

OWNERS' STATEMENT:

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF THE REAL PROPERTY SUBDIVIDED AND SHOWN ON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED "FINAL MAP 9829." IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS:

Decl Dwan
2346 LOMBARD STREET, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BY: DECLAN DWAN, MANAGING PARTNER

TRUSTEE/BENEFICIARY:

Robert J. Morehead Robert J. Morehead Vice President
SIGNED PRINTED NAME TITLE & COMPANY First Republic Bank

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 September 27, 2019
BEFORE ME, Helen Dumont, NOTARY PUBLIC,
PERSONALLY APPEARED DECLAN DWAN
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 Helen Dumont
PRINTED NAME Helen Dumont

(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)

NOTARY PUBLIC COMMISSION NUMBER 2193408

MY COMMISSION EXPIRES April 23, 2021

COUNTY OF PRINCIPAL PLACE OF BUSINESS San Francisco

TRUSTEE/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 San Francisco

ON October 10, 2019

BEFORE ME, WW Sisnews, NOTARY PUBLIC,
PERSONALLY APPEARED Robert J. Morehead Jr.

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 W. Sisnews

PRINTED NAME WW Sisnews

(SEAL OPTIONAL IF THE FOLLOWING IS COMPLETED)

NOTARY PUBLIC COMMISSION NUMBER 2239691

MY COMMISSION EXPIRES May 23, 2022

COUNTY OF PRINCIPAL PLACE OF BUSINESS San Francisco

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 DECLAN DWAN, IN JULY OF 2014. 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.



DATE: OCTOBER 14, 2019

Richard L. Langford

RICHARD L. LANGFORD, P.L.S. 6895
LICENSE EXPIRATION DATE: JUNE 30, 2021

APPROVED AS TO FORM:

DENNIS J. HERRERA, 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. _____.

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 9829." 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: _____ DATE: _____
MOHAMMED NURU
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
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.

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

DATE: OCTOBER 30, 2019

Bruce R. Storrs

BRUCE R. STORRS, P.L.S. 6914



RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF
CONDOMINIUM MAPS, AT PAGES _____, AT THE REQUEST OF RICHARD L. LANGFORD, P.L.S.

SIGNED: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 9829

AN EIGHT UNIT MIXED USE CONDOMINIUM PROJECT
WITH TWO COMMERCIAL UNITS AND SIX RESIDENTIAL UNITS
A PORTION OF WESTERN ADDITION BLOCK 415
BEING THAT PARCEL DESCRIBED IN THE DEED RECORDED
ON OCTOBER 10, 2014 AS DOCUMENT 2014-J960029-00 IN THE
OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO

SEPTEMBER 2019

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (510) 530-5200
JOB#14-3204 DRAWING=3204COND.DWG

APN 0489-015, 2346 LOMBARD STREET

SHEET
1 OF 2

CHESTNUT STREET {68.75' WIDE}

LEGEND/REFERENCES

- O.R. = OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
- R1 = THAT DEED RECORDED ON OCTOBER 10, 2014 AS O.R. DOCUMENT 2014-J960029-00 4.00'
- R2 = THAT DEED RECORDED ON FEBRUARY 22, 2016 AS O.R. DOCUMENT 2016-K206385-00
- R3 = THAT DEED RECORDED ON JULY 2, 1973 AS O.R. DOCUMENT W00431, BOOK B781 O.R. PAGE 604
- R4 = THAT DEED RECORDED ON APRIL 24, 2017 AS O.R. DOCUMENT 2017-K437274-00 4.00'
- R5 = THAT DEED RECORDED ON SEPTEMBER 29, 2011 AS O.R. DOCUMENT 2011-J278781-00
- R6 = THAT DEED RECORDED ON NOVEMBER 21, 2011 AS O.R. DOCUMENT 2011-J305905-00
- BD = THE BLOCK DIAGRAM ENTITLED "W.A. BLOCK 415" DATED OCTOBER 5, 1911 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
- M31 = MONUMENT MAP 31, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
- M32 = MONUMENT MAP 32, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR
- APN = ASSESSOR'S PARCEL NUMBER (BLOCK-LOT)
- MID = MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATA BASE

SYMBOLS/LINETYPES

- = SUBJECT PROPERTY LINE
- = MONUMENT LINE
- = DIMENSION LINE
- = SET 3/4" BRASS TAG INSCRIBED "PLS 6895"
- = FOUND 1/16" BRASS PIN IN LEAD PLUG IN MONUMENT WELL
- └┐ = FOUND CUTS OF UNKNOWN ORIGIN

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 APN
101*	0489-038
102*	0489-039
201	0489-040
202	0489-041
301	0489-042
302	0489-043
401	0489-044
402	0489-045

* DENOTES COMMERCIAL UNIT

NOTES:

- ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
 - ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
 - THE DISTANCES SHOWN FROM MONUMENT LINES TO RIGHT-OF-WAY LINES REPRESENT A BOUNDARY SOLUTION BASED ON THE ANALYSIS OF BOUNDARY EVIDENCE, INCLUDING A REVIEW OF DOCUMENTS AND FIELD MEASUREMENTS TO MONUMENTS AND IMPROVEMENTS.
 - THE BASIS OF BEARINGS IS THE MONUMENT LINE IN LOMBARD STREET, TAKEN TO BE DUE EAST (ASSUMED).
 - THIS SURVEY SHOWS MONUMENTS OF RECORD OR NON-RECORD CONSISTENT WITH THE PURPOSE OF THE SURVEY.
- () = RECORD/FILED INFORMATION FOUND TO BE IN DISCREPANCY WITH MEASURED VALUES. ALL OTHER ANGLES AND DISTANCES SHOWN HEREON HAVE BEEN VERIFIED BY MEASUREMENTS IN THE FIELD AND ARE NOT FOUND TO BE IN DISCREPANCY WITH RELEVANT RECORD INFORMATION.
- { } = RECORD/FILED INFORMATION SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION SHOWN FOR REFERENCE.

GENERAL NOTES:

- 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 DWELLING UNITS AND TWO COMMERCIAL UNITS.
- 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.
- 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:
 - ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
 - 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.
- 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.
- 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.
- BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER ~~BROADWAY~~ LOMBARD 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).
- 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.

FINAL MAP 9829

AN EIGHT UNIT MIXED USE CONDOMINIUM PROJECT WITH TWO COMMERCIAL UNITS AND SIX RESIDENTIAL UNITS A PORTION OF WESTERN ADDITION BLOCK 415 BEING THAT PARCEL DESCRIBED IN THE DEED RECORDED ON OCTOBER 10, 2014 AS DOCUMENT 2014-J960029-00 IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO

SEPTEMBER 2019

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (510) 530-5200
JOB#14-3204 DRAWING=3204COND.DWG

SHEET
2 OF 2

APN 0489-015, 2346 LOMBARD STREET

FIELD SURVEY COMPLETION:

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON OCTOBER 12, 2017. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

CORNER 1-STORY FRAME BUILDING ON PROPERTY LINE AT 5 FEET UP 0.1' NORTH OF PROPERTY CORNER

CORNER 3-STORY STUCCO BUILDING ON PROPERTY LINE AT 5 FEET UP 0.2' NORTH OF PROPERTY CORNER

CORNER 2-STORY FRAME BUILDING STUCCO BUILDING EXTENDED 0.1' SOUTH OF PROPERTY CORNER AT 5 FEET UP

POINT OF BEGINNING 192.50' EASTERLY OF SCOTT STREET

GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FEET

LOMBARD STREET {100' WIDE}

EAST 482.12' MONUMENT LINE TO MONUMENT LINE {482.12' M31}
MONUMENT LINE AS SHOWN ON M31 - BASIS OF BEARINGS - ASSUMED EAST