

**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: 939 KANSAS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
BY: EA CAPITAL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: [Signature]  
NAME: LUCAS EASTWOOD  
TITLE: MANAGER

BY: [Signature]  
NAME: NATASHA SADEGHI ALTMAN  
TITLE: MANAGING MEMBER

BENEFICIARY: TECHNOLOGY CREDIT UNION

BY: [Signature]  
NAME: HANNA BUI  
TITLE: V.P. NOTE DEPARTMENT 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 October 17 2022 BEFORE ME, LISA BAVISTA, A NOTARY PUBLIC, PERSONALLY APPEARED LUCAS EASTWOOD, NATASHA SADEGHI ALTMAN 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 CA COMMISSION NO.: 2330800

MY COMMISSION EXPIRES: 07/24/2024

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

**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 18 2022 BEFORE ME, Lisa Bavista, A NOTARY PUBLIC, PERSONALLY APPEARED Hanna Bui 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 CA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: [Signature]

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2330800

MY COMMISSION EXPIRES: 07/24/2024

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

**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 11009".

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: [Signature] DATE: 11/07/2022

CARLA SHORT  
INTERIM DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**APPROVED AS TO FORM:**

DAVID CHIU, CITY ATTORNEY

BY: \_\_\_\_\_

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. \_\_\_\_\_.

**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.

KATHARINE S. ANDERSON, PLS 8499  
CITY AND COUNTY SURVEYOR, CITY AND COUNTY OF SAN FRANCISCO

BY: [Signature] DATE: 11/1/2022



**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 939 KANSAS, LLC ON JANUARY 8, 2021. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE SEPTEMBER 2024 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: [Signature] DATE: 10-19-2022

BENJAMIN B. RON  
PLS No. 5015



**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

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 11009**

8 RESIDENTIAL UNIT CONDOMINIUM PROJECT,  
4 LOTS BEING 2 RESIDENTIAL CONDOMINIUMS,  
BEING A MERGER AND SUBDIVISION OF THAT CERTAIN REAL  
PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED  
RECORDED JUNE 25, 2019,  
DOCUMENT NO. 2019-K786296 (PARCELS TWO THROUGH FIVE)  
OFFICIAL RECORDS

BEING A PORTION OF POTRERO NUEVO BLOCK 143  
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 2022

SHEET 1 OF 3

APN 4094-045 THRU 048

923-937 KANSAS STREET





**LEGEND**

APN	ASSESSOR'S PARCEL NUMBER	■	FOUND BRASS PIN IN LEAD PLUG IN MONUMENT WELL
BLDG.	BUILDING	+	FOUND CROSS CUT MONUMENT REFERENCE POINT PER [2]
CALC.	CALCULATED	⊙	NAIL IN 3/4" BRASS TAG STAMPED PLS 5015 (TO BE SET)
CM	CONDOMINIUM MAP	—	PROPERTY LINE
MEAS.	MEASURED	—	LOT LINE/RIGHT OF WAY LINE
MID	MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE SEARCHED FOR NOT FOUND	—	CITY MONUMENT LINE

**MAP REFERENCES:**

- [1] CITY OF SAN FRANCISCO MONUMENT MAP NO. 289 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [2] CORNER RECORD AB 4093 LOT 064B DATED JANUARY 4, 2011 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [3] CORNER RECORD 19090 DATED JUNE 23, 2015 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [4] PARCEL MAP FILED JUNE 27, 1990 IN BOOK 40 OF PARCEL MAPS, PAGE 35, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [5] MAP FILED SEPTEMBER 26, 1990 IN BOOK 31 OF CONDOMINIUM MAPS, PAGES 190 TO 192 INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [6] MAP FILED OCTOBER 26, 1990 IN BOOK 31 OF CONDOMINIUM MAPS, PAGES 193 TO 195 INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [7] PARCEL MAP FILED OCTOBER 4, 1999 IN BOOK 60 OF CONDOMINIUM MAPS, PAGES 194 THRU 198 INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [8] PARCEL MAP NO. 5876 FILED APRIL 29, 2010 IN BOOK 113 OF CONDOMINIUM MAPS, PAGES 95 AND 96, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [9] RECORD OF SURVEY 7990 FILED JANUARY 17, 2014 IN BOOK EE OF SURVEY MAPS, PAGE 134, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- [10] PARCEL MAP NO. 8761 FILED JULY 27, 2016 IN BOOK 130 OF CONDOMINIUM MAPS, PAGES 3 AND 4, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

**FIELD SURVEY COMPLETION:**

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 3/21/2022. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

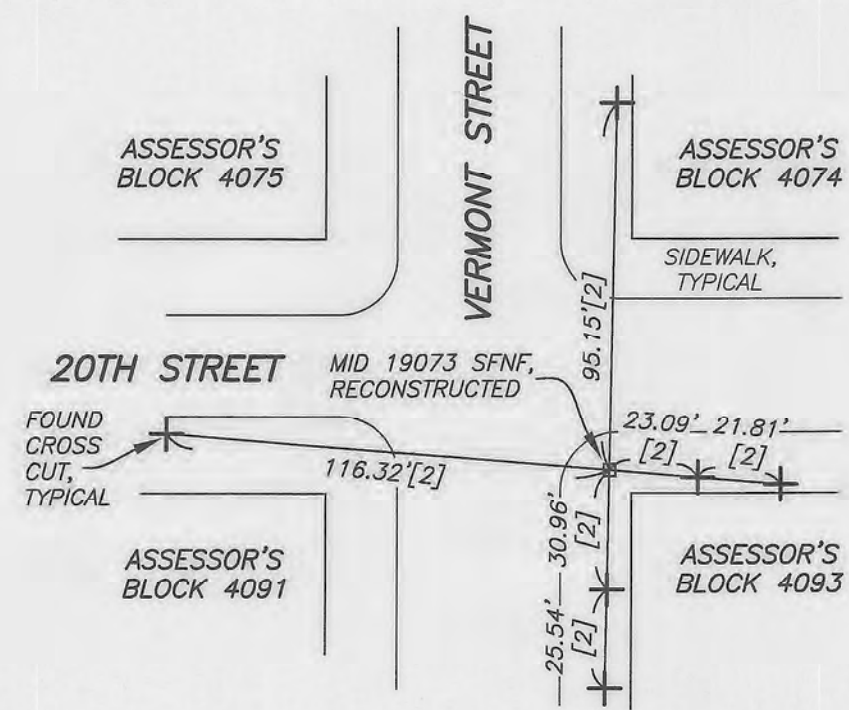
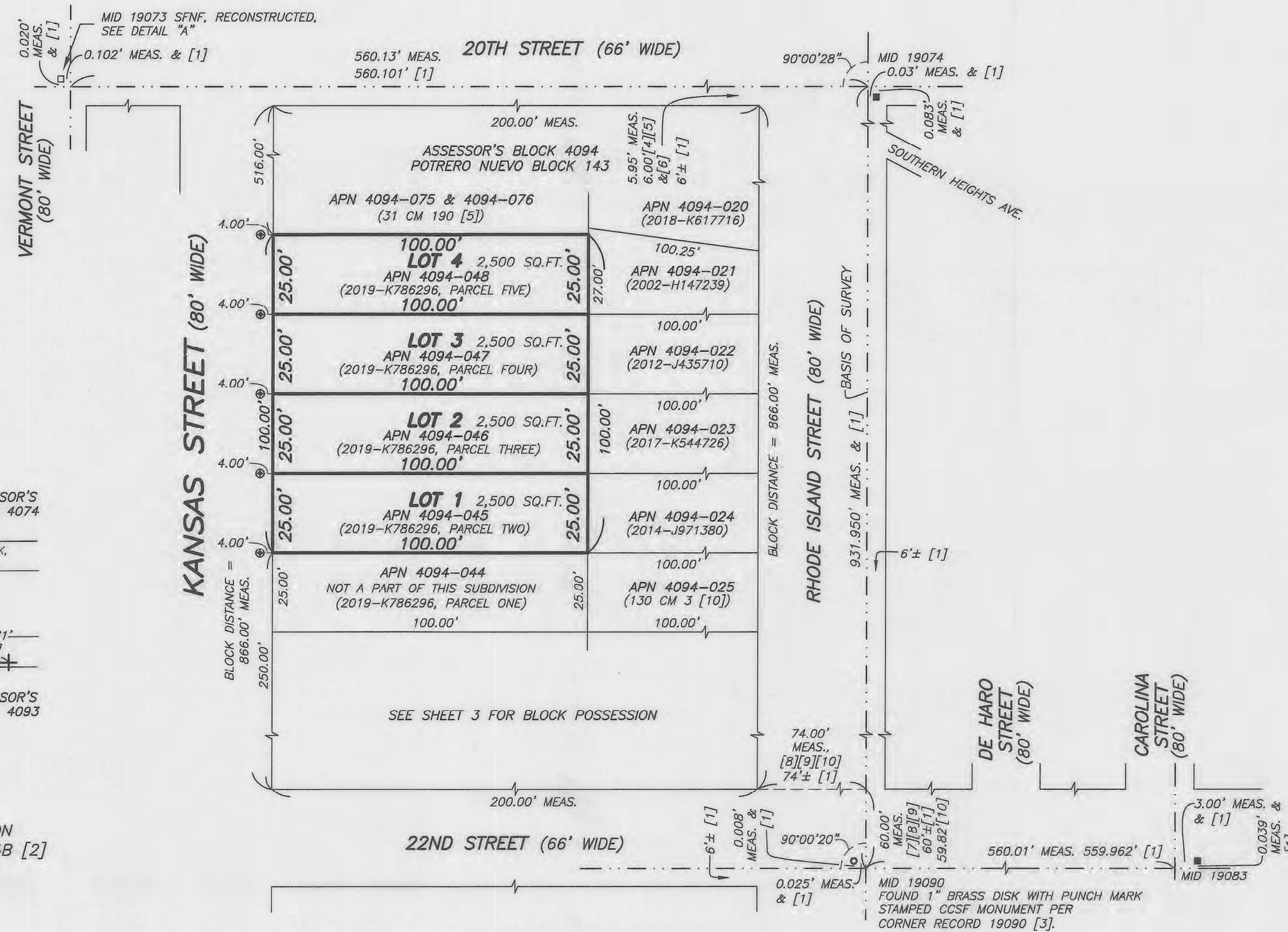
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**MARTIN M. RON ASSOCIATES, INC.**  
Land Surveyors  
859 Harrison Street, Suite 200  
San Francisco California

OCTOBER 2022 SCALE: 1"=30' SHEET 2 OF 3  
APN 4094-045 THRU 048 923-937 KANSAS STREET



**DETAIL "A"**  
RECONSTRUCTION OF MONUMENT LOCATION  
PER CORNER RECORD AB 4093 LOT 064B [2]  
SCALE 1"=50'

**CONDOMINIUM 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 2 DWELLING UNITS WITHIN EACH OF LOTS 1 THROUGH 4.
- 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 KANSAS 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).

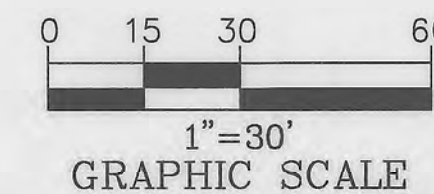
- g) SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM/ONTO ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES 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 CITY MONUMENT LINE ON RHODE ISLAND STREET AS SHOWN HEREON IS THE BASIS OF SURVEY. SEE MAP REFERENCE [1].

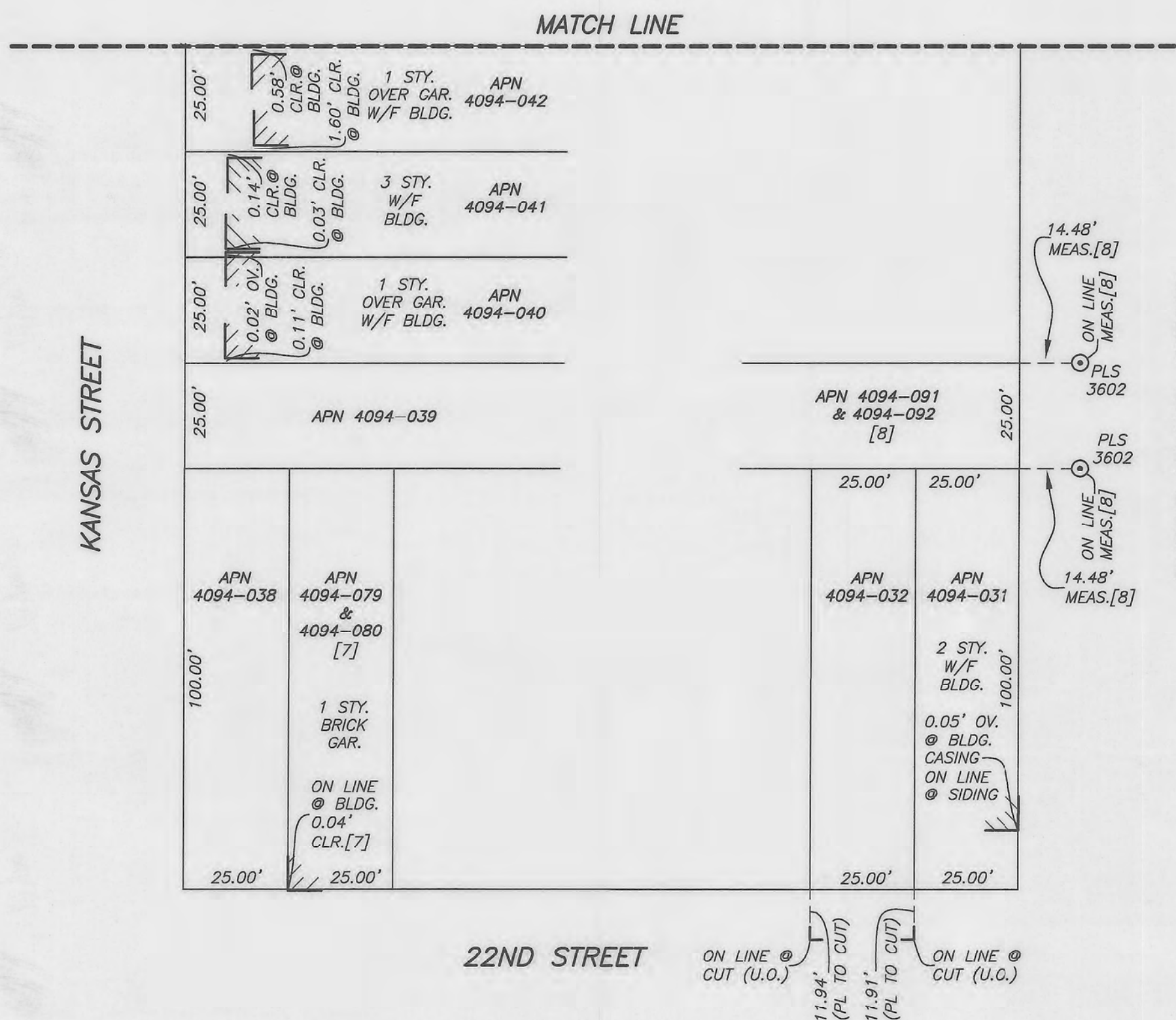
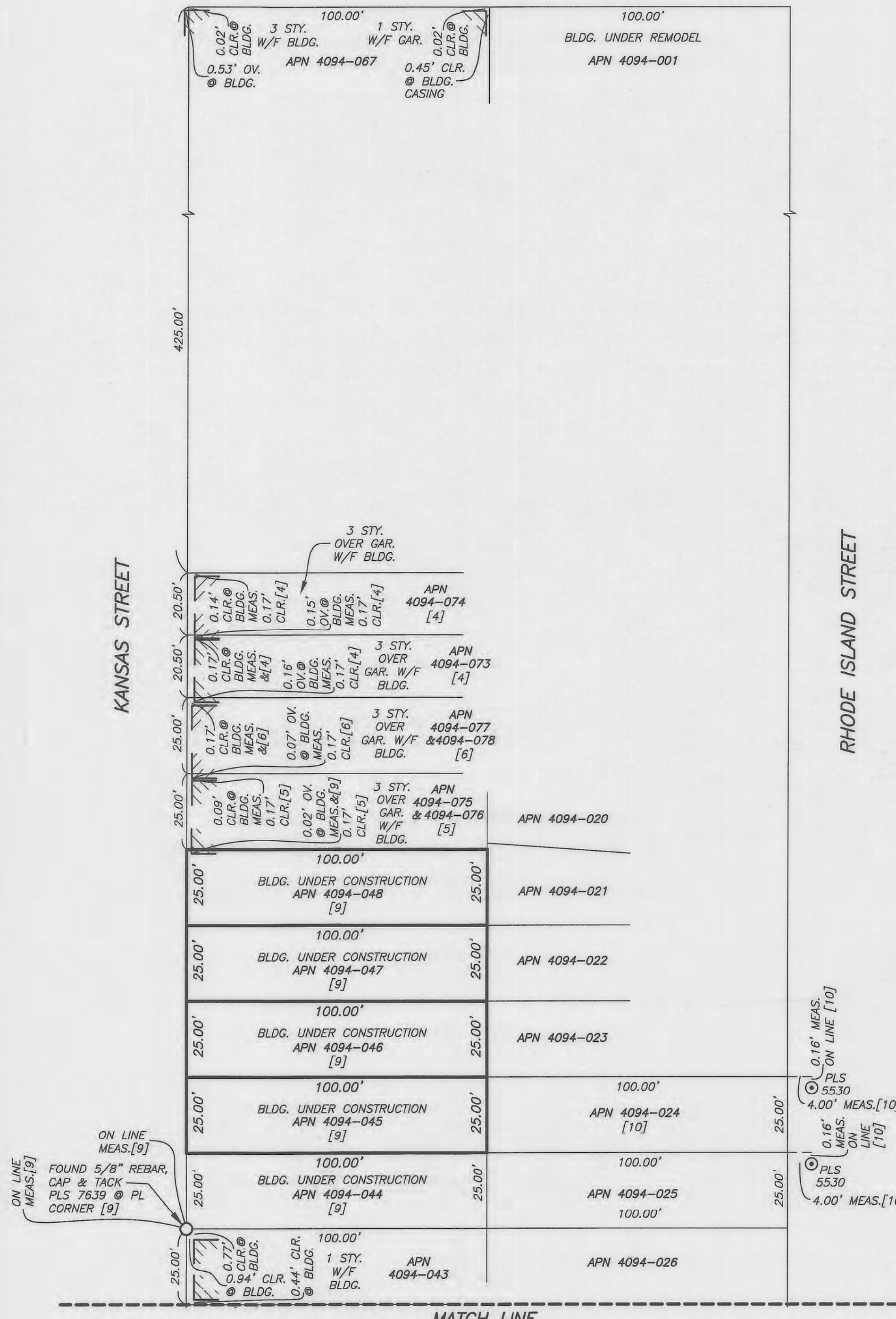
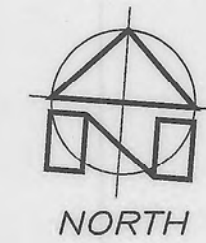
**NOTES:**

- 1. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
- 2. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- 3. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
- 4. ALL SURVEY POINTS REFERENCING PROPERTY LINES PER MAP REFERENCE ITEMS 2 THRU 10 THAT ARE NOT SHOWN HEREON WERE SEARCHED FOR AND NOT FOUND.





20TH STREET



**POSSESSION DETAIL**

**LEGEND**

- APN ASSESSOR'S PARCEL NUMBER
- BLDG. BUILDING
- STY. STORY
- W/F WOOD FRAME
- GAR. GARAGE
- CLR. CLEAR OF PROPERTY LINE
- MEAS. MEASURED
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- U.O. UNKNOWN ORIGIN
- OV. OVER PROPERTY LINE
- PL PROPERTY LINE
- SFNF SEARCHED FOR NOT FOUND
- FOUND NAIL IN 3/4" BRASS TAG AS NOTED
- └ FOUND CUT IN CURB OF UNKNOWN ORIGIN
- PROPERTY LINE
- LOT LINE/ RIGHT OF WAY LINE
- ▨ BUILDING LINE

**NOTES:**

1. LOCATION OF BUILDING CORNERS TO PROPERTY LINES SHOWN HEREON ARE TAKEN 5 FEET± UP UNLESS OTHERWISE NOTED.
2. LOCATION OF LOT LINES THAT ARE NOT THE SUBJECT PROPERTY AND BUILDING LOCATIONS IN RELATION TO THOSE LOT LINES AS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT MEANT TO BE A SURVEY OF THOSE LOTS. LOTS DIMENSIONS ARE TAKEN FROM VESTING DEED LEGAL DESCRIPTIONS OR FROM RECORDED MAPS.

**ASSESSOR'S PARCEL NUMBERS FOR PROPOSED CONDOMINIUM UNITS**

LOT NO.	CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
LOT 1	935 AND 937	APN 4094-112 AND 113
LOT 2	931 AND 933	APN 4094-114 AND 115
LOT 3	927 AND 929	APN 4094-116 AND 117
LOT 4	923 AND 925	APN 4094-118 AND 119

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

**FINAL MAP 11009**

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