

OWNER'S STATEMENT:

"WE HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND HOLDERS OF SECURITY INTEREST OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDERLINE; THAT SAID MAP CONSTITUTES AND CONSISTS OF A SURVEY MAP SHOWING MONUMENTATION ON THE GROUND WITHIN THE MEANING OF PARAGRAPHS 4120 AND 4285 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA; AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP PURSUANT TO DIVISION 4, PART 5, CHAPTER 3, ARTICLE 4 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA".

IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNER: THE 2005 HEYDAYIAN/NOURI FAMILY TRUST

BY: N. Nouri  
NADER HEYDAYIAN, TRUSTEE

BY: Hamideh Nouri  
HAMIDEH NOURI, TRUSTEE

OWNER: THE HEYDAYIAN CHILDREN'S TRUST

BY: N. Heydayian  
NADER HEYDAYIAN, TRUSTEE

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 20, 2025

BEFORE ME, Chester Saing, NOTARY PUBLIC  
(INSERT NAME)

PERSONALLY APPEARED: Nader Heydayian and Hamideh Nouri

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.

Saing  
SIGNATURE:

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

Chester Saing  
PRINTED NAME:

#2514387  
COMMISSION # OF NOTARY:

March 14, 2029  
COMMISSION EXPIRES:

San Francisco  
PRINCIPAL COUNTY OF BUSINESS:

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 HEYDAYIAN CHILDREN'S TRUST, ON JULY 29, 2024. 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: Daniel J. Westover

DANIEL J. WESTOVER, L.S. 7779

DATE: Oct. 3, 2025



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

ELIAS WINSLOW FRENCH, PLS 9406  
CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO

BY: Eh. F

DATE: 11-8-2025



RECORDER'S STATEMENT:

FILED THIS ..... DAY OF ....., 20....., AT ..... M.

IN BOOK ..... OF FINAL MAPS, AT PAGE(S) ....., AT THE REQUEST OF WESTOVER SURVEYING, INC.

SIGNED .....  
COUNTY RECORDER

FINAL MAP No. 12424

A 9 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT,  
MIXED USE CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT REAL PROPERTY  
DESCRIBED IN THAT CERTAIN GRANT DEED  
RECORDED FEBRUARY 18, 2022 IN DOCUMENT NO.  
2022017508, RECORDER'S OFFICE OF THE CITY AND  
COUNTY OF SAN FRANCISCO.

BEING A PORTION OF POTRERO NUEVO  
BLOCK NO. 391 AND 392.

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA  
OCTOBER, 2025



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

SHEET 1 OF 3 SHEETS

APN 4108-003F

2420-2422 3RD STREET



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 NO. 12424".

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: .....

CARLA SHORT  
DIRECTOR OF PUBLIC WORKS  
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 SUPERVISORS' APPROVAL:

ON ....., 20....., THE BOARD OF SUPERVISORS 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 SUPERVISORS IN FILE NO. ....

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 NUMBER OF NINE (9) DWELLING UNITS AND ONE (1) COMMERCIAL UNIT.

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 3RD 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.

FINAL MAP No. 12424

A 9 RESIDENTIAL UNIT AND 1 COMMERCIAL UNIT,  
MIXED USE CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT REAL PROPERTY  
DESCRIBED IN THAT CERTAIN GRANT DEED  
RECORDED FEBRUARY 18, 2022 IN DOCUMENT NO.  
2022017508, RECORDER'S OFFICE OF THE CITY AND  
COUNTY OF SAN FRANCISCO.

BEING A PORTION OF POTRERO NUEVO  
BLOCK NO. 391 AND 392.

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA  
OCTOBER, 2025



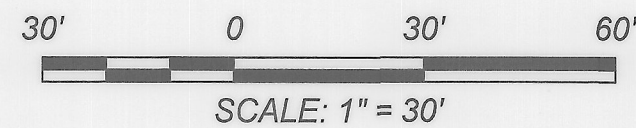
336 CLAREMONT BLVD. STE 1  
SAN FRANCISCO, CA 94127  
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SHEET 2 OF 3 SHEETS

APN 4108-003F

2420-2422 3RD STREET





**FIELD SURVEY COMPLETION:**

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON AUGUST 6, 2024. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

**BASIS OF SURVEY:**

THE FOUND TAGS ON THE SUBJECT PROPERTY PER RECORD OF SURVEY #7258 WAS USED AS THE BASIS OF THIS SURVEY.

**MAP AND DEED REFERENCES:**

- [A] - GRANT DEED RECORDED FEBRUARY 18, 2022, DN 2022017508, RO,CCSF.
- [B] - MONUMENT MAP NO. 326 ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR
- [C] - RECORD OF SURVEY #7258 FILED SEPT. 6, 2012 IN BOOK EE OF MAPS, PAGE 41, RO,CCSF

**BOUNDARY NOTES:**

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED; MONUMENT LINES ARE AS SHOWN.

ALL DISTANCES ARE MEASURED UNLESS SHOWN OTHERWISE.

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DETAILS MAY NOT BE TO SCALE AND MAY BE EXAGGERATED FOR CLARITY.

DISTANCES FROM BUILDING CORNERS TO PROPERTY LINE WERE MEASURED 5.0' UP FROM GROUND, OR AS NOTED. BUILDING TRIM IS EXCLUDED FROM THESE DISTANCES.

20TH STREET  
(66.0' WIDE)

ASSESSOR'S BLOCK 4108

THIRD STREET  
(100' WIDE)

TENNESSEE STREET  
(80' WIDE)

MINNESOTA STREET  
(80' WIDE)

MID 19093

MID 19092 SFNF

MID 19091

APN 4108-0030  
DN: 97-G150995

FOUND TAG "LS7779"  
4.0' UP IN BUILDING FACE  
0.04' WESTERLY OF CORNER  
PER [C]

APN 4108-003C  
DN: 2009-I748588-00

FOUND TAG "LS7779"  
4.0' UP IN BUILDING FACE  
0.05' WESTERLY OF CORNER  
PER [C]

APN 4108-003M  
DN: 2015-K108757

LOT ONE  
2000 SQ. FT.

1.00' MID 57128

1.00' MID 57126

60.00'  
(60'±)[B]

22ND STREET  
(66.0' WIDE)

557.865' PER [C] (557.807') [B]

2.99'  
MID 19051

91.75'  
(91.75'±[B])

931.95'

326.00'

3.00'

FOUND TAG "LS7779"  
4.0' UP IN BUILDING FACE  
0.04' WESTERLY OF CORNER  
PER [C]

APN 4108-003O  
DN: 97-G150995  
2 LEVEL CONCRETE

80.00'

LOT ONE  
2000 SQ. FT.

4 LEVEL CONCRETE

80.00'

FOUND TAG "LS7779"  
4.0' UP IN BUILDING FACE  
0.05' WESTERLY OF CORNER  
PER [C]

APN 4108-003M  
DN: 2015-K108757  
1 LEVEL CONCRETE

1.00' MID 57128

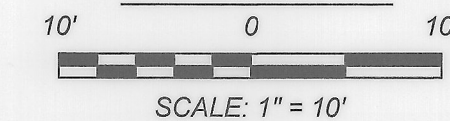
CLR 0.45'

CLR 0.35'

CLR 0.11'

CLR 0.11'

DETAIL



**LINETYPES:**

MONUMENT LINE  
SUBJECT PROPERTY LINE  
BUILDING FOOTPRINT

**LEGEND:**

- FOUND 2.5" DIA. BRASS DISK WITH PUNCH STAMPED "LS4559" IN HANDHOLE
- ⊗ MONUMENT SEARCH FOR AND NOT FOUND ON THIS SURVEY BUT THE LOCATION IS RE-ESTABLISHED ON THIS MAP BASED ON FOUND CONTROL POINTS PER [C]
- FOUND NAIL & TAG "LS-7779" PER [C]
- SET NAIL & TAG "LS-7779" IN CONCRETE SIDEWALK ON 8/6/2024. TAGS PER [C] WERE DESTROYED DURING CONSTRUCTION.
- ( ) INDICATES RECORD DATA IN DISCREPANCY WITH MEASURED, PER DEED/REFERENCE
- CLR CLEAR OF PROPERTY LINE
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- DN DOCUMENT NUMBER
- SFNF SEARCH FOR, NOT FOUND

RO,CCSF RECORDER'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO

SO,CCSF SURVEYOR'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO

**ASSESSOR'S PARCEL NUMBER NOTE:**

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

UNIT NUMBER	PROPOSED APN:
COMMERCIAL	4108-081
UNIT 1	4108-082
UNIT 2	4108-083
UNIT 3	4108-084
UNIT 4	4108-085
UNIT 5	4108-086
UNIT 6	4108-087
UNIT 7	4108-088
UNIT 8	4108-089
UNIT 9	4108-090

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