

**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: JS PACIFIC STREET PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: JS Sullivan Capital, LLC, a California Limited Liability Company, it's Member

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

BENEFICIARY: PREFERRED BANK

SIGNED: [Signature]  
PRINT NAME: Alice Huang 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 April 3rd, 2023 BEFORE ME, J A Martinez

A NOTARY PUBLIC, PERSONALLY APPEARED Alice Huang  
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 [Signature]

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

NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 2303304

MY COMMISSION EXPIRES: 08/29/2023

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Mateo

**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 April 3rd, 2023 BEFORE ME, J A Martinez

A NOTARY PUBLIC, PERSONALLY APPEARED Alice Huang

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.: 2303304

MY COMMISSION EXPIRES: 08/29/2023

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 JS PACIFIC STREET PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY ON APRIL 30, 2018. 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 JULY 1, 2023, 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: 03-31-23



**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: 05/11/2023



**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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY ORDER NO. \_\_\_\_\_

BY: [Signature] DATE: 5/26/23

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

**APPROVED AS TO FORM**

DAVID CHIU, CITY ATTORNEY

[Signature]  
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. 11127**

A 53 UNIT RESIDENTIAL AND 3 UNIT COMMERCIAL MIXED-USE CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED SEPTEMBER 6, 2018 AS DOCUMENT NO. 2018-K670142, OFFICIAL RECORDS. BEING A PORTION OF WESTERN ADDITION BLOCK NO. 21

CITY AND COUNTY OF SAN FRANCISCO  
SCALE: AS SHOWN

CALIFORNIA  
APRIL, 2023



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

**RECORDER'S STATEMENT**

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

AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF FINAL MAPS AT PAGES \_\_\_\_\_, AT THE REQUEST OF WESTOVER SURVEYING, INC.

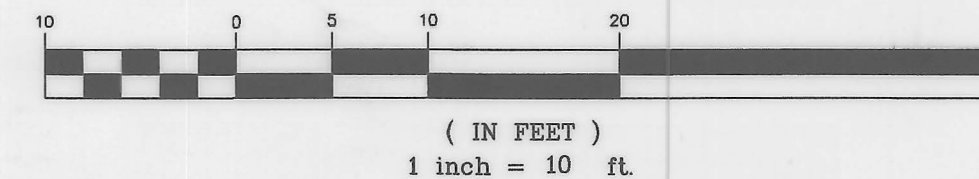
SIGNED \_\_\_\_\_

COUNTY RECORDER

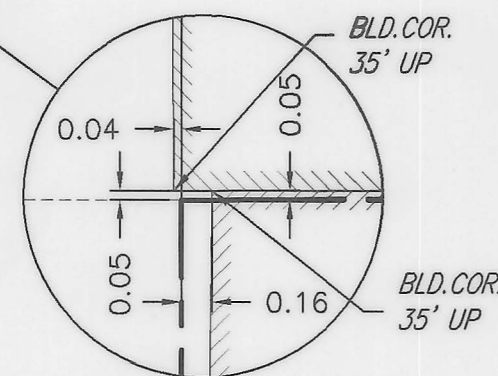
APN 0573-012  
D.N. 2007-1451929-00  
2032-2064 POLK ST.  
3 STORY WOOD/STEEL FRAME

APN 0573-014 and 0573-015  
{R5} 16 CM 22-25  
1461-1465 BROADWAY ST.  
1 STORY WOOD/STEEL FRAME

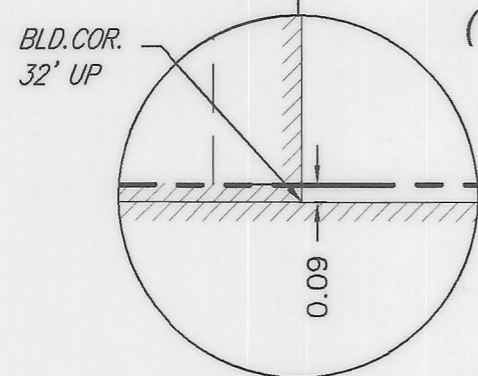
GRAPHIC SCALE



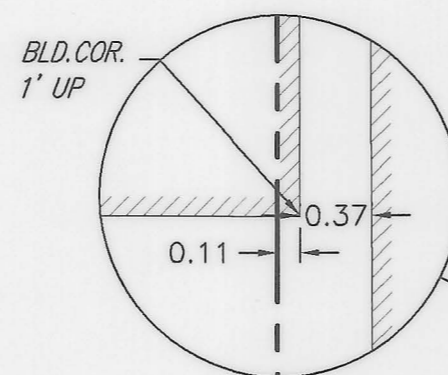
MID 48499 12.00'



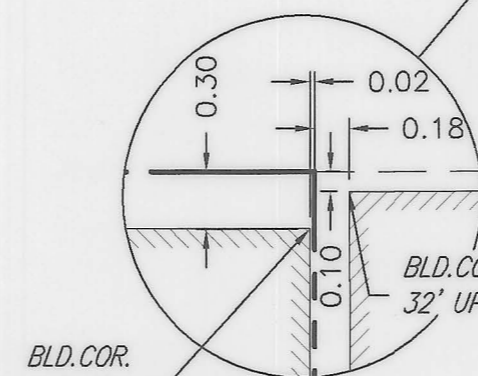
DETAIL  
SCALE: 1"=1'



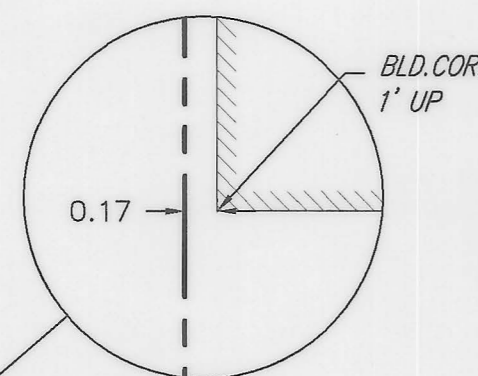
DETAIL  
SCALE: 1"=1'



DETAIL  
SCALE: 1"=1'



DETAIL  
SCALE: 1"=1'



DETAIL  
SCALE: 1"=1'

136.083'  
(136' 1") {R1}

1580 PACIFIC AVE.

EXISTING 1 STORY MASONRY/CONCRETE  
BUILDING AT THE TIME OF SURVEY, MAY 10, 2018.  
BUILDING NOW DEMOLISHED AND NEW 6 STORY  
BUILDING UNDER CONSTRUCTION

LOT ONE  
17376± SQ.FT.

APN 0573-011

SEE SHEET 3 FOR MONUMENT TIES

LEGEND

- APN ASSESSOR'S PARCEL NUMBER
- D.N. DOCUMENT NUMBER
- COR CORNER
- PROPERTY LINE
- - - - LOT LINE NOT SURVEYED
- ////// BUILDING FOOTPRINT
- SET 3/8" ALUMINUM RIVET AND 3/4" DIA. BRASS TAG MARKED "LS 7779"

REFERENCES:

- {R1} GRANT DEED RECORDED APRIL 24, 2017 AS DOCUMENT NUMBER 2017-K437171-00, ON FILE IN THE OFFICE OF THE CITY AND COUNTY RECORDER.
- {R2} MONUMENT MAP NO. 018 ON FILE IN THE OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO SURVEYOR.
- {R3} FINAL MAP NO. 4748, FILED 01/14/2009 IN BOOK 108 CM AT PAGES 136-137, ON FILE IN THE RECORDER'S OFFICE OF CCSF.
- {R4} RECORD OF SURVEY FILED 08/12/2002 IN BOOK AA MAP AT PAGE 34, ON FILE IN THE RECORDER'S OFFICE OF CCSF.
- {R5} MAP OF 1461-63-65 BROADWAY, A CONDOMINIUM PROJECT, FILED 11/26/1980 IN BOOK 16 CM AT PAGES 22-25, ON FILE IN THE RECORDER'S OFFICE OF CCSF.

NOTE:

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
1590 PACIFIC AVE CU-1	0573-046
2022 POLK ST. CU-2	0573-047
2024 POLK ST. CU-3	0573-048
1580 PACIFIC AVE. UNITS 201-202	0573-049 TO 050
1572 PACIFIC AVE. UNIT 203	0573-051
1570 PACIFIC AVE. UNIT 204	0573-052
1580 PACIFIC AVE. UNITS 205-211	0573-053 TO 059
1580 PACIFIC AVE. UNITS 301-312	0573-060 TO 071
1580 PACIFIC AVE. UNITS 401-412	0573-072 TO 083
1580 PACIFIC AVE. UNITS 501-512	0573-084 TO 095
1580 PACIFIC AVE. UNITS 601-606	0573-096 TO 101

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 fifty-three (53) 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 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 Polk Street and Pacific Ave. 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.

THIS FINAL MAP IS SUBJECT TO:

- "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED MAY 16, 2006 AS DOCUMENT NO. 2006-1176754-00, OF OFFICIAL RECORDS.
- "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JANUARY 21, 2021 AS DOCUMENT NO. 2021008629 OF OFFICIAL RECORDS.
- "NOTICE OF SPECIAL RESTRICTION" RECORDED JUNE 01, 2021 AS DOCUMENT NO. 2021089068 OF OFFICIAL RECORDS.
- "DECLARATION OF RESTRICTIONS AND OBLIGATIONS PURSUANT TO MINOR ENCROACHMENT PERMIT" RECORDED AUGUST 23, 2021 AS DOCUMENT NO. 2021135258 OF OFFICIAL RECORDS.
- "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED JANUARY 25, 2022 AS DOCUMENT NO. 2022008349 OF OFFICIAL RECORDS.

APN 0573-010  
D.N. 2007-1412861-00  
1560 PACIFIC AVE.  
1 STORY  
MASONRY/CONCRETE

FINAL MAP No. 11127

A 53 UNIT RESIDENTIAL AND 3 UNIT COMMERCIAL  
MIXED-USE CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY  
DESCRIBED IN THAT CERTAIN GRANT DEED  
RECORDED SEPTEMBER 6, 2018 AS DOCUMENT  
NO. 2018-K670142, OFFICIAL RECORDS.  
BEING A PORTION OF WESTERN ADDITION BLOCK  
NO. 21

CITY AND COUNTY OF SAN FRANCISCO  
SCALE: AS SHOWN

CALIFORNIA  
APRIL, 2023

WS  
Westover  
Surveying

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

APN 0573-011

SHEET 2 OF 3 SHEETS  
1580 PACIFIC AVENUE

POLK STREET (68.75' WIDE)

127.687'  
(127' 8 1/4") {R1}

MID 48500

P.O.C. {R1}

PACIFIC AVENUE (68.75' WIDE)

136.083'  
(136' 1") {R1}

127.687'  
(127' 8 1/4") {R1}

15.00'

MID 48501 48502

**GENERAL NOTES:**

- 1- ALL ANGLES ARE NINETY DEGREES UNLESS OTHERWISE NOTED.
- 2- ALL DISTANCES ARE IN TENTHS AND HUNDREDTHS OF FEET.
- 3- MEASURED DISTANCES EQUAL RECORD DISTANCES SHOWN ON REFERENCES UNLESS OTHERWISE NOTED.
- 4- MONUMENT MARKS PER {R2} WITHIN THE SUBJECT BLOCK NOT SHOWN HEREON WERE EITHER SFNF OR NOT ACCESSIBLE AT THE TIME OF THE SURVEY.
- 5- DIMENSIONS FROM PROPERTY LINES TO BUILDING CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY.
- 6- THE LARKIN STREET MONUMENT LINE HAS LESS THAN THREE TIES TO CITY MONUMENTS BECAUSE NO MORE MONUMENTS COULD BE FOUND WITHIN 2 BLOCKS GOING NORTH AND SOUTH.

ASSESSOR'S  
BLOCK 0571

ASSESSOR'S  
BLOCK 0572

BROADWAY (WIDTH VARIES)

ASSESSOR'S BLOCK 0573  
WESTERN ADDITION BLOCK NO. 21

ASSESSOR'S  
BLOCK 0574

ASSESSOR'S  
BLOCK 0575

VAN NESS AVENUE (125.00' WIDE)

POLK STREET (68.75' WIDE)

LARKIN STREET (68.83' WIDE)

LOT ONE  
17376± SQ.FT.  
SEE SHEET 2  
FOR LOT DETAIL

ASSESSOR'S  
BLOCK 0596

ASSESSOR'S  
BLOCK 0595

ASSESSOR'S  
BLOCK 0594

PACIFIC AVENUE (68.75' WIDE)

JACKSON AVENUE (68.75' WIDE)

**FIELD SURVEY COMPLETION STATEMENT**

THE FIELD SURVEY WAS COMPLETED ON 05/10/2018. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATES, UNLESS OTHERWISE NOTED.

**BASIS OF SURVEY:**

THE MONUMENT LINES WERE LOCATED BY RECORD MEASUREMENTS FROM FOUND MONUMENTS AS SHOWN ON MONUMENT MAP #018. THE BLOCK LINES WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE MONUMENT LINES. THE PACIFIC AVENUE MONUMENT LINE WAS HELD AS THE BASIS FOR THIS SURVEY. THE NORTHERLY LINE OF PACIFIC AVENUE WAS ESTABLISHED 6.00' OFFSET FROM THE PACIFIC AVENUE MONUMENT LINE. THE EAST LINE OF POLK STREET WAS ESTABLISHED 5.69' OFFSET FROM THE POLK STREET MONUMENT LINE PER {R3}.

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 30 ft.

**LEGEND**

- SET 3/8" ALUMINUM RIVET AND 3/8" DIA. BRASS TAG MARKED "LS 7779"
- FOUND BRASS TAG PER REFERENCE AS NOTED
- ⊙ TAG (SEARCHED FOR NOT FOUND) PER REFERENCE NUMBER
- ✦ "L" CUT PER {R5} (SEARCHED FOR NOT FOUND)
- ┌ FOUND "L" CUT IN CURB NOT OF RECORD
- ⊗ MARK OR MONUMENT (SEARCHED FOR NOT FOUND) PER {R2}
- PROPERTY LINE
- - - MONUMENT LINE
- - - REFERENCE LINE ONLY, NOT SURVEYED
- ( ) RECORD MEASUREMENT WHEN DIFFERENT THAN MEASURED ON THIS SURVEY
- { } REFERENCE ID
- APN ASSESSOR'S PARCEL NUMBER
- D.N. DOCUMENT NUMBER
- Mrk MARK
- Cor CORNER
- Brk BRICK
- Sty STORY
- Conc CONCRETE
- P.O.C. POINT OF COMMENCEMENT
- CCSF CITY AND COUNTY OF SAN FRANCISCO
- CM CONDOMINIUM PROJECT
- SFNF SEARCHED FOR, NOT FOUND
- ▨ BUILDING FOOTPRINT

**FINAL MAP No. 11127**

A 53 UNIT RESIDENTIAL AND 3 UNIT COMMERCIAL MIXED-USE CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED SEPTEMBER 6, 2018 AS DOCUMENT NO. 2018-K670142, OFFICIAL RECORDS. BEING A PORTION OF WESTERN ADDITION BLOCK NO. 21

CITY AND COUNTY OF SAN FRANCISCO  
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SHEET 3 OF 3 SHEETS

APN 0573-011

1580 PACIFIC AVENUE