

**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: SOMA ACQUISITION II, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: PRESIDIO BAY VENTURES, LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY, MANAGER

BY: LIBERTAS VENTURES, LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY, MANAGER

BY: K. Sanandaji  
K. CYRUS SANANDAJI, MANAGER

BENEFICIARY: FIRST REPUBLIC BANK

BY: Robert J. Morehead  
NAME: Robert J. Morehead  
TITLE: Vice President

**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 25 2019 BEFORE ME, Cheryl Meril, Notary Public

PERSONALLY APPEARED K. Cyrus Sanandaji  
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: Cheryl Meril

NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2164310

MY COMMISSION EXPIRES: 10/03/2020

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 25 2019 BEFORE ME, WW Sisnev

PERSONALLY APPEARED Robert 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. Sisnev

NOTARY PUBLIC, STATE OF California COMMISSION NO.: 2239691

MY COMMISSION EXPIRES: May 23, 2022

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 9705".

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

**APPROVED AS TO FORM:**

DENNIS J. HERRERA, 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.

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

BY: Bruce R. Storrs DATE: OCTOBER 31 2019

BRUCE R. STORRS L.S. 6914

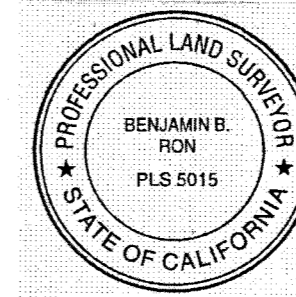


**SURVEYOR'S STATEMENT:**

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 SOMA ACQUISITION II, LLC ON APRIL 16, 2018. 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: Benjamin B. Ron DATE: 10-25-2019

BENJAMIN B. RON  
PLS No. 5015



**RECORDER'S STATEMENT:**

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

AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF CONDOMINIUM 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 9705**

A 1 LOT SUBDIVISION  
A 16 RESIDENTIAL UNIT CONDOMINIUM PROJECT  
BEING A SUBDIVISION OF THE LANDS DESCRIBED IN  
THAT CERTAIN GRANT DEED RECORDED JULY 12, 2017,  
DOCUMENT NO. 2017-K475223, OFFICIAL RECORDS  
BEING A PORTION OF 100 VARA BLOCK 411

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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

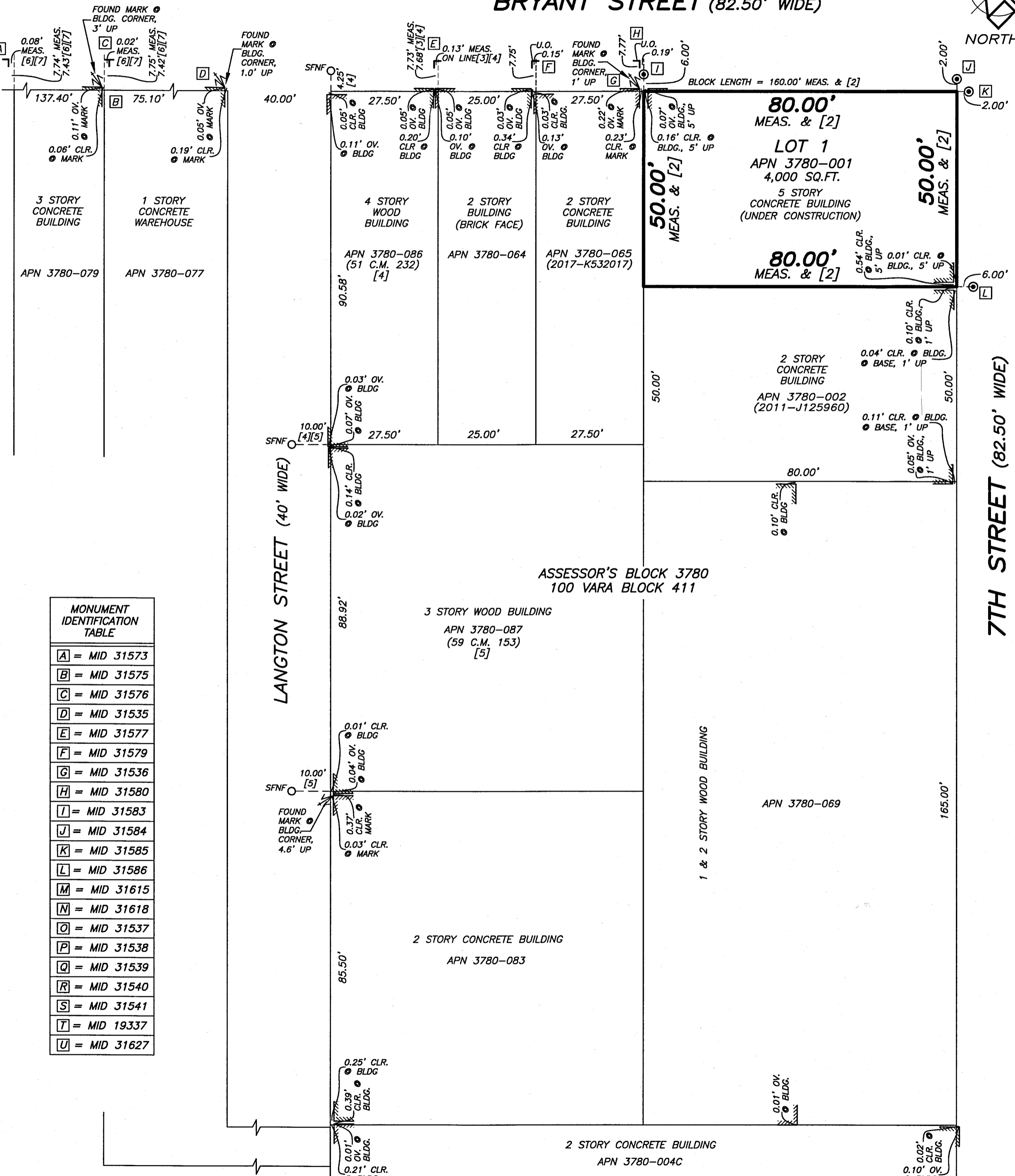
OCTOBER 2019

SHEET 1 OF 3

APN: 3780-001

502 7TH STREET

**BRYANT STREET (82.50' WIDE)**



**LEGEND**

MEAS.	MEASURED	┌	FOUND "L" CUT IN CURB
APN	ASSESSOR'S PARCEL NUMBER	T	FOUND "T" CUT IN CURB
CLR.	CLEAR OF PROPERTY LINE	⊙	SET NAIL IN 3/4" BRASS TAG STAMPED PLS 5015
OV.	OVER PROPERTY LINE	○	NAIL & TAG LS 3313 [4][5] SFNF
PL	PROPERTY LINE	—	PROPERTY LINE
BLDG.	BUILDING	—	LOT LINE/ RIGHT OF WAY LINE
CONC.	CONCRETE	---	MONUMENT LINE
SFNF	SEARCHED FOR NOT FOUND	▨	BUILDING LINE
U.O.	UNKNOWN ORIGIN		
C.M.	CONDOMINIUM MAPS		
MID	MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE		

**BASIS OF SURVEY:**

THE CITY MONUMENT LINE ON 7TH STREET BETWEEN BRYANT AND BRANNAN STREETS AS SHOWN ON SHEET 3 IS THE BASIS OF SURVEY. SEE MAP REFERENCE [1].

**NOTES:**

- ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
- ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
- ALL DISTANCES SHOWN FROM MONUMENT LINES TO MONUMENT REFERENCE POINTS ARE RECORD AND MEASURED UNLESS NOTED OTHERWISE. SEE MAP REFERENCE [1].
- ALL SURVEY POINTS REFERENCING PROPERTY LINES PER MAP REFERENCE ITEMS [1] AND [3] THROUGH [7] THAT ARE NOT SHOWN HEREON WERE SEARCHED FOR AND NOT FOUND.
- THE SUBDIVISION SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING DOCUMENT:
  - "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JUNE 14, 2010, DOCUMENT NO. 2010-1981210, OFFICIAL RECORDS.
  - "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED NOVEMBER 30, 2016, DOCUMENT NO. 2016-K365342, OFFICIAL RECORDS.
  - "EASEMENT AGREEMENT FOR INSTALLATION OF BUILDING FLASHING" RECORDED APRIL 9, 2018, DOCUMENT NO. 2018-K598974, OFFICIAL RECORDS.
  - "DECLARATION OF USE" - VAULT PERMIT RECORDED AUGUST 3, 2018, DOCUMENT NO. 2018-K648385, OFFICIAL RECORDS.
  - "GRANT OF EASEMENT" IN FAVOR OF COMCAST FOR A BROADBAND COMMUNICATIONS SYSTEM, RECORDED FEBRUARY 20, 2019, DOCUMENT NO. 2019-K732729, OFFICIAL RECORDS.
  - "DECLARATION OF USE" - MINOR SIDEWALK ENCROACHMENT PERMIT, RECORDED MARCH 19, 2019, DOCUMENT NO. 2019-K744027, OFFICIAL RECORDS.

**MAP REFERENCES:**

- CITY OF SAN FRANCISCO MONUMENT MAP NUMBERS 286 & 313 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- BLOCK DIAGRAM OF 100 VARA BLOCK 411 DATED MAY 10, 1910 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- THAT CERTAIN "PARCEL MAP 921 BRYANT STREET" RECORDED SEPTEMBER 7, 1995, IN BOOK 42 OF PARCEL MAPS, PAGES 95 AND 96, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- THAT CERTAIN "MAP OF 301 LANGTON STREET" RECORDED JANUARY 13, 1997 IN BOOK 51 OF CONDOMINIUM MAPS, PAGES 232 THRU 234, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- THAT CERTAIN "MAP OF 321 LANGTON STREET" RECORDED JUNE 17, 1999 IN BOOK 59 OF CONDOMINIUM MAPS, PAGES 153 THRU 157, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- THAT CERTAIN PARCEL MAP RECORDED DECEMBER 2, 1990, IN BOOK 40 OF PARCEL MAPS, PAGES 96 AND 97, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.
- THAT CERTAIN PARCEL MAP RECORDED AUGUST 20, 1993, IN BOOK 41 OF PARCEL MAPS, PAGES 147 & 148, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

**FIELD SURVEY COMPLETION:**

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 10/24/2019. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

**GENERAL NOTES:**

- 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 16 DWELLING UNITS WITHIN LOT 1.
- 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

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 BRYANT STREET OR 7TH 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.

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

LOT NO.	CONDOMINIUM UNIT NO.	PROPOSED ASSESSOR'S PARCEL NUMBER
LOT 1	1 THRU 16	APN 3780-110 THRU 125

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 9705**

A 1 LOT SUBDIVISION  
A 16 RESIDENTIAL UNIT CONDOMINIUM PROJECT  
BEING A SUBDIVISION OF THE LANDS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 12, 2017, DOCUMENT NO. 2017-K475223, OFFICIAL RECORDS  
BEING A PORTION OF 100 VARA BLOCK 411

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

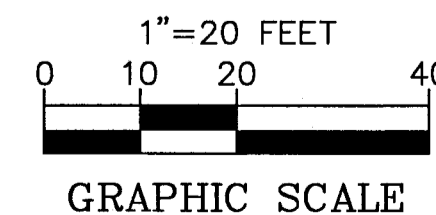
**MARTIN M. RON ASSOCIATES, INC.**  
Land Surveyors  
859 Harrison Street, Suite 200  
San Francisco California

OCTOBER 2019 SCALE: 1"=20' SHEET 2 OF 3

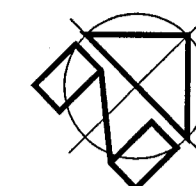
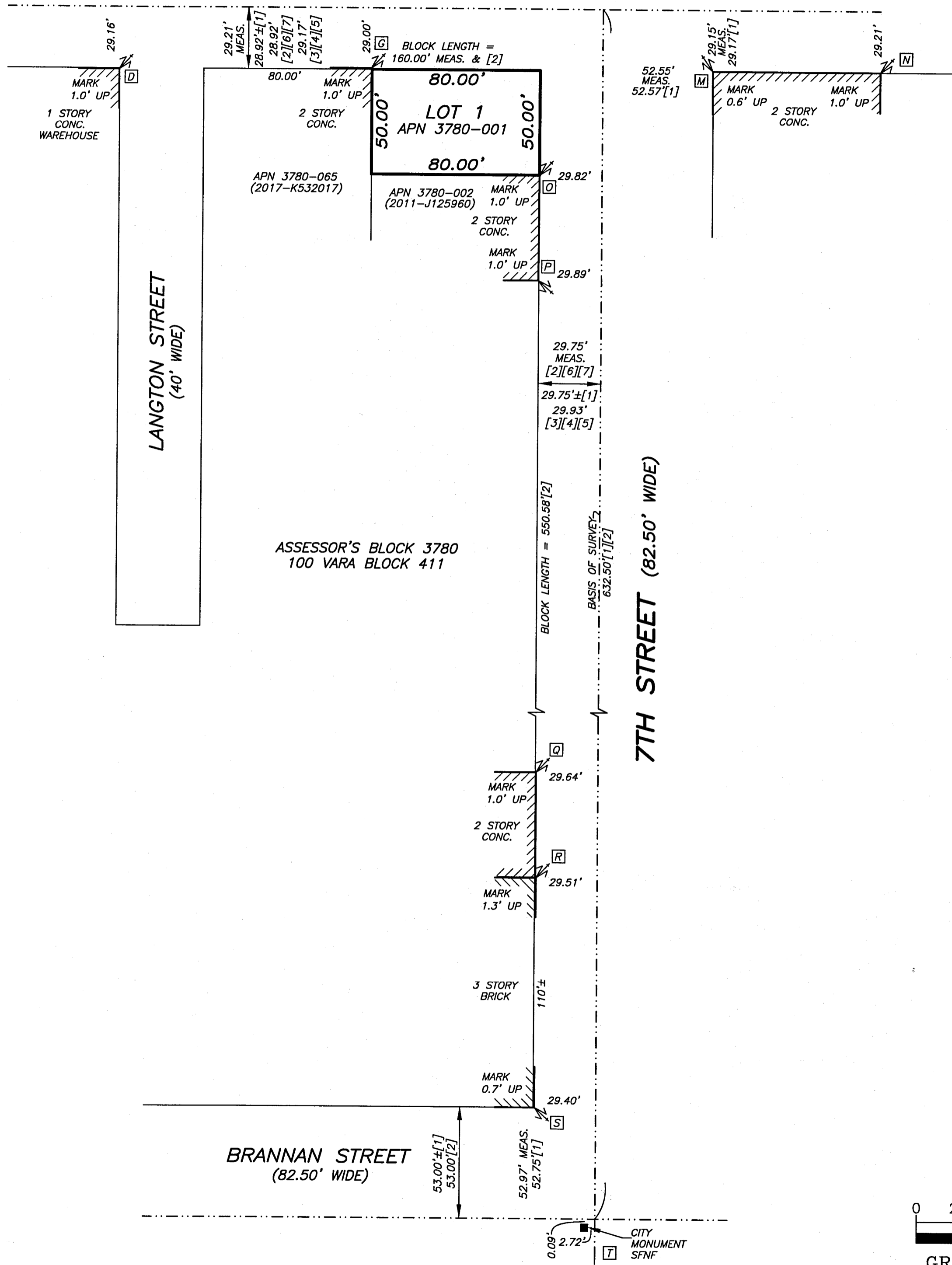
APN: 3780-001 502 7TH STREET

**MONUMENT IDENTIFICATION TABLE**

A	= MID 31573
B	= MID 31575
C	= MID 31576
D	= MID 31535
E	= MID 31577
F	= MID 31579
G	= MID 31536
H	= MID 31580
I	= MID 31583
J	= MID 31584
K	= MID 31585
L	= MID 31586
M	= MID 31615
N	= MID 31618
O	= MID 31537
P	= MID 31538
Q	= MID 31539
R	= MID 31540
S	= MID 31541
T	= MID 19337
U	= MID 31627



**BRYANT STREET**  
(82.50' WIDE)



NORTH

SEE SHEET 2 FOR LEGEND

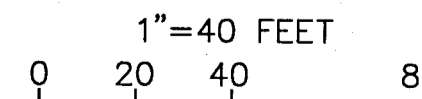
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CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

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



GRAPHIC SCALE

OCTOBER 2019

SCALE: 1"=40'

SHEET 3 OF 3

APN: 3780-001

502 7TH STREET