICAL SUBDIVISION FOR CONDOMINIUM PURPOSES, INCLUDING
LOT 01, IN BLOCK 03W, TO CONTAIN A MAXIMUM OF 127 RESIDENTIAL CONDOMINIUM UNITS,
LOT 03, IN BLOCK 03W, BEING FOR PARKING GARAGE PURPOSES,
LOT 04, IN BLOCK 04, TO CONTAIN A MAXIMUM OF 151 RESIDENTIAL CONDOMINIUM UNITS,
LOT A, IN BLOCK 03W, IS A NON-BUILDABLE LOT BEING DESIGNATED AS A PRIVATE STREET,

BEING A MERGER AND SUBDIVISION OF BLOCKS 7333-A, 7333-B, 7334 AND 7337, TOGETHER WITH PARCEL THREE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON NOVEMBER 10, 2014, AS DOCUMENT NUMBER 2014-J970575, TOGETHER WITH PARCELS 1-6 AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED _____, 2023 AS DOCUMENT NUMBER _____ AND IN THAT CERTAIN QUITCLAIM DEED RECORDED _____, 2023 AS DOCUMENT NUMBER _____. SAID LANDS ARE SHOWN IN BOOK "R" OF MAPS AT PAGES 15-19, RECORDED AUGUST 21, 1951, ALL OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

CITY AND COUNTY OF SAN FRANCISCO — STATE OF CALIFORNIA

DECEMBER 2023

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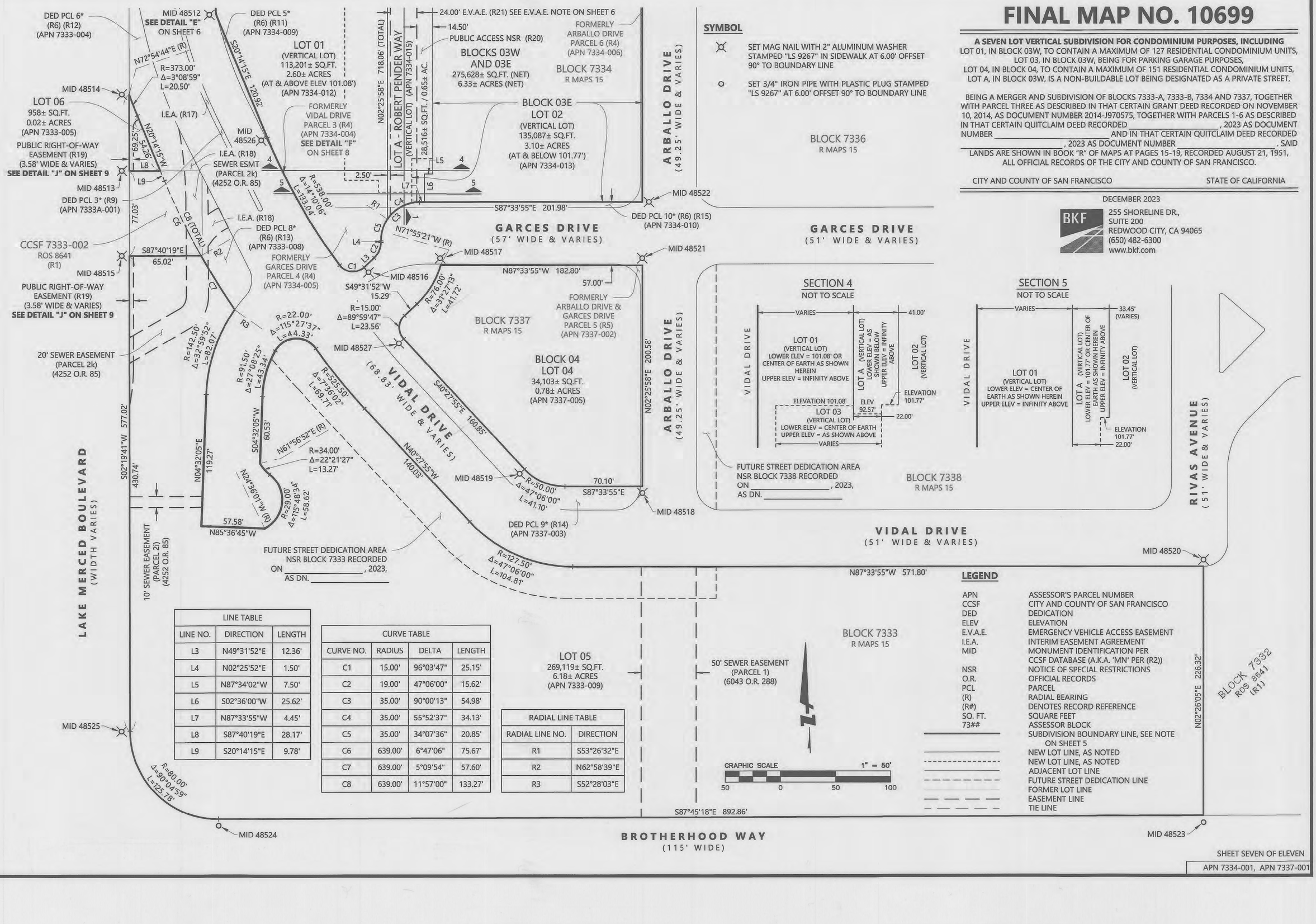
SYMBOL

- ⊗ SET MAG NAIL WITH 2" ALUMINUM WASHER STAMPED "LS 9267" IN SIDEWALK AT 6.00' OFFSET 90° TO BOUNDARY LINE
- o SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 9267" AT 6.00' OFFSET 90° TO BOUNDARY LINE



SECTION 4
NOT TO SCALE

SECTION 5
NOT TO SCALE

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L3	N49°31'52"E	12.36'
L4	N02°25'52"E	1.50'
L5	N87°34'02"W	7.50'
L6	S02°36'00"W	25.62'
L7	N87°33'55"W	4.45'
L8	S87°40'19"E	28.17'
L9	S20°14'15"E	9.78'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	15.00'	96°03'47"	25.15'
C2	19.00'	47°06'00"	15.62'
C3	35.00'	90°00'13"	54.98'
C4	35.00'	55°52'37"	34.13'
C5	35.00'	34°07'36"	20.85'
C6	639.00'	6°47'06"	75.67'
C7	639.00'	5°09'54"	57.60'
C8	639.00'	11°57'00"	133.27'

RADIAL LINE TABLE	
RADIAL LINE NO.	DIRECTION
R1	S53°26'32"E
R2	N62°58'39"E
R3	S52°28'03"E

LEGEND

APN	ASSESSOR'S PARCEL NUMBER
CCSF	CITY AND COUNTY OF SAN FRANCISCO
DED	DEDICATION
ELEV	ELEVATION
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
I.E.A.	INTERIM EASEMENT AGREEMENT
MID	MONUMENT IDENTIFICATION PER CCSF DATABASE (A.K.A. 'MN' PER (R2))
NSR	NOTICE OF SPECIAL RESTRICTIONS
O.R.	OFFICIAL RECORDS
PCL	PARCEL
(R)	RADIAL BEARING
(R#)	DENOTES RECORD REFERENCE
SQ. FT.	SQUARE FEET
73##	ASSESSOR BLOCK
———	SUBDIVISION BOUNDARY LINE, SEE NOTE ON SHEET 5
———	NEW LOT LINE, AS NOTED
- - - - -	NEW LOT LINE, AS NOTED
———	ADJACENT LOT LINE
— — — —	FUTURE STREET DEDICATION LINE
———	FORMER LOT LINE
— — — —	EASEMENT LINE
— — — —	TIE LINE

APN 7334-001, APN 7337-001

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L10	S02°25'58"W	6.48'
L11	S02°25'58"W	21.35'
L12	N87°34'02"W	19.00'
L13	S02°25'58"W	45.00'
L14	S87°34'02"E	19.00'
L15	S87°34'02"E	19.00'
L16	N02°25'58"E	30.17'
L17	S87°34'02"E	30.41'
L18	S02°25'44"W	10.75'
L19	S87°34'16"E	30.39'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L20	S87°34'16"E	5.50'
L21	N02°25'44"E	15.29'
L22	S87°34'16"E	33.17'
L23	S00°10'04"E	77.16'
L24	S14°52'17"W	18.31'
L25	S02°25'44"W	32.83'
L26	S87°34'16"E	2.64'
L27	S87°34'16"E	9.28'
L28	S02°25'58"W	9.83'
L29	N02°25'58"E	40.00'

LEGEND

APN	ASSESSOR'S PARCEL NUMBER
CCSF	CITY AND COUNTY OF SAN FRANCISCO
DED	DEDICATION
ELEV	ELEVATION
FM	FINAL MAP
ROS	RECORD OF SURVEY
(R)	RADIAL BEARING
(R#)	DENOTES RECORD REFERENCE
SQ.FT.	SQUARE FEET
73##	ASSESSOR BLOCK

SUBDIVISION BOUNDARY LINE, SEE NOTE ON SHEET 5
NEW LOT LINE, AS NOTED
NEW LOT LINE, AS NOTED
ADJACENT LOT LINE
FUTURE STREET DEDICATION LINE
FORMER LOT LINE
EASEMENT LINE
TIE LINE

VERTICAL SUBDIVISION NOTE

THIS SUBDIVISION OF LAND CONTAINS A VERTICAL SUBDIVISION OF AIRSPACE. AIRSPACE SUBDIVISIONS OFTEN NECESSITATE RECIPROCAL EASEMENT AGREEMENTS SUCH AS BUT NOT LIMITED TO ACCESS, MAINTENANCE, UTILITIES, SUPPORT, ENCROACHMENTS, EMERGENCY INGRESS AND EGRESS, PERMITTED USES, NO BUILD ZONES, ENVIRONMENTAL HAZARDS, ETC. SOME OF THESE REQUIREMENTS HAVE A PUBLIC NATURE TO WHICH CITY AND COUNTY OF SAN FRANCISCO IS OR SHOULD BE A BENEFICIARY. THESE ARE OFTEN NOT OF A NATURE TO BE DISCLOSED GRAPHICALLY ON A SURVEY MAP. USERS OF THIS MAP ARE THEREFORE ADVISED TO CONSULT THEIR TITLE COMPANY AND LEGAL COUNSEL TO DETERMINE WHETHER ADEQUATE PROVISIONS EXIST AND ARE SUFFICIENT AND ENFORCEABLE.

GRAPHIC SCALE 1" = 60'
60 0 60 120

HIGUERA AVENUE (51' WIDE)
PORTION OF 7309A (APN 7309A-003)
FORMERLY HIGUERA AVENUE PARCEL 1 (R4) (APN 7334-002)
BLOCK 7309A R MAPS 15
CCSF PARCEL 7 (R3) (APN 7309A-002)
HIGUERA AVENUE (59.50' WIDE)
CCSF PARCEL 6 (R3) (APN 7333C-001)
VIDAL DRIVE (68.44' WIDE & VARIES)
S87°34'16"E 205.45'
30.03'
175.42'
N87°34'02"W 189.96'
S02°25'58"W 27.84'
VERTICAL STEP IN LOT 03
LOT A LOWER ELEV & LOT 02 UPPER ELEV IN THIS AREA = 106.75'
SEE DETAIL "I" ON SHEET 9
FORMERLY VIDAL DRIVE PARCEL 1 (R4) (APN 7334-002) SEE DETAIL "D" ON SHEET 6
BLOCK 03W 141,717± SQ.FT. 3.25± ACRES
LOT 01 (VERTICAL LOT) 113,201± SQ.FT. 2.60± ACRES (AT & ABOVE 101.08') (APN 7334-012)
LOT 03 (VERTICAL LOT) 101,273± SQ.FT. 2.32± ACRES (AT & BELOW 92.25') (APN 7334-014)
LOT A - ROBERT PENDER WAY (A PRIVATE STREET) - (VERTICAL LOT) (APN 7334-015)
BLOCK 03E LOT 02 (VERTICAL LOT) 135,087± SQ.FT. 3.10± ACRES (AT & BELOW 101.77') (APN 7334-013)
FORMERLY ARBALLO DRIVE PARCEL 6 (R4) (APN 7334-006)
ARBALLO DRIVE (67' WIDE & VARIES)
DED PCL 1* (R6) (R7) (APN 7334-007)
CCSF PARCEL 8 (R3) (APN 7335-002)
LOT 1 FM 8531 (R2) (APN 7335-009)
LOT 2 FM 8531 (R2) (APN 7335-010)
LOT A FM 8531 (R2) (APN 7335-007)
LOT B FM 8531 (R2) (APN 7335-008)
LOT 3 FM 8531 (R2) (APN 7335-011)
LOT 4 FM 8531 (R2) (APN 7335-012)
GONZALEZ DRIVE (57.43' WIDE & VARIES)
DED PCL 2* (R8) (APN 7333B-001)
LAKE MERCED BOULEVARD (WIDTH VARIES)
N00°10'01"W 227.91'
S02°25'44"W 187.55'
S02°25'44"W 128.45'
98.07'
S02°25'44"W 56.58'
S02°25'58"W 590.57'
N02°25'58"E 702.70'
S87°34'16"E 3.00'
S02°25'44"W 44.75'
S87°34'16"E 74.08'
S02°25'44"W 226.17'
DED PCL 4* (R6) (R10) (APN 7334-008)
FORMERLY VIDAL DRIVE PARCEL 2 (R4) (APN 7334-003) SEE DETAIL "E" ON SHEET 6
DED PCL 5* (R6) (R11) (APN 7334-009)
ROBERT PENDER WAY (A PRIVATE STREET)
BLOCKS 03W AND 03E 275,628± SQ.FT. (NET) 6.33± ACRES (NET)
DED PCL 3* (R9) (APN 7333A-001)
DED PCL 6* (R6) (R12) (APN 7333-004)
LOT 06 958± SQ.FT. 0.02± ACRES (APN 7333-005)
CCSF 7333-002 ROS 8641 (R1)
FORMERLY VIDAL DRIVE PARCEL 3 (R4) (APN 7334-004) SEE DETAIL "F"
DED PCL 8* (R6) (R13) (APN 7333-008)
LOT 05 269,119± SQ.FT. 6.18± ACRES (APN 7333-009)
VIDAL DRIVE (WIDTH VARIES)
FORMERLY GARCES DRIVE PARCEL 4 (R4) (APN 7334-005)
LOT A LOWER ELEV & LOT 02 UPPER ELEV IN THIS AREA = 101.77'
S87°33'55"E 201.98'
R=35.00' Δ=11°29'41" L=7.02'
GARCES DRIVE (57' WIDE & VARIES)
S09°03'36"E (R)
DED PCL 10* (R6) (R15) (APN 7334-010)
DED PCL 9* (R14) (APN 7337-003)
BLOCK 04 LOT 04 34,103± SQ.FT. 0.78± ACRES
FORMERLY ARBALLO DRIVE & GARCES DRIVE PARCEL 5 (R5) (APN 7337-002)
ARBALLO DRIVE (49.25' WIDE & VARIES)
BLOCK 7336 R MAPS 15

DETAIL "F"
NOT TO SCALE
FORMERLY VIDAL DRIVE PARCEL 3 (R4) (APN 7334-004)
BLOCK 03W 141,717± SQ.FT. 3.25± ACRES
VIDAL DRIVE (WIDTH VARIES)

FINAL MAP NO. 10699

A SEVEN LOT VERTICAL SUBDIVISION FOR CONDOMINIUM PURPOSES, INCLUDING
LOT 01, IN BLOCK 03W, TO CONTAIN A MAXIMUM OF 127 RESIDENTIAL CONDOMINIUM UNITS, LOT 03, IN BLOCK 03W, BEING FOR PARKING GARAGE PURPOSES,
LOT 04, IN BLOCK 04, TO CONTAIN A MAXIMUM OF 151 RESIDENTIAL CONDOMINIUM UNITS, LOT A, IN BLOCK 03W, IS A NON-BUILDABLE LOT BEING DESIGNATED AS A PRIVATE STREET,

BEING A MERGER AND SUBDIVISION OF BLOCKS 7333-A, 7333-B, 7334 AND 7337, TOGETHER WITH PARCEL THREE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON NOVEMBER 10, 2014, AS DOCUMENT NUMBER 2014-J970575, TOGETHER WITH PARCELS 1-6 AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED _____, 2023 AS DOCUMENT NUMBER _____ AND IN THAT CERTAIN QUITCLAIM DEED RECORDED _____, 2023 AS DOCUMENT NUMBER _____. SAID LANDS ARE SHOWN IN BOOK "R" OF MAPS AT PAGES 15-19, RECORDED AUGUST 21, 1951, ALL OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

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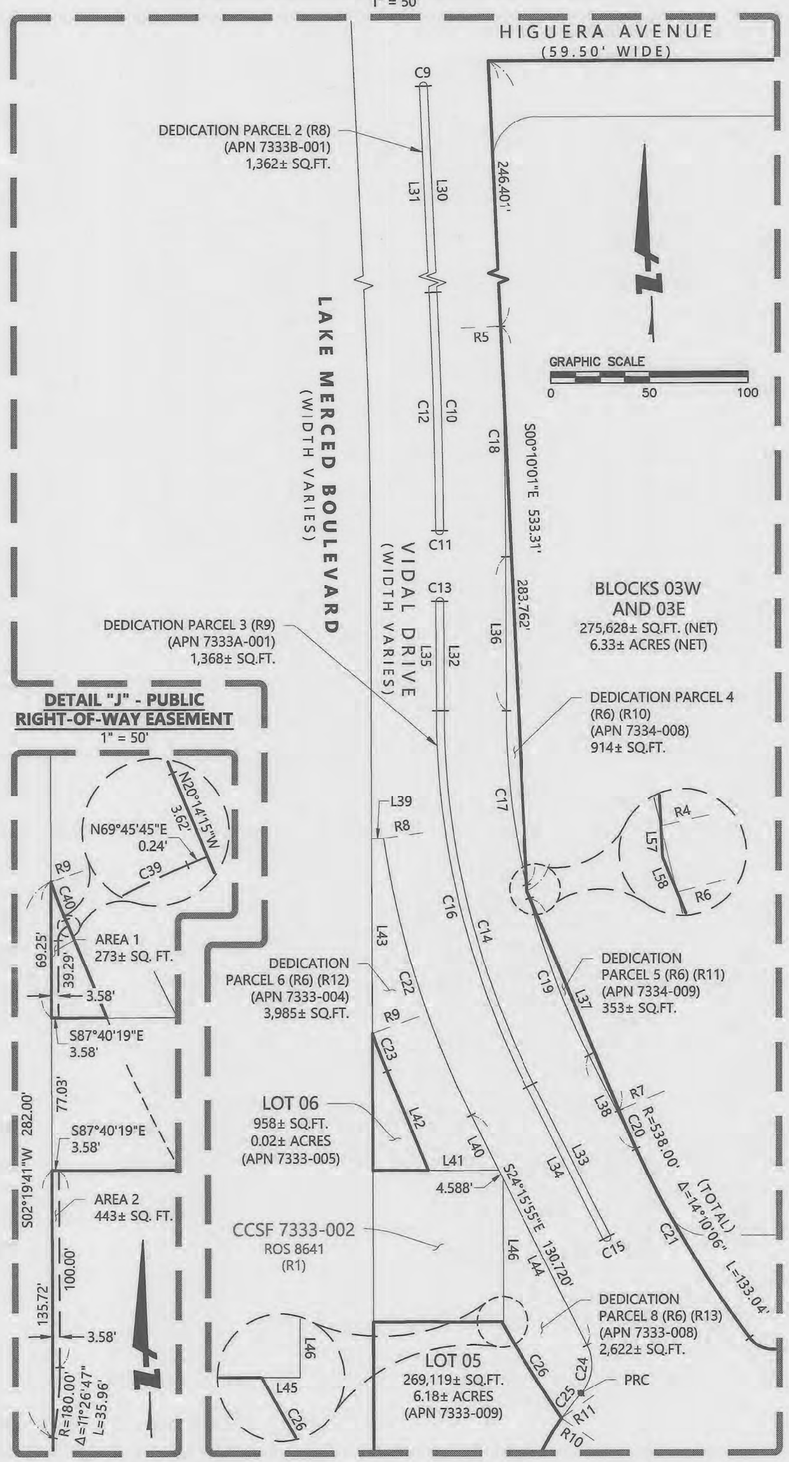
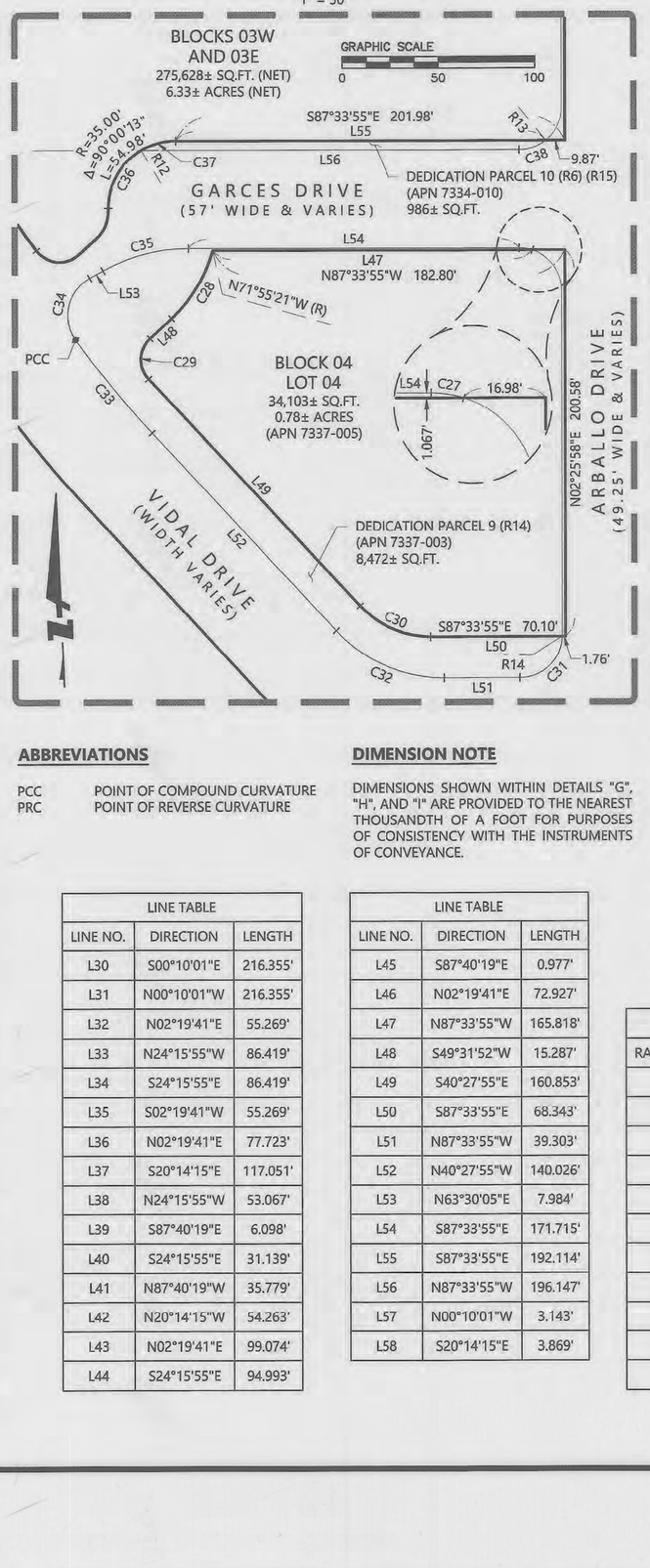
DETAIL "G" - DEDICATION PARCELS 2, 3, 4, 5, 6, AND 8

1" = 50'



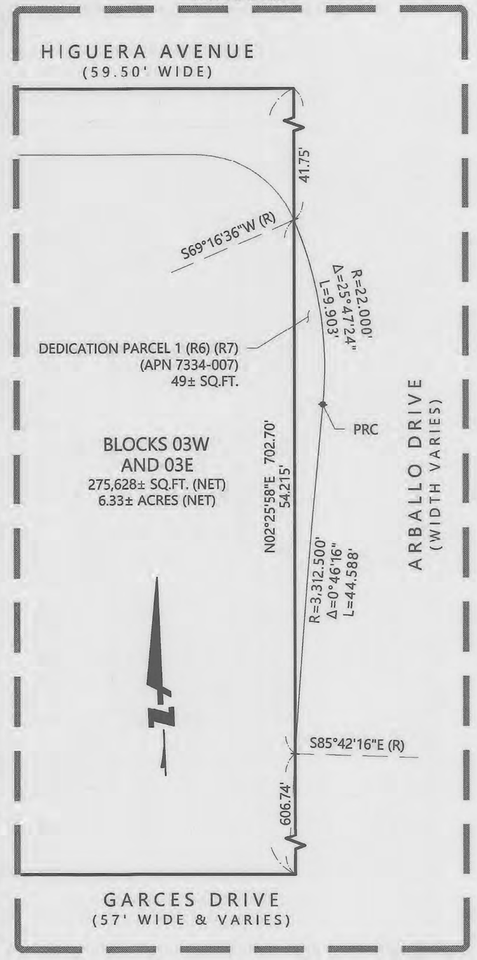
DETAIL "H" - DEDICATION PARCELS 9 AND 10

1" = 50'



DETAIL "I" - DEDICATION PARCEL 1

NOT TO SCALE



CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C9	2.000'	180°00'00"	6.283'
C10	3,087.000'	2°14'51"	121.084'
C11	2.000'	180°00'00"	6.283'
C12	3,083.000'	2°14'51"	120.927'
C13	2.000'	180°00'00"	6.283'
C14	423.000'	26°35'36"	196.332'
C15	2.000'	180°00'00"	6.283'
C16	427.000'	26°35'36"	198.188'
C17	391.500'	13°04'29"	89.340'
C18	3,118.500'	2°09'14"	117.231'
C19	391.500'	12°30'28"	85.465'
C20	538.000'	2°14'58"	21.121'
C21	538.000'	11°55'08"	111.918'
C22	458.500'	18°28'20"	147.821'
C23	373.000'	3°08'59"	20.504'
C24	22.000'	68°09'55"	26.174'
C25	142.500'	6°22'03"	15.837'
C26	639.000'	5°09'54"	57.603'
C27	22.000'	17°55'04"	6.880'
C28	76.000'	31°27'13"	41.722'
C29	15.000'	89°59'47"	23.561'
C30	50.000'	47°06'00"	41.103'
C31	22.000'	88°19'29"	33.914'
C32	76.500'	47°06'00"	62.887'
C33	474.500'	7°35'28"	62.867'
C34	22.000'	96°22'32"	37.006'
C35	91.500'	28°56'00"	46.206'
C36	35.000'	59°12'52"	36.172'
C37	35.000'	30°47'21"	18.808'
C38	22.000'	39°07'29"	15.023'
C39	8.00'	67°26'04"	9.42'
C40	373.00'	3°08'59"	20.50'

DETAIL "J" - PUBLIC RIGHT-OF-WAY EASEMENT

1" = 50'

ABBREVIATIONS

PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE

DIMENSION NOTE

DIMENSIONS SHOWN WITHIN DETAILS "G", "H", AND "I" ARE PROVIDED TO THE NEAREST THOUSANDTH OF A FOOT FOR PURPOSES OF CONSISTENCY WITH THE INSTRUMENTS OF CONVEYANCE.

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L30	S00°10'01"E	216.355'
L31	N00°10'01"W	216.355'
L32	N02°19'41"E	55.269'
L33	N24°15'55"W	86.419'
L34	S24°15'55"E	86.419'
L35	S02°19'41"W	55.269'
L36	N02°19'41"E	77.723'
L37	S20°14'15"E	117.051'
L38	N24°15'55"W	53.067'
L39	S87°40'19"E	6.098'
L40	S24°15'55"E	31.139'
L41	N87°40'19"W	35.779'
L42	N20°14'15"W	54.263'
L43	N02°19'41"E	99.074'
L44	S24°15'55"E	94.993'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L45	S87°40'19"E	0.977'
L46	N02°19'41"E	72.927'
L47	N87°33'55"W	165.818'
L48	S49°31'52"W	15.287'
L49	S40°27'55"E	160.853'
L50	S87°33'55"E	68.343'
L51	N87°33'55"W	39.303'
L52	N40°27'55"W	140.026'
L53	N63°30'05"E	7.984'
L54	S87°33'55"E	171.715'
L55	S87°33'55"E	192.114'
L56	N87°33'55"W	196.147'
L57	N00°10'01"W	3.143'
L58	S20°14'15"E	3.869'

RADIAL LINE TABLE	
RADIAL LINE NO.	DIRECTION
R4	N79°15'12"E
R5	N89°49'33"W
R6	N78°14'33"E
R7	N69°45'45"E
R8	N84°12'25"E
R9	N72°54'44"E
R10	S52°28'03"E
R11	N57°48'45"E
R12	S28°21'16"E
R13	N36°41'24"W
R14	N85°53'24"W

FINAL MAP NO. 10699

A SEVEN LOT VERTICAL SUBDIVISION FOR CONDOMINIUM PURPOSES, INCLUDING
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APN 7334-001, APN 7337-001

PROPOSED ASSESSOR PARCEL NUMBERS

PROPOSED ASSESSOR PARCEL NUMBERS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE.

LOT 01 - 99 HIGUERA AVE	
CONDO UNIT NUMBER	PROPOSED ASSESSOR PARCEL NUMBER
1	APN 7334-016
2	APN 7334-017
3	APN 7334-018
4	APN 7334-019
5	APN 7334-020
6	APN 7334-021
7	APN 7334-022
8	APN 7334-023
9	APN 7334-024
10	APN 7334-025
11	APN 7334-026
12	APN 7334-027
13	APN 7334-028
14	APN 7334-029
15	APN 7334-030
16	APN 7334-031
17	APN 7334-032
18	APN 7334-033
19	APN 7334-034
20	APN 7334-035
21	APN 7334-036
22	APN 7334-037
23	APN 7334-038
24	APN 7334-039
25	APN 7334 040
26	APN 7334-041
27	APN 7334-042
28	APN 7334-043
29	APN 7334-044
30	APN 7334-045
31	APN 7334-046
32	APN 7334-047
33	APN 7334-048
34	APN 7334-049
35	APN 7334-050
36	APN 7334-051
37	APN 7334-052
38	APN 7334-053
39	APN 7334-054
40	APN 7334-055
41	APN 7334-056
42	APN 7334-057
43	APN 7334-058
44	APN 7334-059
45	APN 7334-060
46	APN 7334-061
47	APN 7334-062
48	APN 7334-063
49	APN 7334-064
50	APN 7334-065
51	APN 7334-066
52	APN 7334-067
53	APN 7334-068
54	APN 7334-069
55	APN 7334-070
56	APN 7334-071
58	APN 7334-073
59	APN 7334-074
60	APN 7334-075
61	APN 7334-076
62	APN 7334-077
63	APN 7334-078
64	APN 7334-079
65	APN 7334-080

LOT 01 - 99 HIGUERA AVE	
CONDO UNIT NUMBER	PROPOSED ASSESSOR PARCEL NUMBER
66	APN 7334-081
67	APN 7334-082
68	APN 7334-083
69	APN 7334-084
70	APN 7334-085
71	APN 7334-086
72	APN 7334-087
73	APN 7334-088
74	APN 7334-089
75	APN 7334-090
76	APN 7334-091
77	APN 7334-092
78	APN 7334-093
79	APN 7334-094
80	APN 7334-095
81	APN 7334-096
82	APN 7334-097
83	APN 7334-098
84	APN 7334-099
85	APN 7334-100
86	APN 7334-101
87	APN 7334-102
88	APN 7334-103
89	APN 7334-104
90	APN 7334-105
91	APN 7334-106
92	APN 7334-107
93	APN 7334-108
94	APN 7334-109
95	APN 7334-110
96	APN 7334-111
97	APN 7334-112
98	APN 7334-113
99	APN 7334-114
100	APN 7334-115
101	APN 7334-116
102	APN 7334-117
103	APN 7334-118
104	APN 7334-119
105	APN 7334-120
106	APN 7334-121
107	APN 7334-122
108	APN 7334-123
109	APN 7334-124
110	APN 7334-125
111	APN 7334-126
112	APN 7334-127
113	APN 7334-128
114	APN 7334-129
115	APN 7334-130
116	APN 7334-131
117	APN 7334-132
118	APN 7334-133
119	APN 7334-134
120	APN 7334-135
121	APN 7334-136
123	APN 7334-138
124	APN 7334-139
125	APN 7334-140
126	APN 7334-141
127	APN 7334-142

LOT 04 - 600 ARBALLO DR	
CONDO UNIT NUMBER	PROPOSED ASSESSOR PARCEL NUMBER
1	APN 7337-005
2	APN 7337-006
3	APN 7337-007
4	APN 7337-008
5	APN 7337-009
6	APN 7337-010
7	APN 7337-011
8	APN 7337-012
9	APN 7337-013
10	APN 7337-014
11	APN 7337-015
12	APN 7337-016
13	APN 7337-017
14	APN 7337-018
15	APN 7337-019
16	APN 7337-020
17	APN 7337-021
18	APN 7337-022
19	APN 7337-023
20	APN 7337-024
21	APN 7337-025
22	APN 7337-026
23	APN 7337-027
24	APN 7337-028
25	APN 7337-029
26	APN 7337-030
27	APN 7337-031
28	APN 7337-032
29	APN 7337-033
30	APN 7337-034
31	APN 7337-035
32	APN 7337-036
33	APN 7337-037
34	APN 7337-038
35	APN 7337-039
36	APN 7337-040
37	APN 7337-041
38	APN 7337-042
39	APN 7337-043
40	APN 7337-044
41	APN 7337-045
42	APN 7337-046
43	APN 7337-047
44	APN 7337-048
45	APN 7337-049
46	APN 7337-050
47	APN 7337-051
48	APN 7337-052
49	APN 7337-053
50	APN 7337-054
51	APN 7337-055
52	APN 7337-056
53	APN 7337-057
54	APN 7337-058
55	APN 7337-059
56	APN 7337-060
58	APN 7337-062
59	APN 7337-063
60	APN 7337-064
61	APN 7337-065
62	APN 7337-066
63	APN 7337-067
64	APN 7337-068
65	APN 7337-069

LOT 04 - 600 ARBALLO DR	
CONDO UNIT NUMBER	PROPOSED ASSESSOR PARCEL NUMBER
66	APN 7337-070
67	APN 7337-071
68	APN 7337-072
69	APN 7337-073
70	APN 7337-074
71	APN 7337-075
72	APN 7337-076
73	APN 7337-077
74	APN 7337-078
75	APN 7337-079
76	APN 7337-080
77	APN 7337-081
78	APN 7337-082
79	APN 7337-083
80	APN 7337-084
81	APN 7337-085
82	APN 7337-086
83	APN 7337-087
84	APN 7337-088
85	APN 7337-089
86	APN 7337-090
87	APN 7337-091
88	APN 7337-092
89	APN 7337-093
90	APN 7337-094
91	APN 7337-095
92	APN 7337-096
93	APN 7337-097
94	APN 7337-098
95	APN 7337-099
96	APN 7337-100
97	APN 7337-101
98	APN 7337-102
99	APN 7337-103
100	APN 7337-104
101	APN 7337-105
102	APN 7337-106
103	APN 7337-107
104	APN 7337-108
105	APN 7337-109
106	APN 7337-110
107	APN 7337-111
108	APN 7337-112
109	APN 7337-113
110	APN 7337-114
111	APN 7337-115
112	APN 7337-116
113	APN 7337-117
114	APN 7337-118
115	APN 7337-119
116	APN 7337-120
117	APN 7337-121
118	APN 7337-122
119	APN 7337-123
120	APN 7337-124
121	APN 7337-125
122	APN 7337-126
123	APN 7337-127
124	APN 7337-128
125	APN 7337-129
126	APN 7337-130
127	APN 7337-131
128	APN 7337-132
129	APN 7337-133

LOT 04 - 600 ARBALLO DR	
CONDO UNIT NUMBER	PROPOSED ASSESSOR PARCEL NUMBER
131	APN 7337-135
132	APN 7337-136
133	APN 7337-137
134	APN 7337-138
135	APN 7337-139
136	APN 7337-140
137	APN 7337-141
138	APN 7337-142
139	APN 7337-143
140	APN 7337-144
141	APN 7337-145
142	APN 7337-146
143	APN 7337-147
144	APN 7337-148
145	APN 7337-149
146	APN 7337-150
147	APN 7337-151
148	APN 7337-152
149	APN 7337-153
150	APN 7337-154
151	APN 7337-155

LOT INFORMATION TABLE							
LOT NUMBERS	BLOCK	LAND USE	AREA SQ.FT.+/-	CONDO UNIT COUNT	REPLACEMENT UNITS	EXISTING UNITS TO REMAIN	PROPOSED ASSESSOR PARCEL NUMBER
LOT 01	03W	VERTICAL LOT FOR RESIDENTIAL	113,201 (AT & ABOVE 101.08')	127	166	N/A	APN 7334-012
LOT 02	03E	VERTICAL LOT FOR RESIDENTIAL	135,087 (AT & BELOW 101.77')	N/A	N/A	42	APN 7334-013
LOT 03	03W	VERTICAL LOT FOR PARKING GARAGE	101,273 (AT & BELOW 92.25')	N/A	N/A	N/A	APN 7334-014
LOT 04	04	RESIDENTIAL	34,103	151	N/A	N/A	APN 7337-005
LOT 05	N/A	RESIDENTIAL	269,119	N/A	N/A	40	APN 7333-009
LOT 06	N/A	RESIDENTIAL / OPEN SPACE	958	N/A	N/A	N/A	APN 7333-005
LOT A	03W	VERTICAL LOT FOR PRIVATE STREET & E.V.A.E.	28,516 (AT & ABOVE 106.75')	N/A	N/A	N/A	APN 7334-015

FINAL MAP NO. 10699

A SEVEN LOT VERTICAL SUBDIVISION FOR CONDOMINIUM PURPOSES, INCLUDING
LOT 01, IN BLOCK 03W, TO CONTAIN A MAXIMUM OF 127 RESIDENTIAL CONDOMINIUM UNITS,
LOT 03, IN BLOCK 03W, BEING FOR PARKING GARAGE PURPOSES,
LOT 04, IN BLOCK 04, TO CONTAIN A MAXIMUM OF 151 RESIDENTIAL CONDOMINIUM UNITS,
LOT A, IN BLOCK 03W, IS A NON-BUILDABLE LOT BEING DESIGNATED AS A PRIVATE STREET,

BEING A MERGER AND SUBDIVISION OF BLOCKS 7333-A, 7333-B, 7334 AND 7337, TOGETHER 10, 2014, AS DOCUMENT NUMBER 2014-J970575, TOGETHER WITH PARCELS 1-6 AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED _____, 2023 AS DOCUMENT NUMBER _____ AND IN THAT CERTAIN QUITCLAIM DEED RECORDED _____, 2023 AS DOCUMENT NUMBER _____. SAID LANDS ARE SHOWN IN BOOK "R" OF MAPS AT PAGES 15-19, RECORDED AUGUST 21, 1951, ALL OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

CITY AND COUNTY OF SAN FRANCISCO — STATE OF CALIFORNIA

DECEMBER 2023

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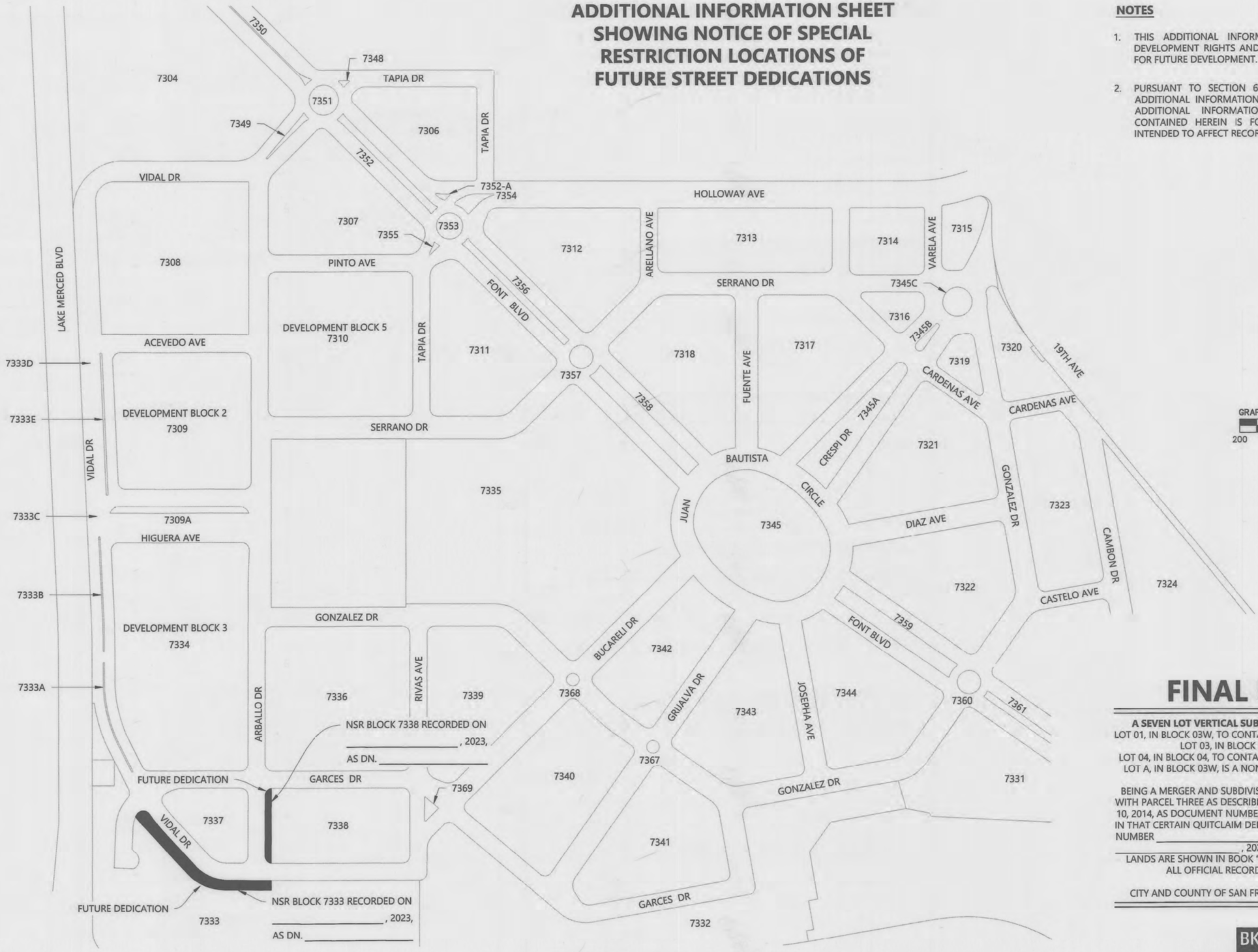
APN 7334-001, APN 7337-001

ADDITIONAL INFORMATION SHEET SHOWING NOTICE OF SPECIAL RESTRICTION LOCATIONS OF FUTURE STREET DEDICATIONS



NOTES

1. THIS ADDITIONAL INFORMATION SHEET DOES NOT ESTABLISH ANY DEVELOPMENT RIGHTS AND SUBSEQUENT APPROVALS SHALL BE REQUIRED FOR FUTURE DEVELOPMENT.
2. PURSUANT TO SECTION 66434.2 OF THE SUBDIVISION MAP ACT, THIS ADDITIONAL INFORMATION SHEET TO FINAL MAP NO. 10699, CONTAINS ADDITIONAL INFORMATION ONLY. THE ADDITIONAL INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

1" = 200'

GRAPHIC SCALE 1" = 200'

200 0 200 400

FINAL MAP NO. 10699

A SEVEN LOT VERTICAL SUBDIVISION FOR CONDOMINIUM PURPOSES, INCLUDING
LOT 01, IN BLOCK 03W, TO CONTAIN A MAXIMUM OF 127 RESIDENTIAL CONDOMINIUM UNITS,
LOT 03, IN BLOCK 03W, BEING FOR PARKING GARAGE PURPOSES,
LOT 04, IN BLOCK 04, TO CONTAIN A MAXIMUM OF 151 RESIDENTIAL CONDOMINIUM UNITS,
LOT A, IN BLOCK 03W, IS A NON-BUILDABLE LOT BEING DESIGNATED AS A PRIVATE STREET,

BEING A MERGER AND SUBDIVISION OF BLOCKS 7333-A, 7333-B, 7334 AND 7337, TOGETHER WITH PARCEL THREE AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON NOVEMBER 10, 2014, AS DOCUMENT NUMBER 2014-J970575, TOGETHER WITH PARCELS 1-6 AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED _____, 2023 AS DOCUMENT NUMBER _____ AND IN THAT CERTAIN QUITCLAIM DEED RECORDED _____, 2023 AS DOCUMENT NUMBER _____. SAID LANDS ARE SHOWN IN BOOK "R" OF MAPS AT PAGES 15-19, RECORDED AUGUST 21, 1951, ALL OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

CITY AND COUNTY OF SAN FRANCISCO STATE OF CALIFORNIA

DECEMBER 2023

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SHEET ELEVEN OF ELEVEN

APN 7334-001, APN 7337-001