

OWNER'S STATEMENT:

"WE HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND HOLDERS OF SECURITY INTEREST OR HAVE SOME RIGHT, 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 A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE; THAT SAID MAP CONSTITUTES AND CONSISTS OF A SURVEY MAP SHOWING MONUMENTATION ON THE GROUND WITHIN THE MEANING OF PARAGRAPHS 4120 AND 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA; AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP PURSUANT TO DIVISION 4, PART 5, CHAPTER 3, ARTICLE 4 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA."

IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS:

HSH HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: ED BOZORGHADAD TRUST 09-25-2020, ITS MANAGER

BY:  ED BOZORGHADAD, ITS TRUSTEE

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 SANTA CLARA)
ON SEPTEMBER 16, 2024

BEFORE ME, HANA DANE, Notary Public, NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: ED. Ali BOZORGHADAD
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.



SIGNATURE:
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

HANA DANE, Notary Public # 2402345
PRINTED NAME: COMMISSION # OF NOTARY:

04/27/2026 SANTA CLARA COUNTY
COMMISSION EXPIRES: PRINCIPAL COUNTY OF BUSINESS:

RECORDER'S STATEMENT:

FILED THIS DAY OF, 20..... AT M.


IN BOOK OF FINAL MAPS, AT PAGE(S), AT THE REQUEST OF
FREDERICK T. SEHER.

SIGNED
COUNTY RECORDER

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 SOL PROPERTIES LLC ON MARCH 8, 2016. 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.



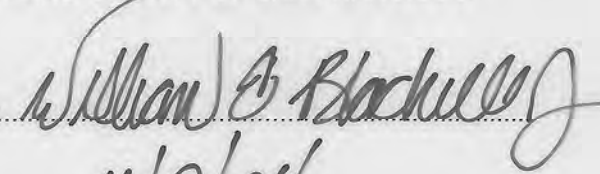

FREDERICK T. SEHER, PLS
LICENSE NO. 6216

DATE: 09-20-24

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, IF ANY, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

WILLIAM E. BLACKWELL JR., PLS 8251
ACTING CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY: 
DATE: 10/9/24



FINAL MAP NO. 10537

**A 24 RESIDENTIAL UNIT & 1 COMMERCIAL UNIT
CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED RECORDED ON OCTOBER 27, 2023, DOCUMENT NUMBER 2023082429 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF POTRERO NUEVO BLOCK NO. 388

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
SEPTEMBER, 2024



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7690 FAX (415) 921-7655

SHEET ONE OF THREE SHEETS

APN 3995-015

603 TENNESSEE STREET

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. 10537".

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 DAY OF, 20.....

BY ORDER NO.

BY: *Carla Short* DATE: *11 November, 2024*

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

BOARD OF SUPERVISORS' 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 SUPERVISORS IN FILE NO.

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 NUMBER OF TWENTY-FOUR (24) DWELLING UNITS AND ONE (1) COMMERCIAL UNIT.

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 TENNESSEE 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.

NOTES:

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 ON NOVEMBER 17, 2017
DOCUMENT NUMBER 2017-K539880-00

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON APRIL 6, 2018
DOCUMENT NUMBER 2018-K598656-00

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON JUNE 30, 2020
DOCUMENT NUMBER 2020-K947041-00

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON DECEMBER 16, 2021
DOCUMENT NUMBER 2021183191

"MINOR SIDEWALK ENCROACHMENT PERMIT NO. 22MSE-00041"
RECORDED ON FEBRUARY 3, 2022
DOCUMENT NUMBER 2022012111

"VAULT SIDEWALK ENCROACHMENT PERMIT NO. 21V-00029"
RECORDED ON FEBRUARY 3, 2022
DOCUMENT NUMBER 2022012112

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON AUGUST 18, 2022
DOCUMENT NUMBER 2022078942

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON SEPTEMBER 19, 2022
DOCUMENT NUMBER 2022087478

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON MARCH 27, 2023
DOCUMENT NUMBER 2023022714

"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE"
RECORDED ON MARCH 13, 2024
DOCUMENT NUMBER 2024-021273

FINAL MAP NO. 10537
A 24 RESIDENTIAL UNIT & 1 COMMERCIAL UNIT
CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED RECORDED ON OCTOBER 27, 2023, DOCUMENT NUMBER 2023082429 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

ALSO BEING A PART OF POTRERO NUEVO BLOCK NO. 388

CITY AND COUNTY

CALIFORNIA
SEPTEMBER, 2024

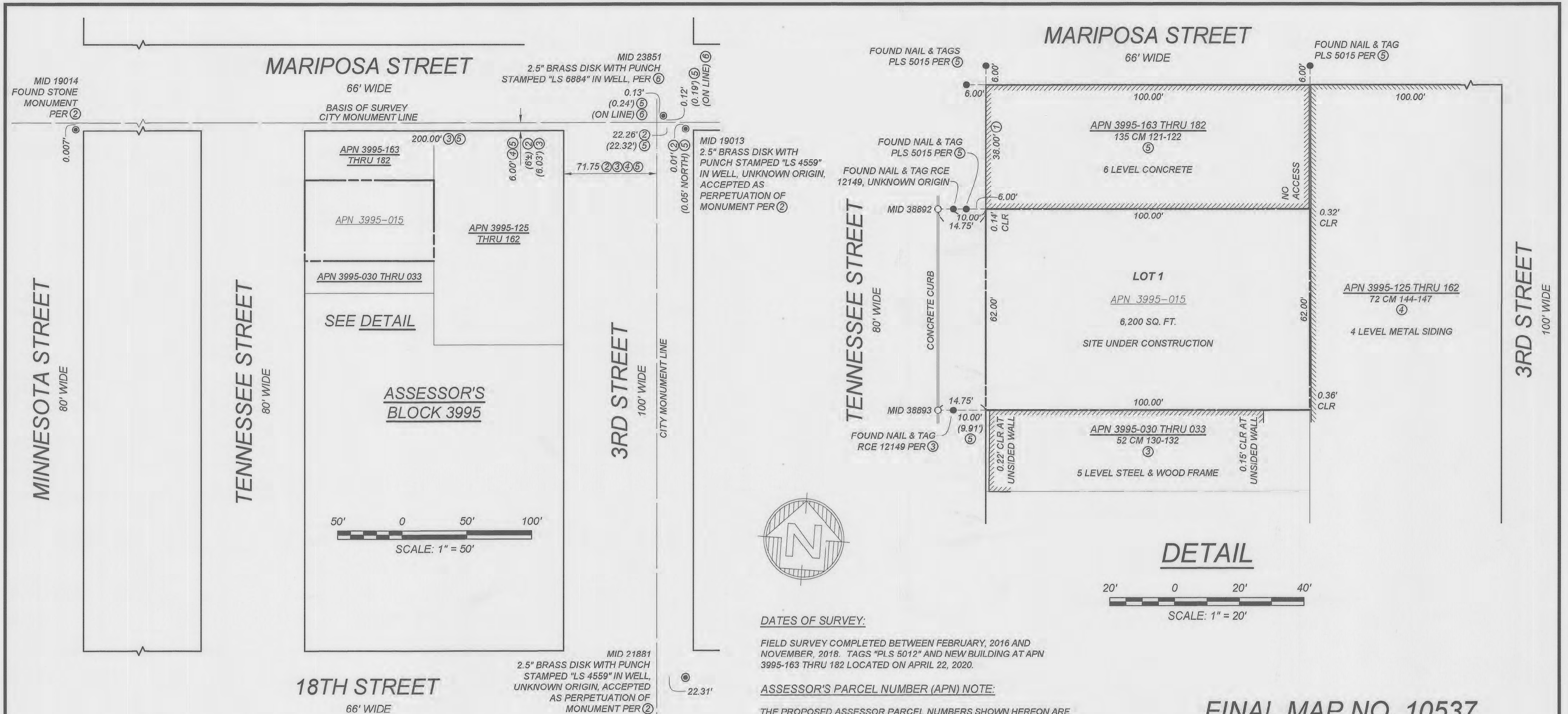


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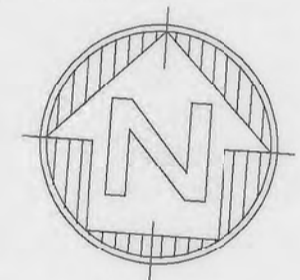
SHEET TWO OF THREE SHEETS

APN 3995-015

603 TENNESSEE STREET



MONUMENT LINE AND BOUNDARY CONTROL



DATES OF SURVEY:

FIELD SURVEY COMPLETED BETWEEN FEBRUARY, 2016 AND NOVEMBER, 2018. TAGS "PLS 5012" AND NEW BUILDING AT APN 3995-163 THRU 182 LOCATED ON APRIL 22, 2020.

ASSESSOR'S PARCEL NUMBER (APN) NOTE:

THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.
25 CONDOMINIUM UNITS = APN 3995-183 THROUGH 3995-207

BASIS OF SURVEY:

BLOCK LINES OF BLOCK 3995 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE IDENTIFIED AS BASIS OF SURVEY LINE. OTHER STREET LINES SHOWN HEREON WERE NOT ESTABLISHED. THEY ARE SHOWN TO FACILITATE THE RECOVERY OF MONUMENT LINE REFERENCE POINTS.

BOUNDARY NOTES:

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED; MONUMENT LINES ARE AS SHOWN.

ALL DISTANCES ARE MEASURED UNLESS SHOWN OTHERWISE.

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DISTANCES FROM BUILDING CORNERS TO PROPERTY LINE WERE MEASURED 5.0' UP FROM GROUND, OR AS NOTED. BUILDING TRIM IS EXCLUDED FROM THESE DISTANCES.

TAGS AND CUTS PER SURVEYS OF REFERENCE NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND.

MAP AND DEED REFERENCES:

- ① GRANT DEED RECORDED OCTOBER 27, 2023, DOCUMENT NUMBER 2023082429, SAN FRANCISCO COUNTY RECORDS
- ② MONUMENT MAP NO. 324, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR
- ③ "PARCEL MAP OF 615 TENNESSEE STREET" FILED APRIL 2, 1997, IN BOOK 52 OF CONDOMINIUM MAPS, AT PAGES 130-132, SAN FRANCISCO COUNTY RECORDS
- ④ "MAP OF THIRD STREET LOFTS" FILED FEBRUARY 11, 2002, IN BOOK 72 OF CONDOMINIUM MAPS, AT PAGES 144-147, SAN FRANCISCO COUNTY RECORDS
- ⑤ "FINAL MAP 9530", FILED MAY 14, 2019, IN BOOK 135 OF CONDOMINIUM MAPS, AT PAGES 121-122, SAN FRANCISCO COUNTY RECORDS
- ⑥ "RECORD OF SURVEY MAP OF MISSION BAY", FILED MAY 31, 2005, IN BOOK BB OF MAPS, AT PAGES 4 AND 5, SAN FRANCISCO COUNTY RECORDS

LINETYPES:

- MONUMENT LINE
- RIGHT OF WAY LINE
- SUBJECT PROPERTY LINE
- ADJACENT LOT LINE

LEGEND:

- SET OUT CROSS, RIVET & 3/4" BRASS TAG LS 6216
- FOUND CITY MONUMENT
- FOUND NAIL & 3/4" BRASS TAG
- CLR CLEAR OF PROPERTY LINE
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- OVR OVER PROPERTY LINE

FINAL MAP NO. 10537
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CITY AND COUNTY OF SAN FRANCISCO
SCALE AS NOTED

CALIFORNIA
SEPTEMBER, 2024



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SHEET THREE OF THREE SHEETS

APN 3995-015 603 TENNESSEE STREET