

**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: LOMBARD STREET PARTNERS, LLC, A DELAWARE 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 12/7/19 BEFORE ME, Matthew O. Valera

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.: 2135825  
MY COMMISSION EXPIRES: January 3, 2020  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Alameda

**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 November 27, 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: December 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: 11-20-2019



**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: DECEMBER 6 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 9984".

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 9984**

A 43 RESIDENTIAL AND 4 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 16, 2018 AS DOCUMENT NUMBER 2018-639391-00, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO.

ALSO BEING A PORTION OF WESTERN ADDITION BLOCK NO. 473

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA DEC., 2019

**WS**  
Westover  
Surveying  
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-three (43) residential and four (4) commercial 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 Lombard Street and Divisadero 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 DIVISADERO STREET MONUMENT LINE PER (R2) WAS USED AS THE BASIS OF SURVEY.

**FIELD SURVEY COMPLETION**

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 12/5/2018. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

**GENERAL NOTES**

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
3. DIMENSIONS FROM BUILDING CORNERS TO PROPERTY LINES OR REFERENCE LINES ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY.
4. ALL CURB CUTS AND TAGS PER REFERENCES AND ALL MONUMENT MARKS PER (R2) WITHIN THE SUBJECT BLOCK WERE SEARCHED FOR AND IF THEY ARE NOT SHOWN ON THIS MAP THEY WERE NOT FOUND.

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

UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBERS
2444 LOMBARD ST.	0936-023
2446 LOMBARD ST.	0936-024
2450 LOMBARD ST.	0936-025
2452 LOMBARD ST.	0936-026
3226 DIVISADERO ST.	0936-041
3228 DIVISADERO ST.	0936-056
UNITS 201-214	0936-027 THRU 0936-040
UNITS 301-314	0936-042 THRU 0936-055
UNITS 401-413	0936-057 THRU 0936-069

**RECORDED DOCUMENTS AFFECTING THIS MAP:**

- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED 11/1/2018 AS DOCUMENT NO. 2018-K690517-00 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED 3/26/2018 AS DOCUMENT NO. 2018-K594260-00 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED 1/10/2018 AS DOCUMENT NO. 2018-K565390-00 OF OFFICIAL RECORDS.

**FINAL MAP 9984**

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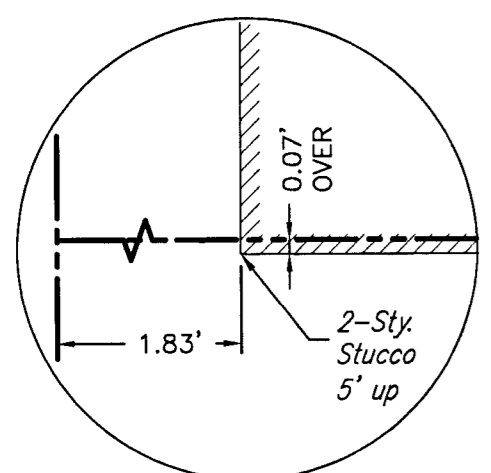
ALSO BEING A PORTION OF WESTERN ADDITION BLOCK NO. 473

CITY AND COUNTY OF SAN FRANCISCO

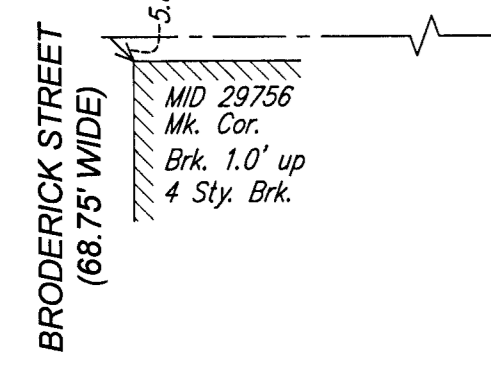
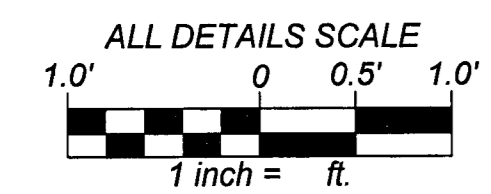
CALIFORNIA  
DEC., 2019



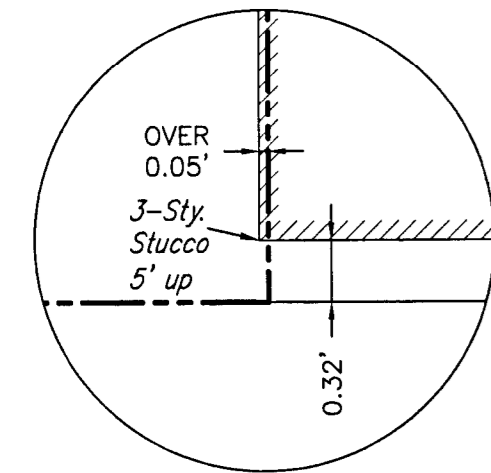
336 CLAREMONT BLVD. STE 1  
SAN FRANCISCO, CA 94127  
(415) 242-5400  
www.westoversurveying.com



DETAIL "A"

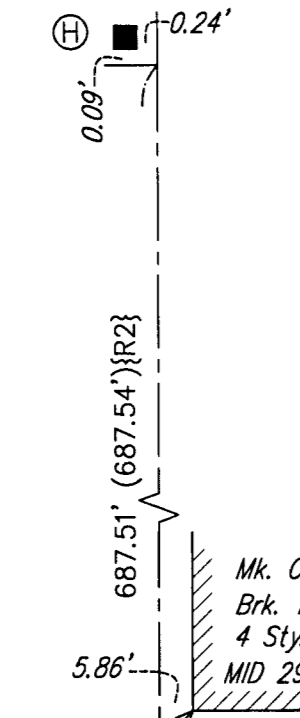


DETAIL "B"



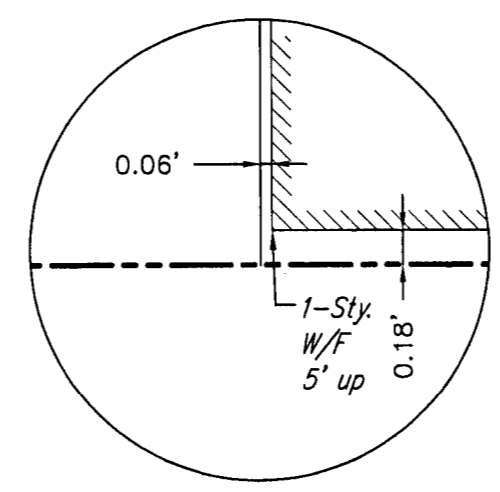
DETAIL "C"

BAY STREET  
(68.75' WIDE)

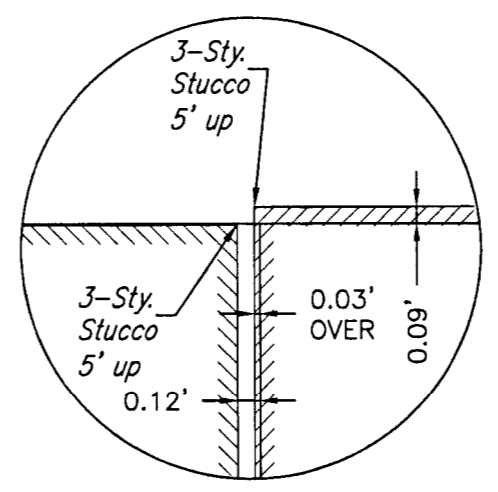


**REFERENCES**

- {R1} GRANT DEED RECORDED JULY 16, 2018 AS DOCUMENT NUMBER 2018-K639391-00, RO,CCSF.
- {R2} MONUMENT MAPS NO. 031, 033 & 034 ON FILE IN SO,CCSF.
- {R3} BLOCK DIAGRAM OF WESTERN ADDITION BLOCK NO. 473, UNDATED, FILE NO. 0936a, SO,CCSF.
- {R4} PARCEL MAP FILED 8/12/1998 IN BOOK 43 OF PARCEL MAPS AT PAGES 196-197, RO,CCSF.
- {R5} PARCEL MAP FILED 9/27/2019 IN BOOK 136 OF CONDOMINIUM MAPS AT PAGES 177-179, RO,CCSF.



DETAIL "E"



DETAIL "F"

**MID LEGEND**

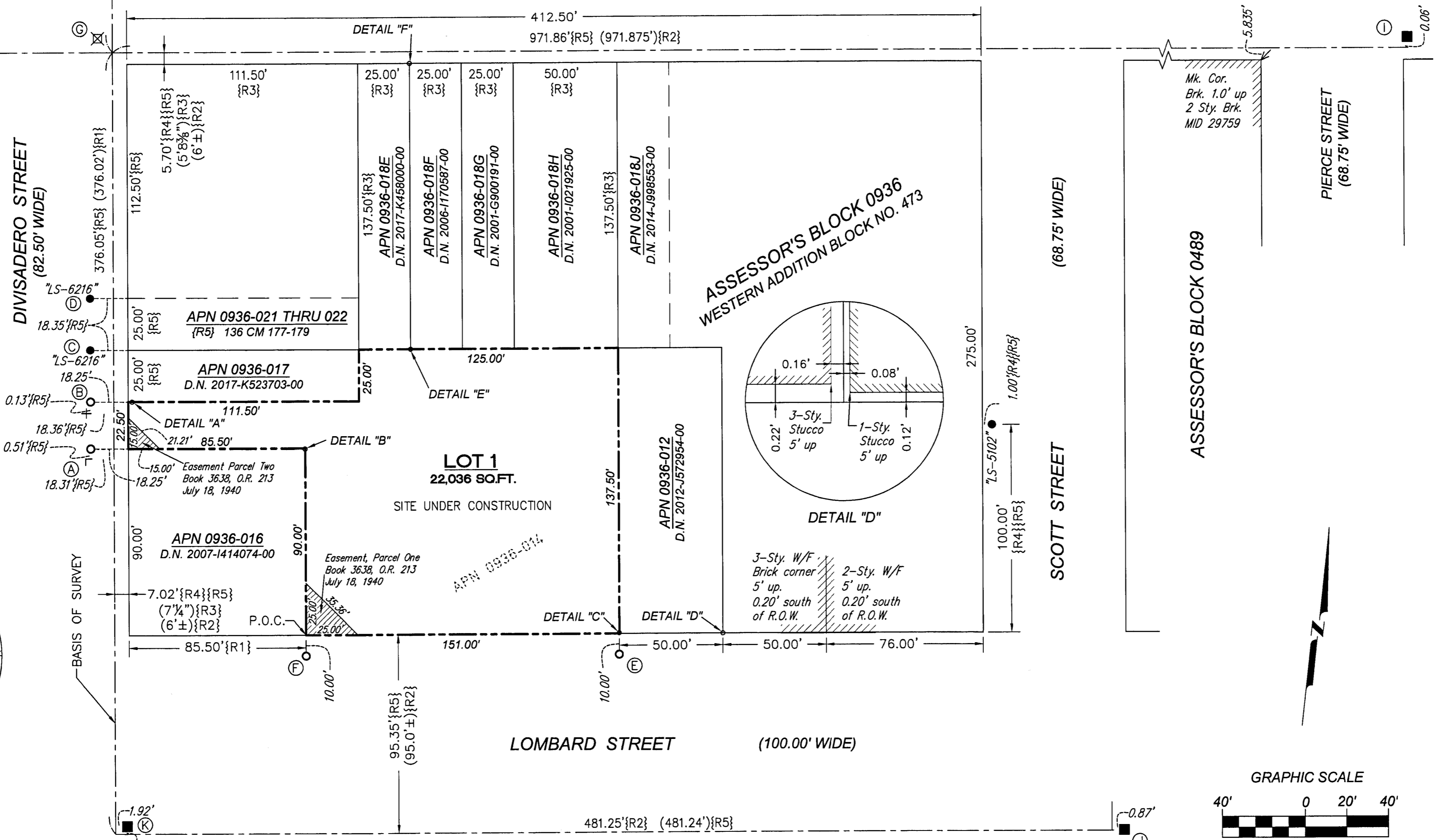
- (A) =MID 33589
- (B) =MID 33580
- (C) =MID 29761
- (D) =MID 29762
- (E) =MID 33591
- (F) =MID 33590
- (G) =MID 18115
- (H) =MID 18110
- (I) =MID 18118
- (J) =MID 18112
- (K) =MID 18113

**LEGEND**

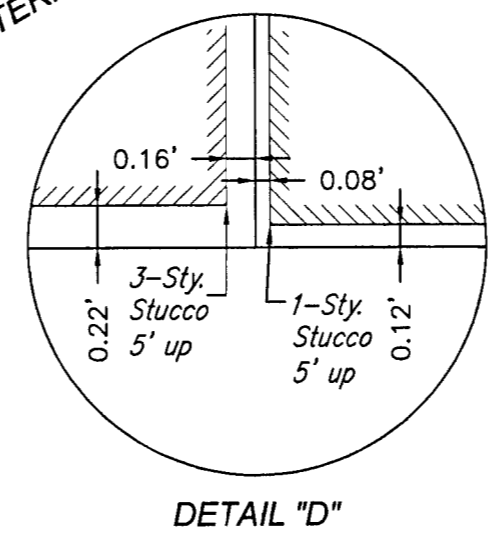
- FOUND STONE MONUMENT WITH LEAD PLUG AND BRASS TACK
- ⊗ MONUMENT PER {R2}, SEARCHED NOT FOUND
- FOUND 3/8" DIA. BRASS TAG AND NAIL PER REFERENCE AS NOTED
- SET RIVET AND 3/8" DIA. BRASS TAG MARKED "LS 7779"
- ┌ FOUND "L" CUT IN CURB, PER {R5}
- + FOUND "+" CUT IN CURB, PER {R5}
- PROPERTY LINE
- - - REFERENCE LINES (NOT SURVEYED)
- - - MONUMENT LINE
- - - MEASUREMENT TIE LINE
- ( ) RECORD MEASUREMENT WHEN DIFFERENT THAN MEASURED ON THIS SURVEY
- {R#} REFERENCE ID
- RO,CCSF RECORDER'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO
- SO,CCSF SURVEYOR'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO
- APN ASSESSORS PARCEL NUMBER
- D.N. DOCUMENT NUMBER
- P.O.C. POINT OF COMMENCEMENT
- Sty STORY
- W/F WOOD FRAME
- R.O.W. RIGHT OF WAY
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- ▨ BUILDING FOOTPRINT

ASSESSOR'S BLOCK 0929

CHESTNUT STREET (68.75' WIDE)



ASSESSOR'S BLOCK 0936  
WESTERN ADDITION BLOCK NO. 473

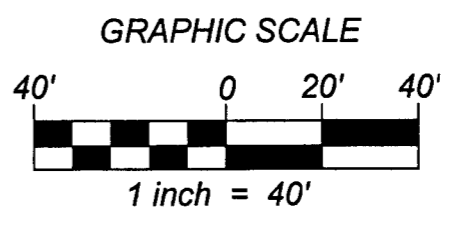


DETAIL "D"

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CITY AND COUNTY OF SAN FRANCISCO SCALE: AS SHOWN CALIFORNIA DEC. 2019



**WS**  
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SHEET 3 OF 3 SHEETS