

**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: HARRISON SF LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]  
Hyun Sean Sullivan, it's Managing Member

BENEFICIARY: US BANK

SIGNED: [Signature]  
PRINT NAME: Robert William Rivett 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 18, 2023 BEFORE ME, Kayla Marie Morales  
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 Kayla Marie Morales

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)  
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 1357204  
MY COMMISSION EXPIRES: May 11, 2025  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Santa Clara

**BENEFICIARY'S ACKNOWLEDGMENT**

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STATE OF CALIFORNIA )  
COUNTY OF San Mateo )  
ON October 18, 2023 BEFORE ME, Eva E. Zamora Henriquez  
A NOTARY PUBLIC, PERSONALLY APPEARED Robert William Rivett

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.: #2344839  
MY COMMISSION EXPIRES: Feb 2, 2025  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Mateo

**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 HYUN SEAN SULLIVAN 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: 10-17-23



**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.

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

BY: [Signature]

DATE: 11/2/2023



**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 11823".

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 29<sup>th</sup> DAY OF November, 2023.  
BY ORDER NO. 208832

BY: [Signature] DATE: 11/29/2023

CARLA SHORT  
INTERIM 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. 11823**

A 90 UNIT RESIDENTIAL AND 3 UNIT COMMERCIAL MIXED-USE CONDOMINIUM PROJECT

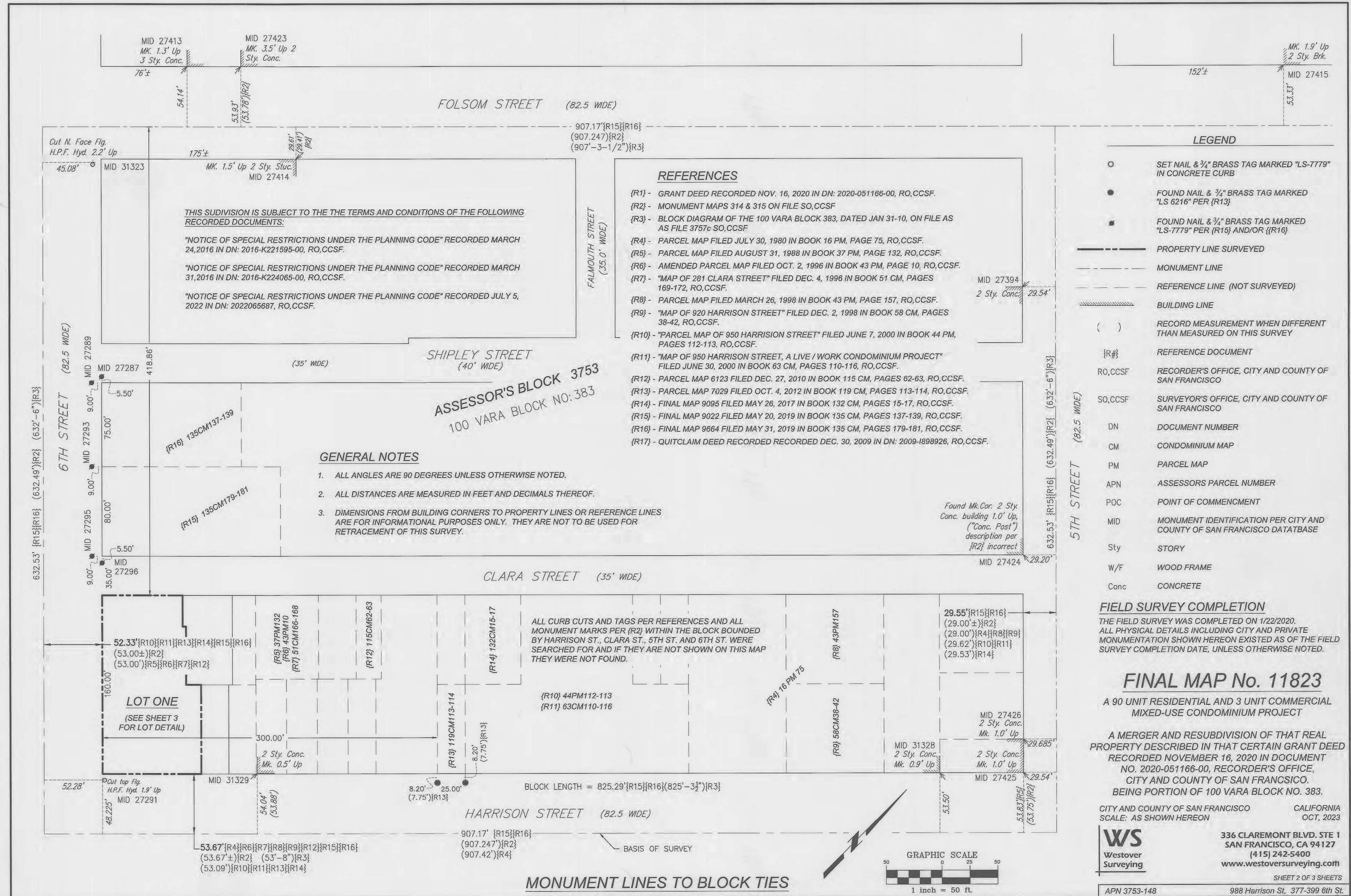
A MERGER AND RESUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED NOVEMBER 16, 2020 IN DOCUMENT NO. 2020-051166-00, RECORDER'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO. BEING PORTION OF 100 VARA BLOCK NO. 383.

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA  
OCT, 2023



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





**REFERENCES**

- {R1} - GRANT DEED RECORDED NOV. 16, 2020 IN DN: 2020-051166-00, RO,CCSF.
- {R2} - MONUMENT MAPS 314 & 315 ON FILE SO,CCSF
- {R3} - BLOCK DIAGRAM OF THE 100 VARA BLOCK 383, DATED JAN 31-10, ON FILE AS AS FILE 3757c SO,CCSF
- {R4} - PARCEL MAP FILED JULY 30, 1980 IN BOOK 16 PM, PAGE 75, RO,CCSF.
- {R5} - PARCEL MAP FILED AUGUST 31, 1988 IN BOOK 37 PM, PAGE 132, RO,CCSF.
- {R6} - AMENDED PARCEL MAP FILED OCT. 2, 1996 IN BOOK 43 PM, PAGE 10, RO,CCSF.
- {R7} - "MAP OF 281 CLARA STREET" FILED DEC. 4, 1996 IN BOOK 51 CM, PAGES 169-172, RO,CCSF.
- {R8} - PARCEL MAP FILED MARCH 26, 1998 IN BOOK 43 PM, PAGE 157, RO,CCSF.
- {R9} - "MAP OF 920 HARRISON STREET" FILED DEC. 2, 1998 IN BOOK 58 CM, PAGES 38-42, RO,CCSF.
- {R10} - "PARCEL MAP OF 950 HARRISON STREET" FILED JUNE 7, 2000 IN BOOK 44 PM, PAGES 112-113, RO,CCSF.
- {R11} - "MAP OF 950 HARRISON STREET, A LIVE / WORK CONDOMINIUM PROJECT" FILED JUNE 30, 2000 IN BOOK 63 CM, PAGES 110-116, RO,CCSF.
- {R12} - PARCEL MAP 6123 FILED DEC. 27, 2010 IN BOOK 115 CM, PAGES 62-63, RO,CCSF.
- {R13} - PARCEL MAP 7029 FILED OCT. 4, 2012 IN BOOK 119 CM, PAGES 113-114, RO,CCSF.
- {R14} - FINAL MAP 9095 FILED MAY 26, 2017 IN BOOK 132 CM, PAGES 15-17, RO,CCSF.
- {R15} - FINAL MAP 9022 FILED MAY 20, 2019 IN BOOK 135 CM, PAGES 137-139, RO,CCSF.
- {R16} - FINAL MAP 9664 FILED MAY 31, 2019 IN BOOK 135 CM, PAGES 179-181, RO,CCSF.
- {R17} - QUITCLAIM DEED RECORDED RECORDED DEC. 30, 2009 IN DN: 2009-1898926, RO,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.

ALL CURB CUTS AND TAGS PER REFERENCES AND ALL MONUMENT MARKS PER {R2} WITHIN THE BLOCK BOUNDED BY HARRISON ST., CLARA ST., 5TH ST. AND 6TH ST. WERE SEARCHED FOR AND IF THEY ARE NOT SHOWN ON THIS MAP THEY WERE NOT FOUND.

**LEGEND**

- SET NAIL & 3/4" BRASS TAG MARKED "LS-7779" IN CONCRETE CURB
- FOUND NAIL & 3/4" BRASS TAG MARKED "LS 6216" PER {R13}
- FOUND NAIL & 3/4" BRASS TAG MARKED "LS-7779" PER {R15} AND/OR {R16}
- 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
- PM PARCEL MAP
- APN ASSESSORS PARCEL NUMBER
- POC POINT OF COMMENCEMENT
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATATBASE
- Sty STORY
- W/F WOOD FRAME
- Conc CONCRETE

**FIELD SURVEY COMPLETION**

THE FIELD SURVEY WAS COMPLETED ON 1/22/2020. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

**FINAL MAP No. 11823**

A 90 UNIT RESIDENTIAL AND 3 UNIT COMMERCIAL MIXED-USE CONDOMINIUM PROJECT

A MERGER AND RESUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED NOVEMBER 16, 2020 IN DOCUMENT NO. 2020-051166-00, RECORDER'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO. BEING PORTION OF 100 VARA BLOCK NO. 383.

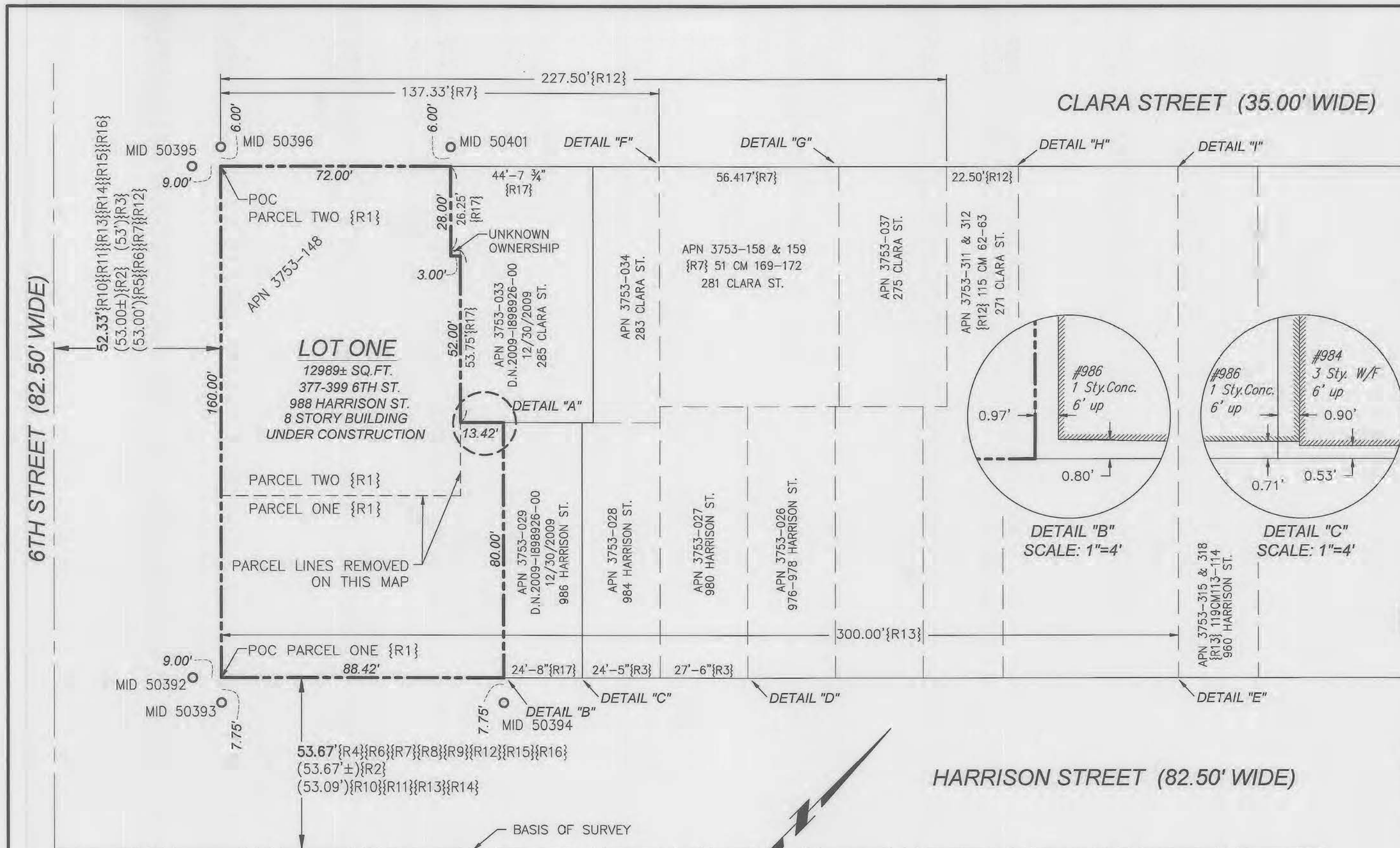
CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA  
SCALE: AS SHOWN HEREON OCT, 2023



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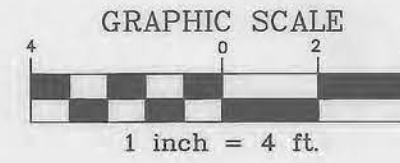
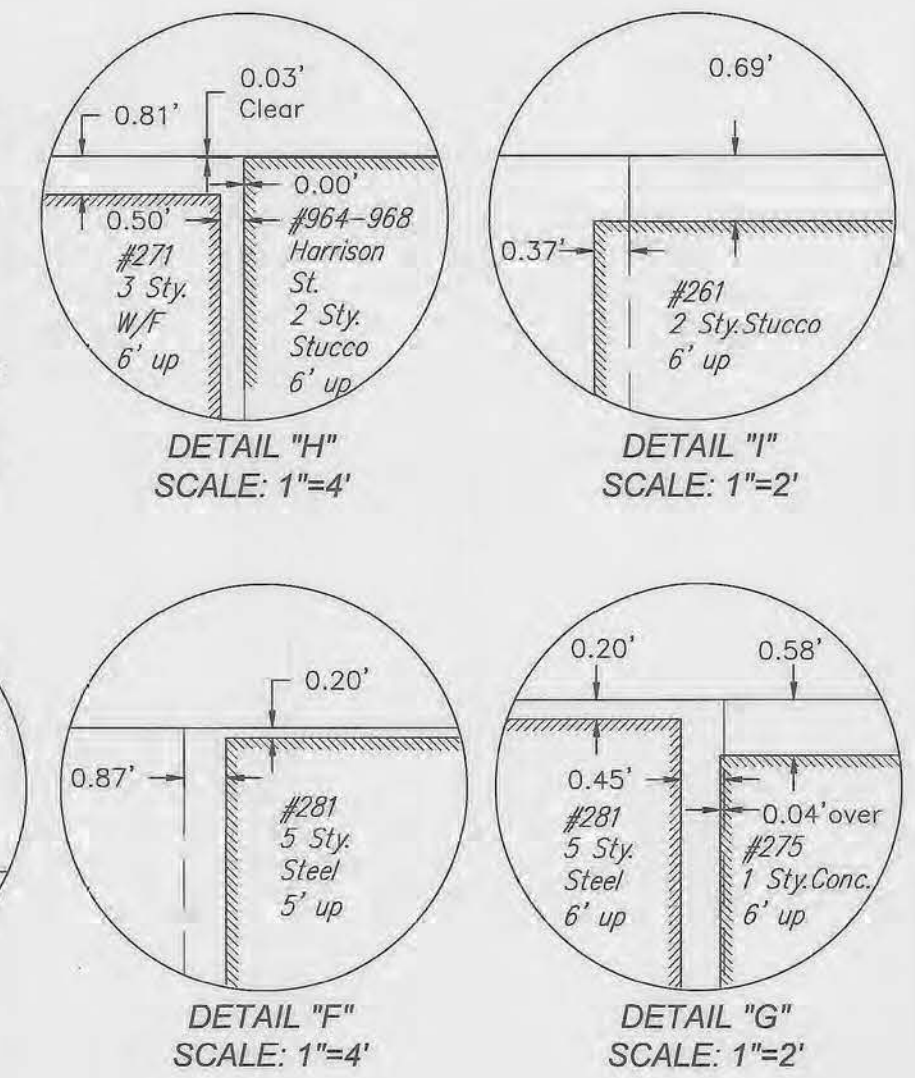
**MONUMENT LINES TO BLOCK TIES**





**SURVEYOR NOTE:**

THE DETAILS OF OCCUPATION ARE SHOWN ONLY TO MAKE IT CLEAR THAT THERE IS NOT A CONSISTENT PATTERN TO USE FOR RESOLVING THE BOUNDARIES OF THIS BLOCK. SOME OF THE OCCUPATION WITHIN THE BLOCK WOULD FIT BETTER BY USING AN OFFSET OF 53.00' FROM THE 6TH ST. MONUMENT LINE TO BLOCK LINE AS SHOWN ON MANY OF THE OLDER REFERENCES WHILE SOME OF THE OCCUPATION FITS BETTER TO THE OFFSET OF 52.33' AS SHOWN ON MANY OF THE MORE RECENT RECORDED MAPS WITHIN THE BLOCK. THIS SURVEY HOLDS THE 52.33' OFFSET TO ESTABLISH THE NORTHEASTERLY LINE OF 6TH STREET AND THE SUBJECT LOT ONE. THIS MAP DOES NOT ATTEMPT TO RESOLVE THE BOUNDARIES OF ANY OF THE OTHER LOTS WITHIN THE BLOCK.



**BASIS OF SURVEY**

THE MONUMENT LINES WERE ESTABLISHED BY RECORD OFFSET MEASUREMENTS FROM FOUND MONUMENTS AS SHOWN ON MONUMENT MAPS {R2}. THE HARRISON STREET MONUMENT LINE WAS USED AS THE BASIS OF SURVEY. THE SUBJECT PARCELS WERE ESTABLISHED BY RECORD LOT DIMENSIONS PER DEED {R1}.

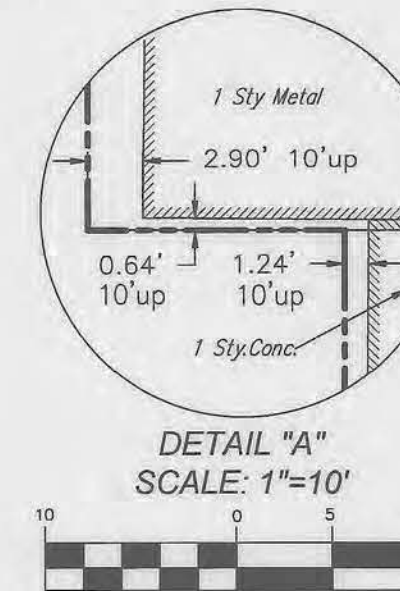
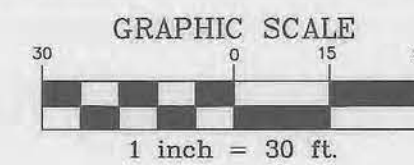
THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBERS
988 HARRISON CU-1	3753-846
385 6TH ST. CU-2	3753-847
377 6TH ST. CU-3	3753-848
395 6TH ST. UNITS 201-214	3753-849 THROUGH 3753-862
395 6TH ST. UNITS 301-313	3753-863 THROUGH 3753-875
395 6TH ST. UNITS 401-413	3753-876 THROUGH 3753-888
395 6TH ST. UNITS 501-513	3753-889 THROUGH 3753-901
395 6TH ST. UNITS 601-613	3753-902 THROUGH 3753-914
395 6TH ST. UNITS 701-712	3753-915 THROUGH 3753-926
395 6TH ST. UNITS 801-812	3753-927 THROUGH 3753-938

**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 ninety (90) residential and three commercial (3) 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 subdividers' 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 6th Street and Harrison 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.

**LOT AND BLOCK DETAILS**



**REFERENCES**

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SHEET 3 OF 3 SHEETS