

**OWNER'S STATEMENT:**

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

**OWNERS:**

DARREN R. GENSTIL, TAMILYN FONG, ALEXANDER ZAYTSEV, KEVIN HARPER, AND ALLEN J. CHUNG.

DARREN R. GENSTIL

TAMILYN FONG

ALEXANDER ZAYTSEV

KEVIN HARPER

ALLEN J. CHUNG

**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 ) SS

ON 11/17 2015 BEFORE ME, DAVID LAU

NOTARY PUBLIC, PERSONALLY APPEARED DARREN R. GENSTIL,  
TAMILYN FONG, ALEXANDER ZAYTSEV,  
KEVIN HARPER AND ALLEN J. CHUNG

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/HEY 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 CA COMMISSION NO.: 2098616

MY COMMISSION EXPIRES: 2/1/19

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SF

**RECORDER'S STATEMENT:**

FILED THIS ..... DAY OF ....., 20...., AT  
..... m., IN BOOK ..... OF CONDOMINIUM MAPS, AT PAGES  
....., AT THE REQUEST OF KATHARINE S. ANDERSON, PROFESSIONAL LAND  
SURVEYOR.

BY: ..... DATE: .....

COUNTY RECORDER  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**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 SIX (6) RESIDENTIAL 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 LOMBARD 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 ENCROACHMENT(S), 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 PROPERTY SHOWN HEREON IS SUBJECT TO:  
"NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED APRIL 30, 2015, UNDER DOCUMENT NUMBER 2015-K054684-00.

**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.

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

DATE: DECEMBER 14, 2015

BY: [Signature]

BRUCE R. STORRS, L.S. 6914



**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 ALEX ZAYTSEV ON APRIL 21, 2014. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I FURTHER STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: K. Anderson DATE: 11-18-15  
KATHARINE S. ANDERSON, PLS  
LICENSE NUMBER 8499



**FINAL MAP NO. 8284**

A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON MAY 11, 2011, DOCUMENT NUMBER 2011-J179195-00, ON REEL K393, AT IMAGE 0107.

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA  
OCTOBER, 2015

VARA LAND SURVEYING  
912 COLE STREET #123  
SAN FRANCISCO, CA 94117

SHEET 1 OF 3

ASSESSOR'S BLK 0497 LOT 007A 1580 LOMBARD STREET



BENEFICIARY / LENDER:

NAME: N.C.B. N.A.  
SIGNATURE: Janet E. Cupp  
PRINT NAME / TITLE: Janet E. Cupp VP, Originations

BENEFICIARY / LENDER 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 Ohio  
COUNTY OF Highland )  
ON November 2, 2015 20... BEFORE ME, Nancy E. Green  
NOTARY PUBLIC, PERSONALLY APPEARED Janet E. Cupp

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 Ohio THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.  
SIGNATURE: [Signature]  
NOTARY PUBLIC, STATE OF OH COMMISSION NO.: 2011-RE-365835  
MY COMMISSION EXPIRES: April 8, 2016  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Highland

BENEFICIARY / LENDER:

NAME: Federal Deposit Insurance Corporation as Receiver for United Commercial Bank of San Francisco  
SIGNATURE: P. O'Donovan  
PRINT NAME / TITLE: Peggy O'Donovan, Atty in fact East West Bank

BENEFICIARY / LENDER 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 Los Angeles )  
ON November 12, 2015 BEFORE ME, Connie L. Blackmore  
NOTARY PUBLIC, PERSONALLY APPEARED Peggy O'Donovan

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: Connie L. Blackmore  
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2064996  
MY COMMISSION EXPIRES: May 1, 2018  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Los Angeles

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 ....., 201...

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 ....., 201... APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 8284". IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THIS 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: ..... DATE: .....

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: ..... DATE: .....

DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

BOARD OF SUPERVISOR'S APPROVAL:

ON ....., 20...., THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION NO. ...., A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE NO. ....

FINAL MAP NO. 8284

A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON MAY 11, 2011, DOCUMENT NUMBER 2011-J179195-00, ON REEL K393, AT IMAGE 0107.

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA  
OCTOBER, 2015

VARA LAND SURVEYING  
912 COLE STREET #123  
SAN FRANCISCO, CA 94117

SHEET 2 OF 3

ASSESSOR'S BLK 0497 LOT 007A 1580 LOMBARD STREET

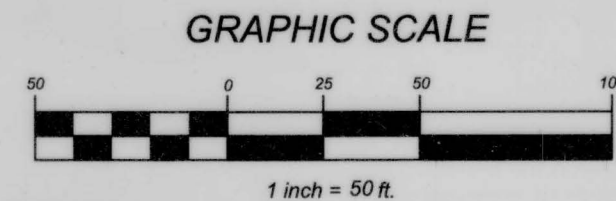




## MONUMENT LINE AND BOUNDARY CONTROL

### MAP AND DEED REFERENCES:

- GRANT DEED RECORDED ON MAY 11, 2011, UNDER DOCUMENT NUMBER 2011-J179195-00, REEL K393, IMAGE 0107, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
- MONUMENT MAP NO. 19A ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- BOOK 86 OF CONDOMINIUM MAPS, PAGES 74-76 INCLUSIVE, RECORDED APRIL 16, 2004, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
- BOOK BB OF MAPS, PAGES 188, RECORDED OCTOBER 26, 2007, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
- BOOK 103 OF CONDOMINIUM MAPS, PAGES 129-130 INCLUSIVE, RECORDED DECEMBER 12, 2007, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
- BOOK 127 OF CONDOMINIUM MAPS, PAGES 165-166 INCLUSIVE, RECORDED AUGUST 31, 2015, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.



### LEGEND:

- FOUND MONUMENT AS NOTED
- ( ) RECORD INFORMATION FOUND TO BE IN DISCREPANCY WITH MEASURED VALUES, PER REFERENCE. ALL OTHER ANGLES AND DISTANCES SHOWN HEREON ARE IN AGREEMENT WITH RECORD INFORMATION.
- CM CONDOMINIUM MAP
- M MEASURED
- N/F NOW OR FORMERLY
- OR OFFICIAL RECORDS
- PL PROPERTY LINE

### EXPEDITED CONVERSION PROJECT WITH TENANTS:

"OFFER OF LIFETIME LEASE OF RESIDENTIAL PROPERTY" RECORDED OCTOBER 26, 2015, AS DOCUMENT NUMBER 2015K149507, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

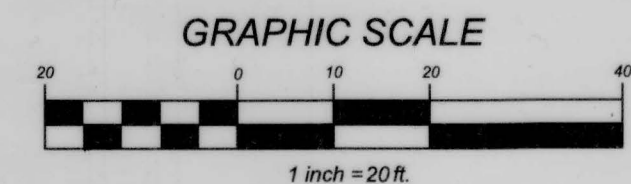
AGREEMENT TO PROVIDE LIFE TIME LEASE RECORDED DECEMBER 1, 2015, AS DOCUMENT NUMBER 2015K163069

### NOTES:

- ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- BLOCK LINES OF ASSESSOR'S BLOCK 0497 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE IDENTIFIED AS BASIS OF SURVEY. BOUNDARY SOLUTION IS BASED ON THE ANALYSIS OF BOUNDARY EVIDENCE INCLUDING A REVIEW OF DOCUMENTS AND FIELD EVIDENCE OF OCCUPATION (BUILDING CORNERS ALONG LOMBARD STREET, FENCES AND RETAINING WALLS IN SUBJECT AND ADJACENT PROPERTIES, "L" CUTS IN CURBS, FOUND TAGS OF RECORD, AND OFFICIAL CONCRETE SIDEWALKS AND CURBS ALONG ALL STREETS ADJOINING ASSESSOR'S BLOCK 0497).

**LOMBARD STREET**  
(100' WIDE)

## DETAIL



# FINAL MAP NO. 8284

## A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON MAY 11, 2011, DOCUMENT NUMBER 2011-J179195-00, ON REEL K393, AT IMAGE 0107.

CITY AND COUNTY OF SAN FRANCISCO  
SCALE AS NOTED

CALIFORNIA  
OCTOBER, 2015

VARA LAND SURVEYING  
912 COLE STREET #123  
SAN FRANCISCO, CA 94117

SHEET 3 OF 3

ASSESSOR'S BLK 0497 LOT 007A 1580 LOMBARD STREET