

**OWNER'S & BENEFICIARY'S STATEMENT**

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF SECURITY INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP, THAT WE ARE THE ONLY PERSONS HAVING RECORD TITLE INTEREST IN THE SUBDIVIDED PROPERTY WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO THE PROPERTY, AND THAT WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER: 350 SAN JOSE AVE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature]  
James Nunemacher, it's Managing Member

BENEFICIARY: AVIDBANK

SIGNED: [Signature]  
PRINT NAME: FERGAL O'BOYE TITLE: EVP

**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 July 23, 2024 BEFORE ME, Jose Ramiro Torres Herrera  
A NOTARY PUBLIC, PERSONALLY APPEARED James George NUNEMACHER.

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.: 2484831  
MY COMMISSION EXPIRES: MARCH 19, 2028  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: NAMEDA

**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 July 26, 2024 BEFORE ME, DYLAN SIDDIQUI  
A NOTARY PUBLIC, PERSONALLY APPEARED FERGAL O'BOYE.

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.: 2436261  
MY COMMISSION EXPIRES: FEB. 25, 2027  
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 JAMES NUNEMACHER ON JANUARY 10, 2020. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED 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]

DANIEL J. WESTOVER, L.S. 7779

DATE: 1/22/24



**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 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 HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

WILLIAM E. BLACKWELL JR., PLS 8251  
ACTING CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO

BY: [Signature]

DATE: 9/27/24



**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 12104".

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 FINAL 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 1<sup>th</sup> DAY OF October, 2024.  
BY ORDER NO. 211038

BY: [Signature] for \_\_\_\_\_ DATE: 10/8/2024

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

**APPROVED AS TO FORM**

DAVID CHIU, 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 No. 12104**

A TWO LOT VERTICAL SUBDIVISION WITH LOT 1 BEING AN EIGHT UNIT RESIDENTIAL CONDOMINIUM PROJECT.

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED NOVEMBER 15, 2017 AS DOCUMENT NUMBER 2017-K538258-00, OFFICIAL RECORDS, BEING A PART OF HORNER'S ADDITION BLOCK NO. 6.

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA  
JULY, 2024



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

SHEET 1 OF 5 SHEETS

APN : 6532-010A

350 San Jose Ave

25TH STREET (64' WIDE)

55.01'

MID 29893  
4 Sty. Brk.  
Mk. Cor. 2nd  
Brk. Up

**REFERENCES**

- {R1} - GRANT DEED RECORDED NOV. 15, 2017 AS DN 2017-K538258-00, RO,CCSF.
- {R2} - QUITCLAIM DEED DATED APRIL 29, 1953, RECORDED MAY 1, 1953, IN BOOK 6146 OF OFFICIAL RECORDS, AT PAGE 230, RO,CCSF.
- {R3} - MONUMENT MAPS 256 & 264 ON FILE SO,CCSF
- {R4} - BLOCK DIAGRAM OF ASSESSOR'S NOS. 6531 - 6532, MISSION 184 & H.A. BLKS. 6 & 7 SURVEYED BY E.A. BURKE, OCT, 22, 1910.
- {R5} - PARCEL MAP OF 326 - 328 SAN JOSE AVENUE FILED MARCH 3, 2006 IN BOOK 93 CM, PAGES 106-109, RO,CCSF.
- {R6} - FINAL MAP 7827 FILED SEPT. 17, 2015 IN BOOK 127 CM, PAGES 206-208, RO,CCSF.
- {R7} - GRADE MAP 256 ON FILE SO,CCSF

**GENERAL NOTES**

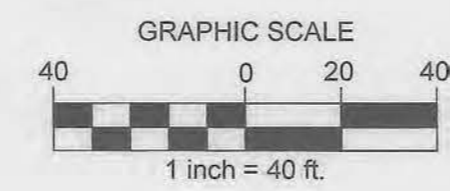
1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
3. DIMENSIONS FROM BUILDING CORNERS TO PROPERTY LINES OR REFERENCE LINES ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY.
4. ALL CURB CUTS AND TAGS PER REFERENCES AND ALL MONUMENT MARKS PER {R3} WITHIN THE PORTION OF THE BLOCK SHOWN HEREON WERE SEARCHED FOR AND IF THEY ARE NOT SHOWN ON THIS MAP THEY WERE NOT FOUND.

**BASIS OF SURVEY**

THE MONUMENT LINES WERE ESTABLISHED BY RECORD OFFSET MEASUREMENTS FROM FOUND MONUMENTS AS SHOWN ON MONUMENT MAPS {R3}. THE 26TH STREET MONUMENT LINE WAS USED AS THE BASIS OF SURVEY. RECORD OFFSET DIMENSIONS PER {R4} WERE USED TO ESTABLISH THE EASTERLY LINE OF GUERRERO AND THE NORTHERLY LINE OF 26TH. THE SUBJECT PARCEL WAS ESTABLISHED BY RECORD LOT DIMENSIONS PER DEED {R1}.

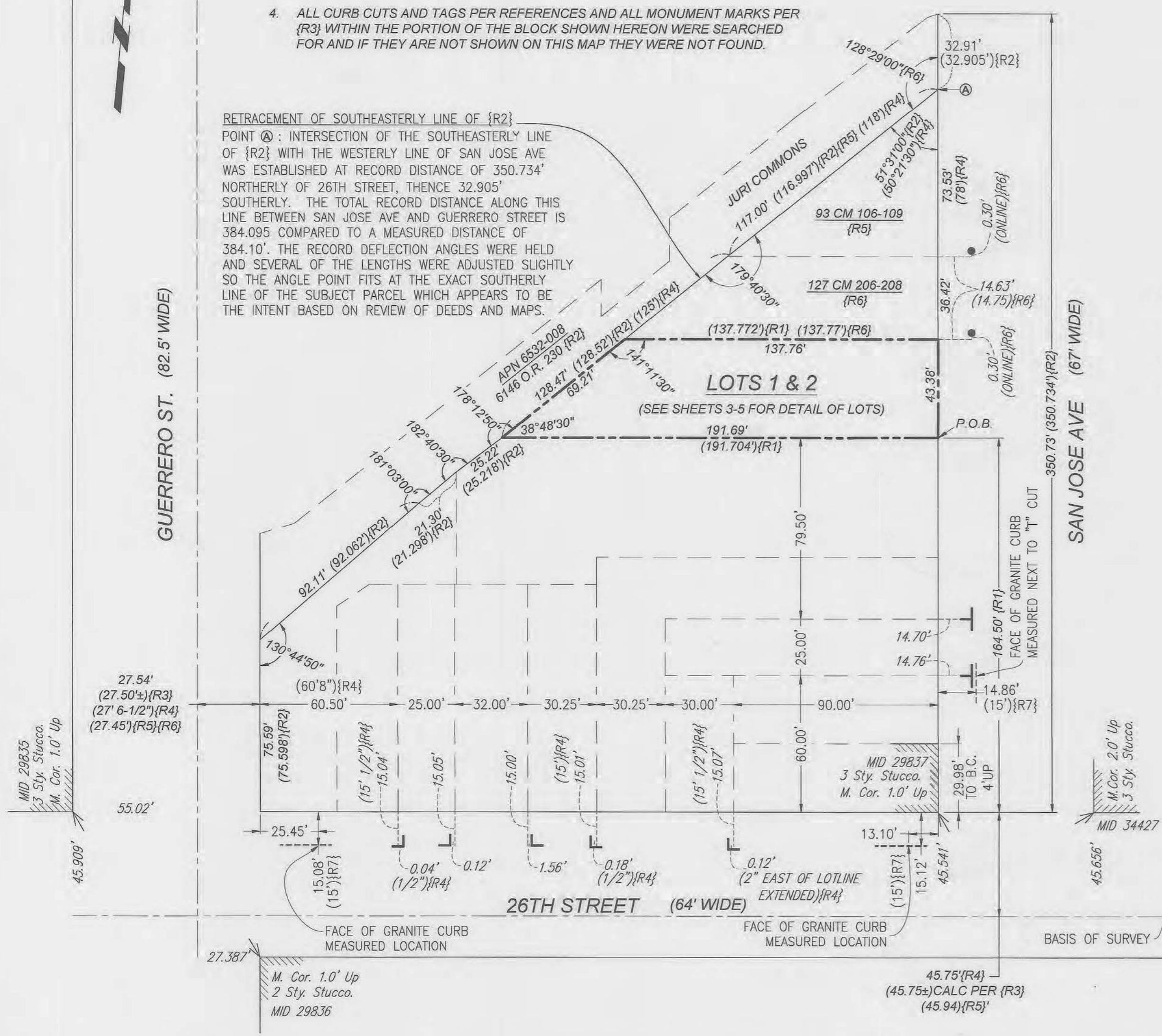
THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

LOT 1	6532-065
LOT 2	6532-066
UNIT #5	6532-067
UNIT #6	6532-068
UNIT #7	6532-069
UNIT #8	6532-070
UNIT #9	6532-071
UNIT #10	6532-072
UNIT #11	6532-073
UNIT #12	6532-074



RETRACEMENT OF SOUTHEASTERLY LINE OF {R2}

POINT A: INTERSECTION OF THE SOUTHEASTERLY LINE OF {R2} WITH THE WESTERLY LINE OF SAN JOSE AVE WAS ESTABLISHED AT RECORD DISTANCE OF 350.734' NORTHERLY OF 26TH STREET, THENCE 32.905' SOUTHERLY. THE TOTAL RECORD DISTANCE ALONG THIS LINE BETWEEN SAN JOSE AVE AND GUERRERO STREET IS 384.095 COMPARED TO A MEASURED DISTANCE OF 384.10'. THE RECORD DEFLECTION ANGLES WERE HELD AND SEVERAL OF THE LENGTHS WERE ADJUSTED SLIGHTLY SO THE ANGLE POINT FITS AT THE EXACT SOUTHERLY LINE OF THE SUBJECT PARCEL WHICH APPEARS TO BE THE INTENT BASED ON REVIEW OF DEEDS AND MAPS.



**LEGEND**

- FOUND NAIL & 3/4" BRASS TAG MARKED "LS 6895" PER {R6} IN GRANITE CURB
- ┌ FOUND "L" CUT IN CONCRETE OR GRANITE CURB, UNKNOWN ORIGIN UNLESS OTHERWISE NOTED
- └ FOUND "T" CUT IN CONCRETE OR GRANITE CURB, UNKNOWN ORIGIN UNLESS OTHERWISE NOTED
- PROPERTY LINE SURVEYED
- MONUMENT LINE
- REFERENCE LINE (NOT SURVEYED)
- /// BUILDING LINE
- ( ) RECORD MEASUREMENT WHEN DIFFERENT THAN MEASURED ON THIS SURVEY
- {R#} REFERENCE DOCUMENT
- RO,CCSF RECORDER'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO
- SO,CCSF SURVEYOR'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO
- DN DOCUMENT NUMBER
- CM CONDOMINIUM MAP
- APN ASSESSORS PARCEL NUMBER
- P.O.B. POINT OF BEGINNING
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- Sty STORY
- Conc CONCRETE
- B.C. BUILDING CORNER

**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 eight (8) dwelling 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 San Jose Avenue 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.

**FIELD SURVEY COMPLETION**

THE FIELD SURVEY WAS COMPLETED ON 1/31/2023. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

**FINAL MAP No. 12104**

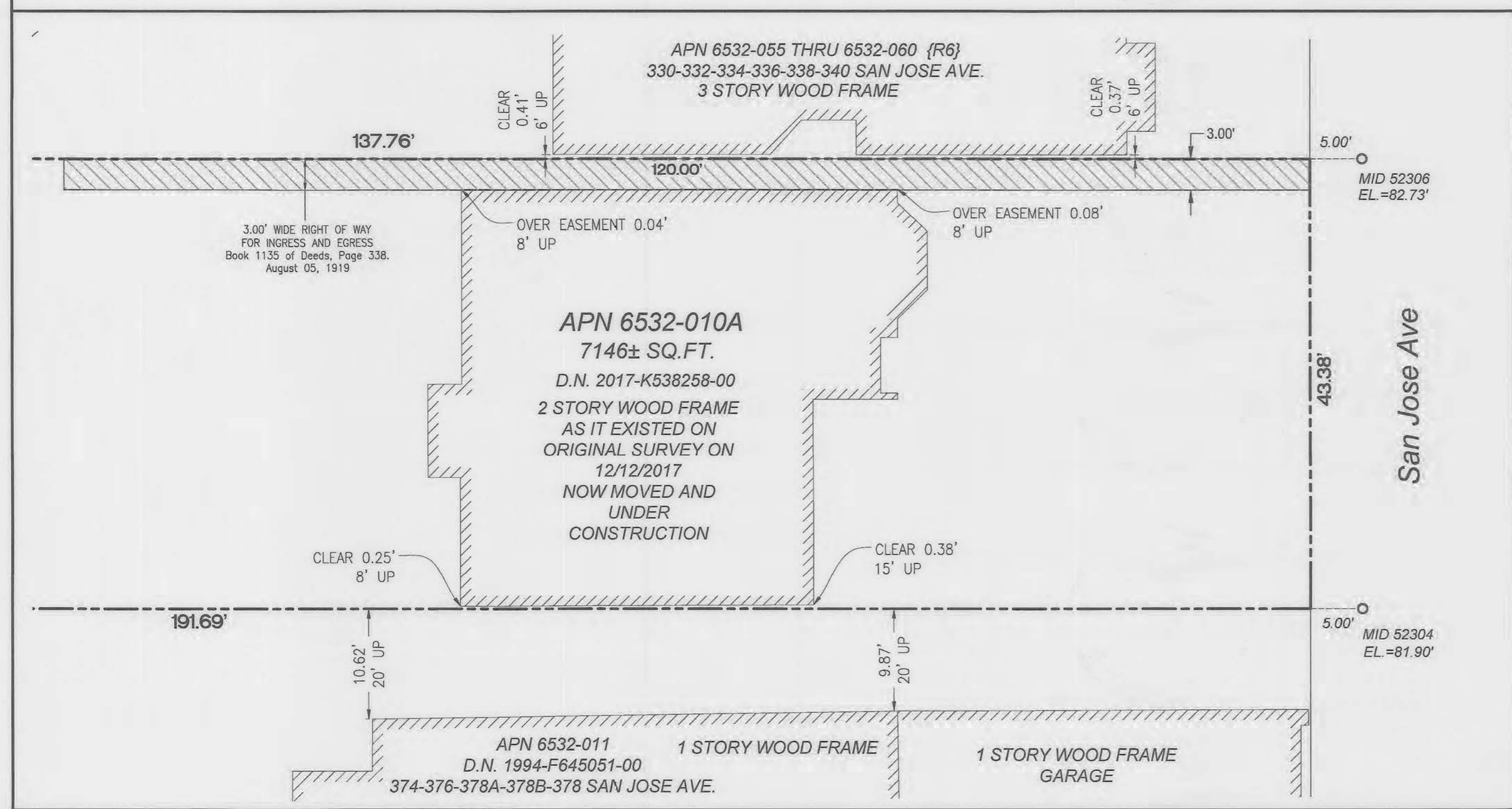
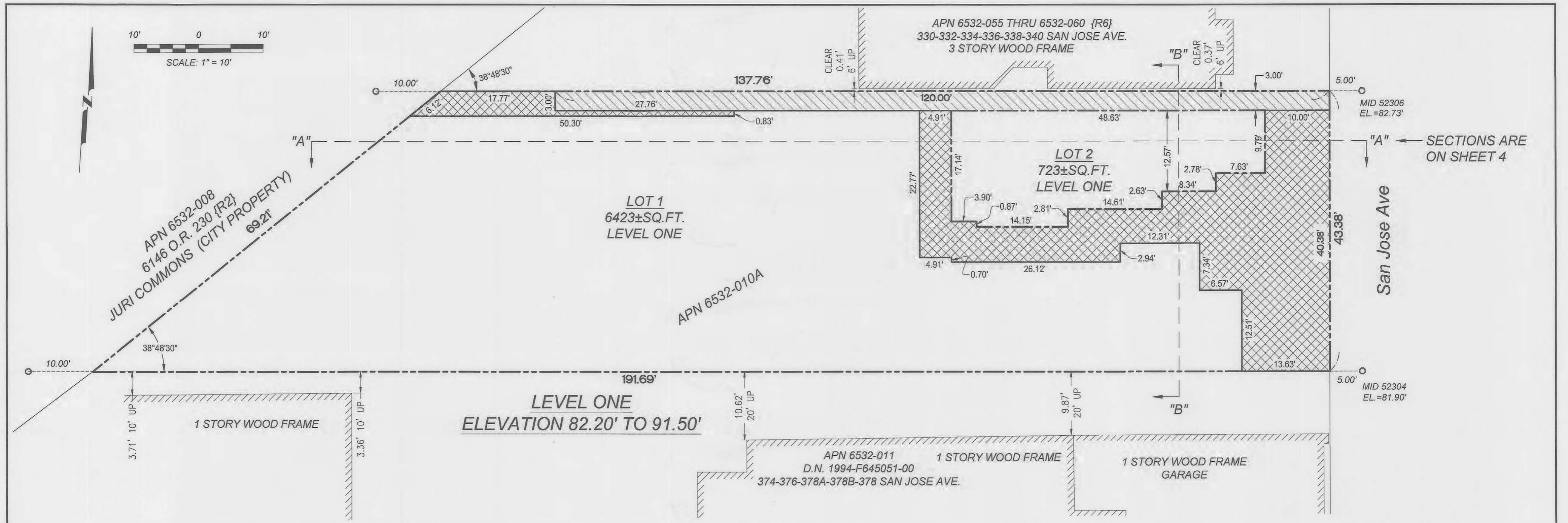
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CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA  
JULY, 2024



336 CLAREMONT BLVD. STE 1  
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**LOT AREA TABLE**

	LOT 1	LOT 2	TOTAL
LEVEL ONE	6423± SQ. FT.	723± SQ. FT.	7146± SQ. FT.
LEVEL TWO	5714± SQ. FT.	1432± SQ. FT.	7146± SQ. FT.
LEVEL THREE	5593± SQ. FT.	1553± SQ. FT.	7146± SQ. FT.
TOTAL	17730± SQ. FT.	3708± SQ. FT.	

**VERTICAL SUBDIVISION**

THIS SUBDIVISION OF REAL PROPERTY CONTAINS A VERTICAL SUBDIVISION OF AIRSPACE. VERTICAL SUBDIVISIONS OFTEN NECESSITATE RECIPROCAL EASEMENT AGREEMENTS SUCH AS BUT NOT LIMITED TO ACCESS, MAINTENANCE, UTILITIES, SUPPORT, ENCROACHMENTS, EMERGENCY INGRESS AND EGRESS, PERMITTED USES, NO BUILD ZONES, ENVIRONMENTAL HAZARDS, ETC. SOME OF THESE REQUIREMENTS MAY HAVE A PUBLIC NATURE TO WHICH THE CITY AND COUNTY OF SAN FRANCISCO IS OR SHOULD BE A BENEFICIARY. THESE MAY NOT BE DISCLOSED GRAPHICALLY ON THIS SURVEY MAP. USERS OF THIS MAP ARE ADVISED TO CONSULT THEIR TITLE COMPANY AND LEGAL COUNSEL TO DETERMINE WHETHER ADEQUATE PROVISIONS ARE PRESENTLY ON RECORD AND ARE SUFFICIENT AND ENFORCEABLE.

**BASIS OF ELEVATIONS**

Elevations are based upon San Francisco city (OLD) datum "crow cut outer rim SWI" at the Northeast corner of the intersection of 26<sup>th</sup> St. and Guerrero St. Elevation=91.456'.

- LEGEND**
- PROPERTY LINE
  - SET NAIL & 3/4" BRASS TAG MARKED "LS-7779" IN CONCRETE SIDEWALK
  - ⊙ SET 1/2" DIA. REBAR WITH PLASTIC CAP MARKED "LS-7779"
  - EL. ELEVATION
  - ▨ INGRESS / EGRESS EASEMENT AND UTILITY EASEMENT IN FAVOR OF LOT 2 (TO BE RECORDED)
  - ▧ 3.00' WIDE RIGHT OF WAY FOR INGRESS AND EGRESS Book 1135 of Deeds, Page 338, August 05, 1919

## FINAL MAP No. 12104

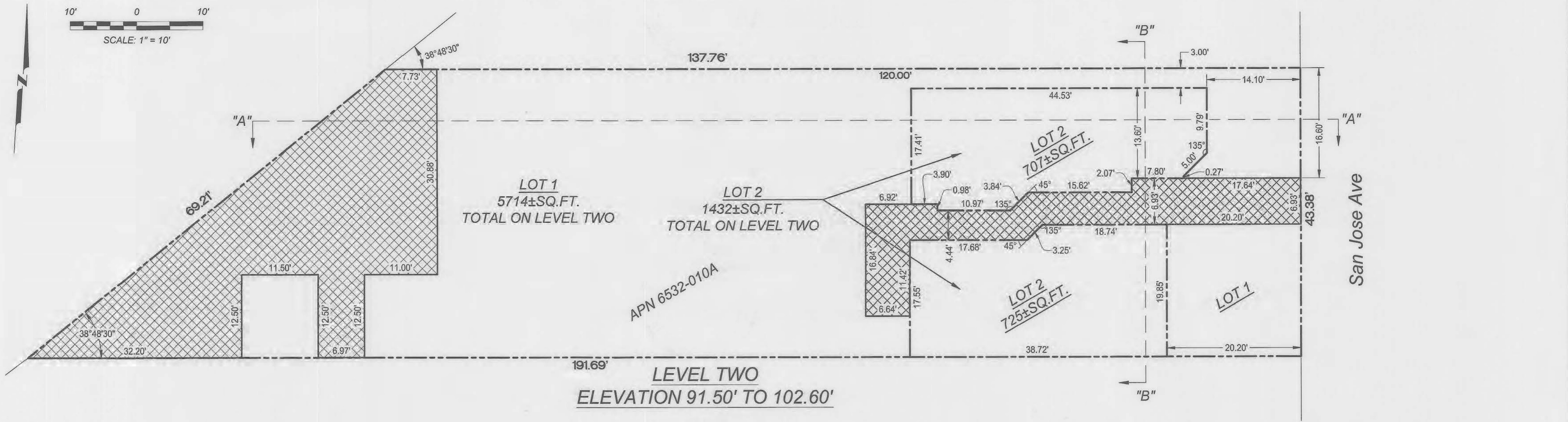
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**WS**  
Westover  
Surveying

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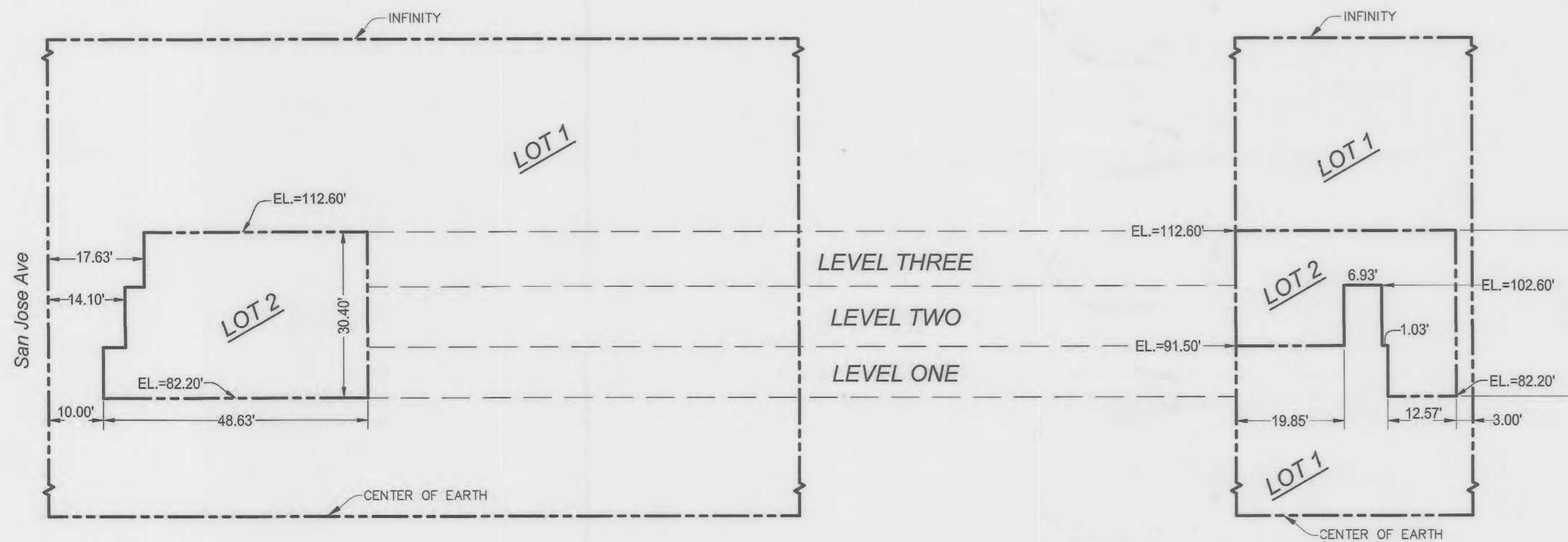


**LEGEND**

- PROPERTY LINE
- INGRESS / EGRESS EASEMENT AND UTILITY EASEMENT IN FAVOR OF LOT 2 (TO BE RECORDED)

**BASIS OF ELEVATIONS**

Elevations are based upon San Francisco city (OLD) datum "crow cut outer rim SWI" at the Northeast corner of the intersection of 26<sup>th</sup> St. and Guerrero St. Elevation=91.456'.



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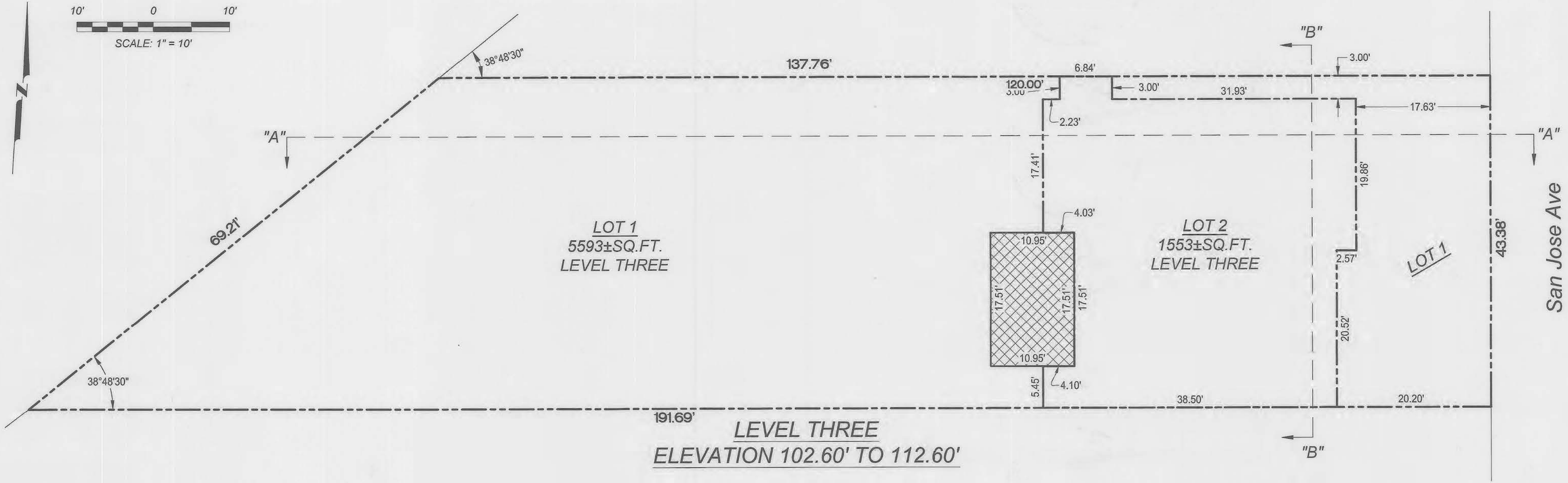
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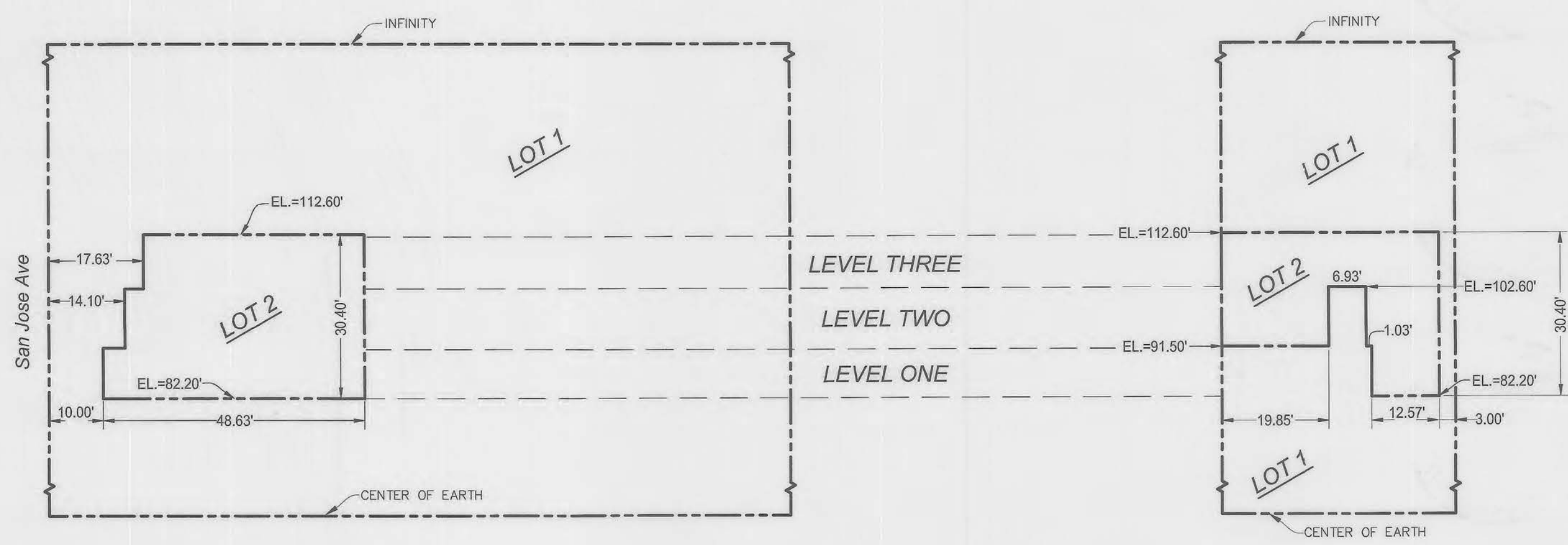
LEVEL THREE  
ELEVATION 102.60' TO 112.60'

**LEGEND**

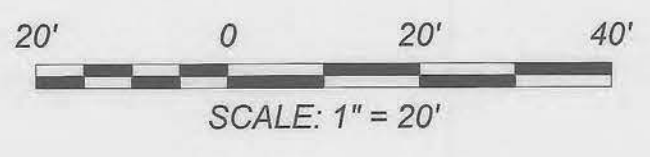
- — — — — PROPERTY LINE
- INGRESS / EGRESS EASEMENT IN FAVOR OF LOT 2 (TO BE RECORDED)

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SECTION "A"-A"  
(SCALE 1" = 20')



SECTION "B"-B"  
(SCALE 1" = 20')

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