

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF RECORD TITLE INTEREST IN THE REAL PROPERTY SUBDIVIDED AND SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP.

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

OWNER: BRYANT PROPERTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: STRADACAL I, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

BY: STRADA CAL I MANAGER, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: Michael Cohen

NAME: Michael Cohen
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.

STATE OF California

COUNTY OF San Francisco

ON October 8, 2024 2024 BEFORE ME, Dayved Black, NOTARY PUBLIC

PERSONALLY APPEARED Michael Cohen

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: [Signature]

NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2374469

MY COMMISSION EXPIRES: 09/09/2025

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Mateo

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 _____, 2024.

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 _____, 2024, APPROVED THIS MAP ENTITLED "FINAL MAP 11145".

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 15th DAY OF November, 2024

BY ORDER NO. 21142

BY: Carla Short DATE: November 4, 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: _____ DATE: _____

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISOR'S APPROVAL:

ON _____, 2024, 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. _____

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.

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

BY: William E. Blackwell Jr.

DATE: 10/18/24



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 BRYANT PROPERTY, LLC ON JULY 27, 2021. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2025, AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: David B. Ron

DATE: 10/4/24

DAVID B. RON
PLS No. 8954



RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2024,

AT _____ M. IN BOOK _____ OF FINAL MAPS, AT PAGES _____, AT THE REQUEST OF MARTIN M. RON ASSOCIATES.

SIGNED: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 11145

A 501 RESIDENTIAL UNIT NEW CONDOMINIUM PROJECT, BEING A MERGER AND SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 1, 2021, DOCUMENT NO. 2021105482, OFFICIAL RECORDS; IN THAT CERTAIN GRANT DEED RECORDED JULY 1, 2021, DOCUMENT NO. 2021105483, OFFICIAL RECORDS; AND IN THAT CERTAIN JUDGMENT RECORDED OCTOBER 24, 2022, DOCUMENT NO. 2022096183, OFFICIAL RECORDS.

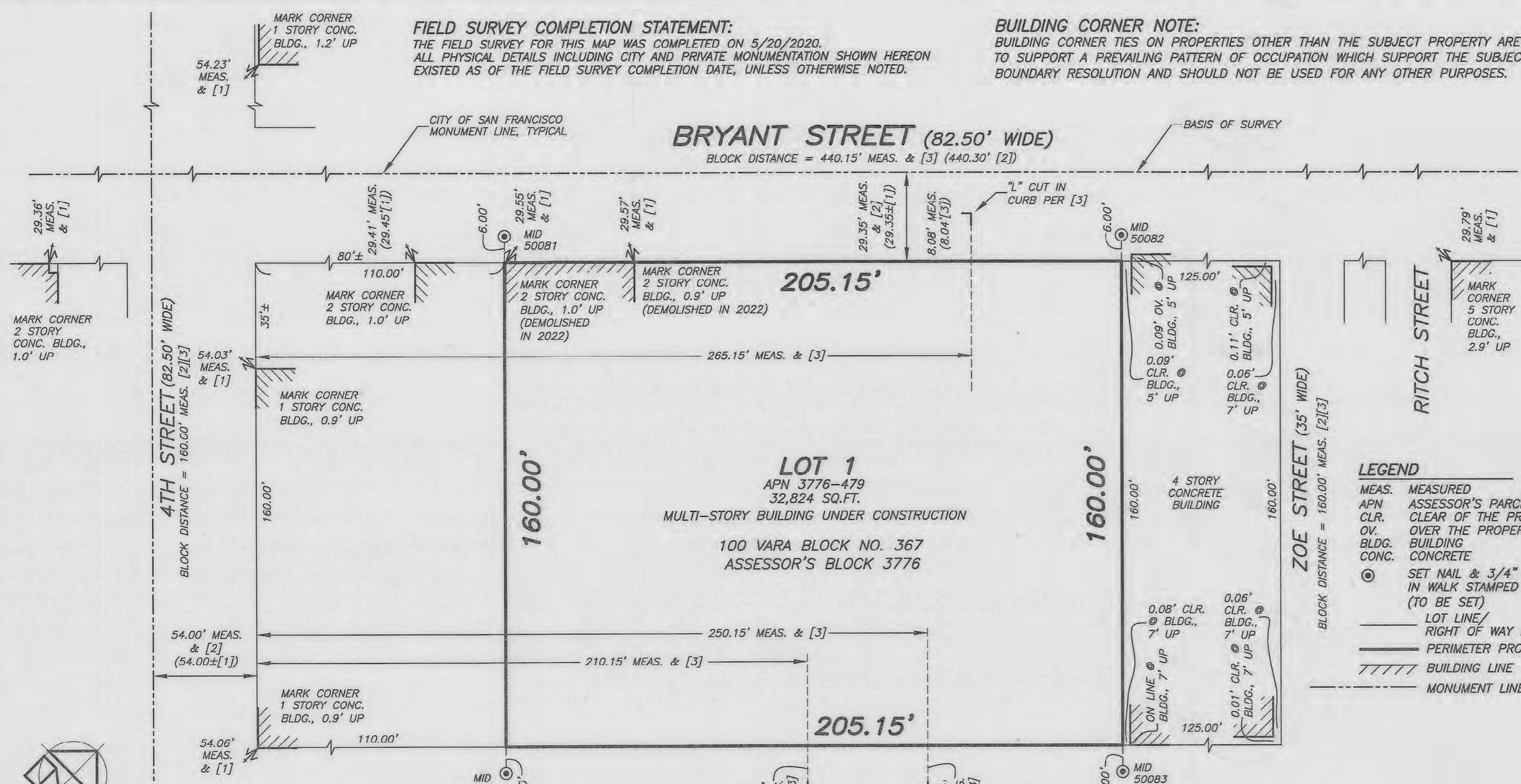
BEING A PORTION OF 100 VARA BLOCK NO. 367
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

OCTOBER 2024 SHEET 1 OF 2
APNs 3776-034, 3776-038,
3776-039, 3776-040,
3776-042, 3776-043, & 3776-044
555 BRYANT STREET

FIELD SURVEY COMPLETION STATEMENT:
 THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 5/20/2020.
 ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON
 EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

BUILDING CORNER NOTE:
 BUILDING CORNER TIES ON PROPERTIES OTHER THAN THE SUBJECT PROPERTY ARE SHOWN
 TO SUPPORT A PREVAILING PATTERN OF OCCUPATION WHICH SUPPORT THE SUBJECT
 BOUNDARY RESOLUTION AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES.

GENERAL NOTES:
 a) THIS MAP IS THE SURVEY MAP PORTION OF THE CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF 501 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 BRYANT AND WELSH 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.



- LEGEND**
- MEAS. MEASURED
 - APN ASSESSOR'S PARCEL NO.
 - CLR. CLEAR OF THE PROPERTY LINE
 - OV. OVER THE PROPERTY LINE
 - BLDG. BUILDING
 - CONC. CONCRETE
 - ⊙ SET NAIL & 3/4" BRASS TAG IN WALK STAMPED PLS 8954 (TO BE SET)
 - LOT LINE/RIGHT OF WAY LINE
 - PERIMETER PROPERTY LINE
 - BUILDING LINE
 - - - MONUMENT LINE

- MAP REFERENCES:**
- [1] CITY OF SAN FRANCISCO MONUMENT MAP NO. 320 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
 - [2] BLOCK DIAGRAM OF 100 VARA BLOCK 367 DATED MARCH 1, 1909 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR, FILE NO. 3776a.TIF.
 - [3] UNRECORDED FIELD NOTES BY DONEGAN DATED DECEMBER 16, 1950 ON FILE AT MARTIN M. RON ASSOCIATES.

NOTE: ALL MONUMENT POINTS SET ON MAP REFERENCE [1] WITHIN THE SUBJECT BLOCK NOT PLOTTED HEREON WERE SEARCHED FOR AND NOT FOUND WHILE PERFORMING THE FIELD WORK.

BASIS OF SURVEY:
 THE CITY MONUMENT LINE ON BRYANT STREET AS SHOWN HEREON IS THE BASIS OF SURVEY.

NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. ALL ANGLES ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
3. ALL RECORD MEASUREMENTS ARE ROUNDED TO THE NEAREST 0.01'.
4. THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENTS:

- a. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED AUGUST 25, 2021, DOCUMENT NO. 2021136393, OFFICIAL RECORDS.
- b. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JULY 27, 2022, DOCUMENT NO. 2022071758, OFFICIAL RECORDS.
- c. THAT CERTAIN REGULATORY AGREEMENT RECORDED SEPTEMBER 26, 2022, DOCUMENT NO. 2022089644, OFFICIAL RECORDS.
- d. "DECLARATION OF RESTRICTIONS AND OBLIGATIONS PURSUANT TO MINOR ENCROACHMENT PERMIT" RECORDED NOVEMBER 23, 2022, DOCUMENT NO. 2022106286, OFFICIAL RECORDS.
- e. THAT CERTAIN REGULATORY AGREEMENT RECORDED NOVEMBER 14, 2023, DOCUMENT NO. 2023089884, OFFICIAL RECORDS.
- f. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED NOVEMBER 15, 2023, DOCUMENT NO. 2023090084, OFFICIAL RECORDS.
- g. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED NOVEMBER 15, 2023, DOCUMENT NO. 2023090084, OFFICIAL RECORDS.
- h. "GRANT OF EASEMENT" RECORDED FEBRUARY 29, 2024, DOCUMENT NO. 2024018804, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS

LOT NO.	CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
LOT 1	1 THRU 501	APN 3776-480 THRU 3776-980

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

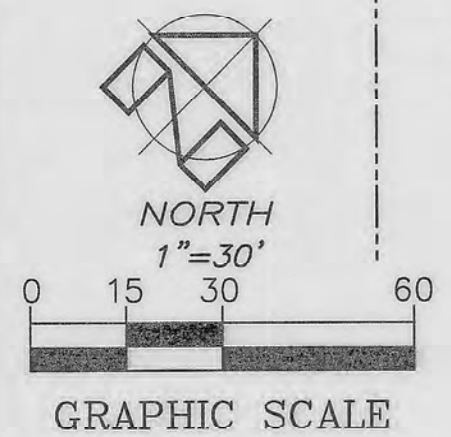
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OCTOBER 2024 SHEET 2 OF 2

APNs 3776-034, 3776-038, 3776-039, 3776-040, 3776-042, 3776-043, & 3776-044 555 BRYANT STREET



BOUNDARY DETAIL (NO SCALE)
 SHOWING EXISTING PARCELS TO BE MERGED