

OWNER'S STATEMENT

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

OWNER: BUSH STREET SF, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]
HYUN SEAN SULLIVAN, MANAGER

OWNER'S ACKNOWLEDGMENT

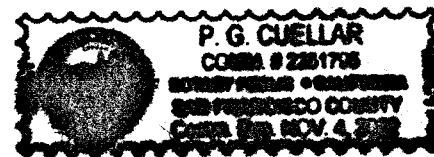
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)
ON June 25, 2019 BEFORE ME, P.G. Cuellar
A NOTARY PUBLIC, PERSONALLY APPEARED HYUN SEAN SULLIVAN

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE /THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE [Signature]



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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2261795
MY COMMISSION EXPIRES: 11-4-22
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

BENEFICIARY

MUFG UNION BANK N.A.

SIGNED: [Signature]
PRINT NAME: David Lewitter TITLE: VP

BENEFICIARY'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 Contra Costa)
ON June 14, 2019 BEFORE ME, Ann-Marie Fisher
A NOTARY PUBLIC, PERSONALLY APPEARED David Lewitter

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE /THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE [Signature]

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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2136249
MY COMMISSION EXPIRES: Dec 10, 2019
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Contra Costa

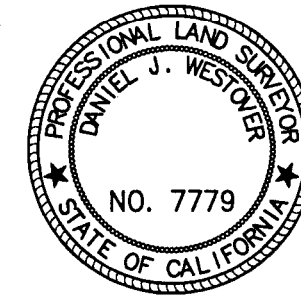
SURVEYOR'S STATEMENT

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 THE OWNER ON JANUARY 13, 2015. 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, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: [Signature]

DANIEL J. WESTOVER, L.S. 7779

DATE: 5/17/2019



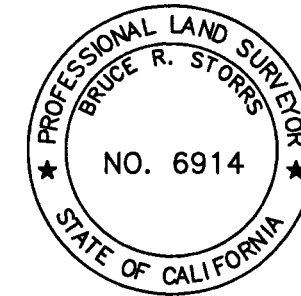
CITY AND COUNTY SURVEYOR'S STATEMENT

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 ORDINANCE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR

CITY AND COUNTY OF SAN FRANCISCO

BY: [Signature]
BRUCE R. STORRS, L.S. 6914



DATE: JULY 8 2019

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 9745".

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

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20_____,
AT _____ M. IN BOOK _____ OF CONDOMINIUM MAPS AT PAGES _____,
AT THE REQUEST OF WESTOVER SURVEYING, INC.

SIGNED _____
COUNTY RECORDER

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

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

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

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 9745

A 40 RESIDENTIAL AND 2 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MARCH 31, 2017 AS DOCUMENT NO. 2017-K428202-00, OFFICIAL RECORDS, CITY AND COUNTY OF SAN FRANCISCO, BEING A PORTION OF WESTERN ADDITION BLOCK NO. 057.

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
JUNE, 2019



336 CLAREMONT BLVD. STE 1
SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com

CONDOMINIUM 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 of forty (40) residential and two commercial (2) condominium 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 Bush Street and Fern 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.

BASIS OF SURVEY

THE BUSH STREET MONUMENT LINE PER {R2} WAS USED AS THE BASIS OF SURVEY.

FIELD SURVEY COMPLETION

THE ORIGINAL FIELD SURVEY AROUND THE BLOCK TO TIE THE MONUMENT LINES AND REFERENCE MONUMENTS WAS COMPLETED ON 01/13/2016. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATES, UNLESS OTHERWISE NOTED. THE PROPERTY MARKERS "LS-7779" WERE SET ON 01/08/2018.

GENERAL NOTES

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
3. ALL MONUMENT MARKS PER {R2} AND CURB CUTS PER {R5} WITHIN THE SUBJECT BLOCK WERE SEARCHED FOR AND IF THEY ARE NOT SHOWN ON THIS MAP THEY WERE NOT FOUND.
4. DIMENSIONS FROM PROPERTY LINES TO BUILDING CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY.
5. THE LOCATIONS FOR THE FACE OF CURB MEASUREMENTS WERE SELECTED AT UNDISTURBED AND LONG-STANDING CURBS. THESE ARE SHOWN ONLY AS SUPPORTING EVIDENCE THAT THE REESTABLISHMENT OF THE BLOCK LINES IS IN REASONABLE CONFORMANCE WITH THE OFFICIAL SIDEWALK WIDTHS PER {R4}. THESE MEASUREMENTS SHOULD NOT BE USED FOR RETRACEMENT OF THIS SURVEY.

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

UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBERS
COMMERCIAL-101	0670-066
COMMERCIAL-102	0670-067
UNITS 201-206	0670-068 THRU 0670-073
UNITS 301-306	0670-074 THRU 0670-079
UNITS 401-406	0670-080 THRU 0670-085
UNITS 501-506	0670-086 THRU 0670-091
UNITS 601-606	0670-092 THRU 0670-097
UNITS 701-706	0670-098 THRU 0670-103
UNITS 801-804	0670-104 THRU 0670-107

REFERENCES

- {R1} GRANT DEED RECORDED MARCH 31, 2017 AS DOCUMENT NO. 2017-K428202-00, OFFICIAL RECORDS, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.
- {R2} MONUMENT MAP 017 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- {R3} BLOCK DIAGRAM OF WESTERN ADDITION BLOCK 57 DATED MAY 20, 1908, FILENAME: 0670c, IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- {R4} GRADE MAP 017 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- {R5} FIELD NOTES 0670_67_06-30-15 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

RECORDED DOCUMENTS AFFECTING THIS MAP:

- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED AUGUST 27, 2014 AS DOCUMENT NO. 2014-J932476 OF OFFICIAL RECORDS AND RE-RECORDED OCTOBER 2, 2014 AS DOCUMENT NO. 2014-J957673 OF OFFICIAL RECORDS.
- THE TERMS AND CONDITIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION" RECORDED AUGUST 28, 2014 AS DOCUMENT NO. 2014-J932907 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED NOVEMBER 21, 2014 AS DOCUMENT NO. 2014-J978815 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED SEPTEMBER 19, 2016 AS DOCUMENT NO. 2016-K330763 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED OCTOBER 20, 2016 AS DOCUMENT NO. 2016-K346130 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED DECEMBER 26, 2017 AS DOCUMENT NO. 2017-K560854 OF OFFICIAL RECORDS.

FINAL MAP 9745

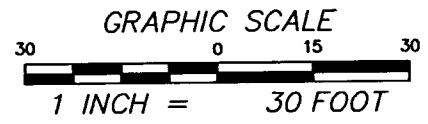
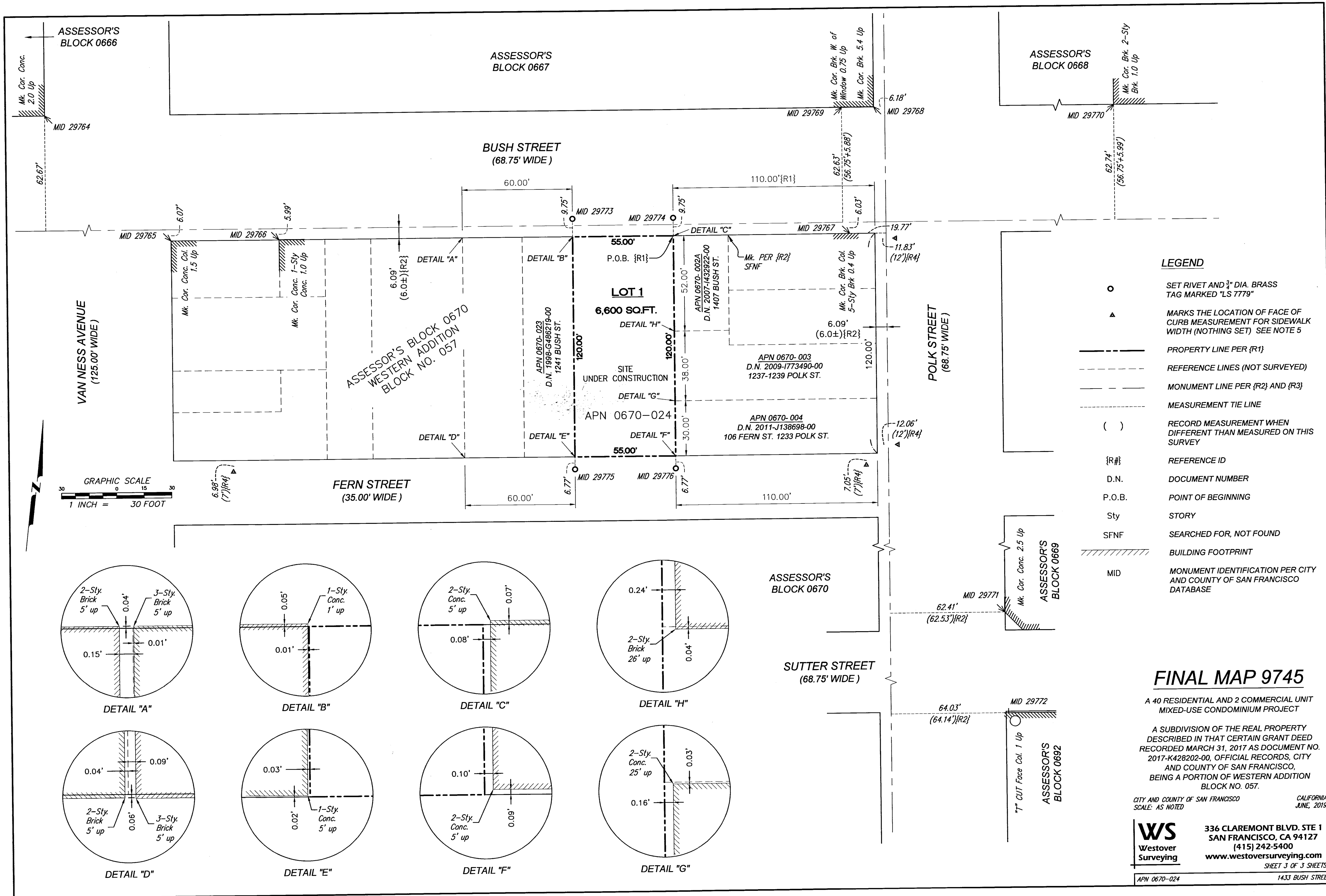
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CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA
JUNE, 2019

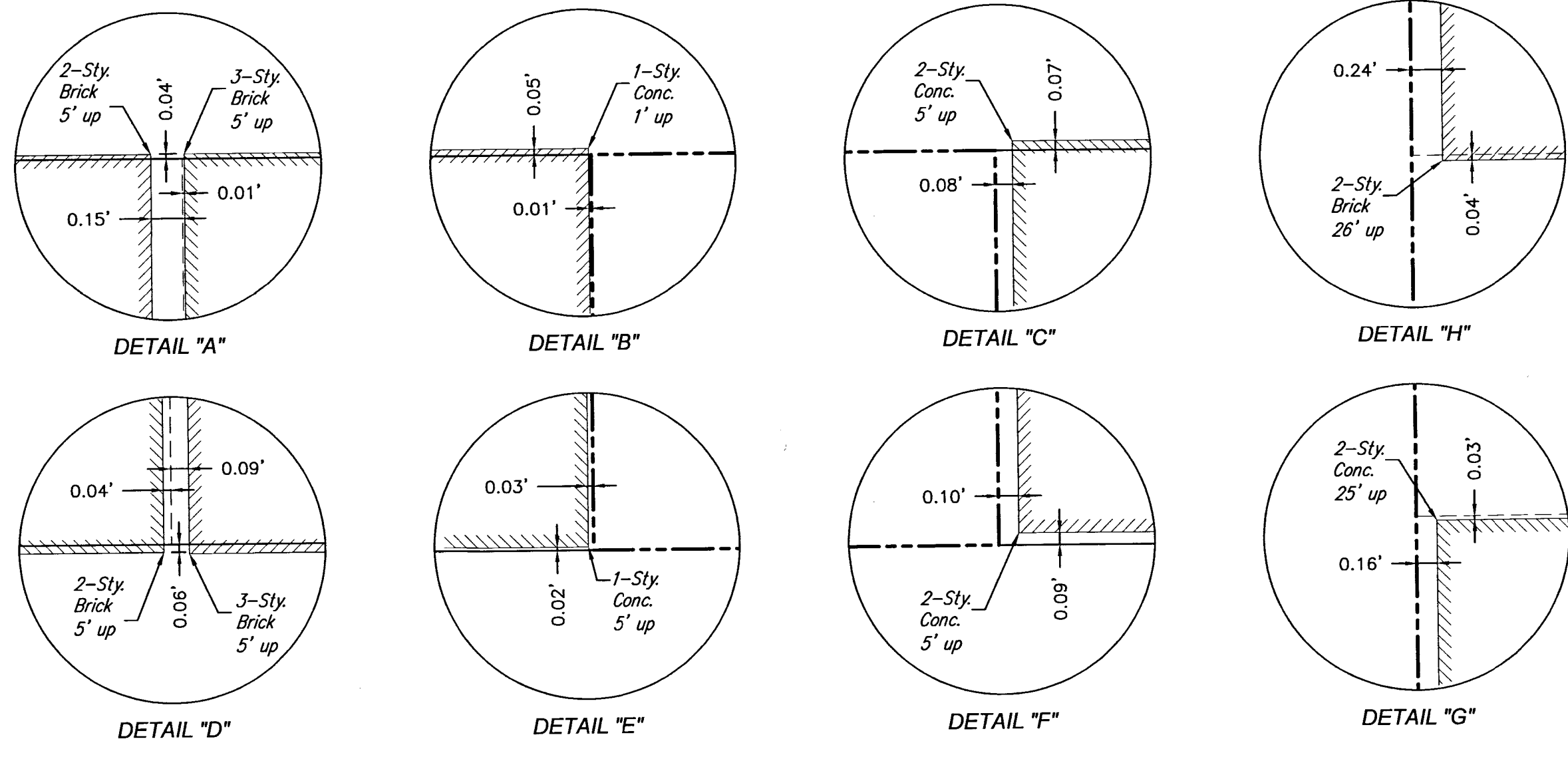


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LEGEND

- SET RIVET AND 3/4" DIA. BRASS TAG MARKED "LS 7779"
- MARKS THE LOCATION OF FACE OF CURB MEASUREMENT FOR SIDEWALK WIDTH (NOTHING SET) SEE NOTE 5
- PROPERTY LINE PER {R1}
- REFERENCE LINES (NOT SURVEYED)
- MONUMENT LINE PER {R2} AND {R3}
- MEASUREMENT TIE LINE
- () RECORD MEASUREMENT WHEN DIFFERENT THAN MEASURED ON THIS SURVEY
- {R#} REFERENCE ID
- D.N. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- Sty STORY
- SFNF SEARCHED FOR, NOT FOUND
- BUILDING FOOTPRINT
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE



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CITY AND COUNTY OF SAN FRANCISCO
SCALE: AS NOTED

CALIFORNIA
JUNE, 2019

WS
Westover
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SHEET 3 OF 3 SHEETS

APN 0670-024 1433 BUSH STREET