

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: The Arriaza Family Revocable Trust dated February 9, 2021

BY: Raul J. Arriaza, Trustee
Raul J. Arriaza, Trustee
BY: Denise M. Arriaza, Trustee
Denise M. Arriaza, Trustee

OWNER: The Olson Family Trust dated 10/16/2014

BY: Carl Edward Olson, Trustee
Carl Edward Olson, Trustee
BY: Linda Lee Olson, Trustee
Linda Lee Olson, 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 09/25/25 BEFORE ME, Pablo D. Tisker
A NOTARY PUBLIC, PERSONALLY APPEARED Raul J. Arriaza, Denise M. Arriaza, Carl E. Olson and Linda L. Olson

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.: 2404575
MY COMMISSION EXPIRES: May 17, 2026
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN Francisco



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

BENEFICIARY: JP MORGAN CHASE BANK, N.A.

SIGNED: Jennifer Smith
PRINT NAME: Jennifer Smith TITLE: Authorized Officer

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.

THE STATE OF TEXAS)
COUNTY OF Tarrant)
BEFORE ME, Christian J. Nickel, A NOTARY PUBLIC IN AND FOR
Tarrant County IN THE STATE OF TEXAS, PERSONALLY APPEARED,
Jennifer Smith AUTHORIZED SIGNER, KNOWN TO ME TO
BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND
CONSIDERATION THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6th DAY OF October, 2025.
Christian J. Nickel
NAME: Christian J. Nickel
NOTARY EXPIRES: March 21, 2027



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: Eli F
DATE: 11-2-2025



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 10857".

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

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 3rd DAY OF November, 2025.
BY ORDER NO. 212289

BY: Carla Short DATE: 11/05/2025

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. 10857

A 20 COMMERCIAL UNIT CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JUNE 29, 2022 AS DOCUMENT NUMBER 2022-064235, OFFICIAL RECORDS.

CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA
SEPT. 2025

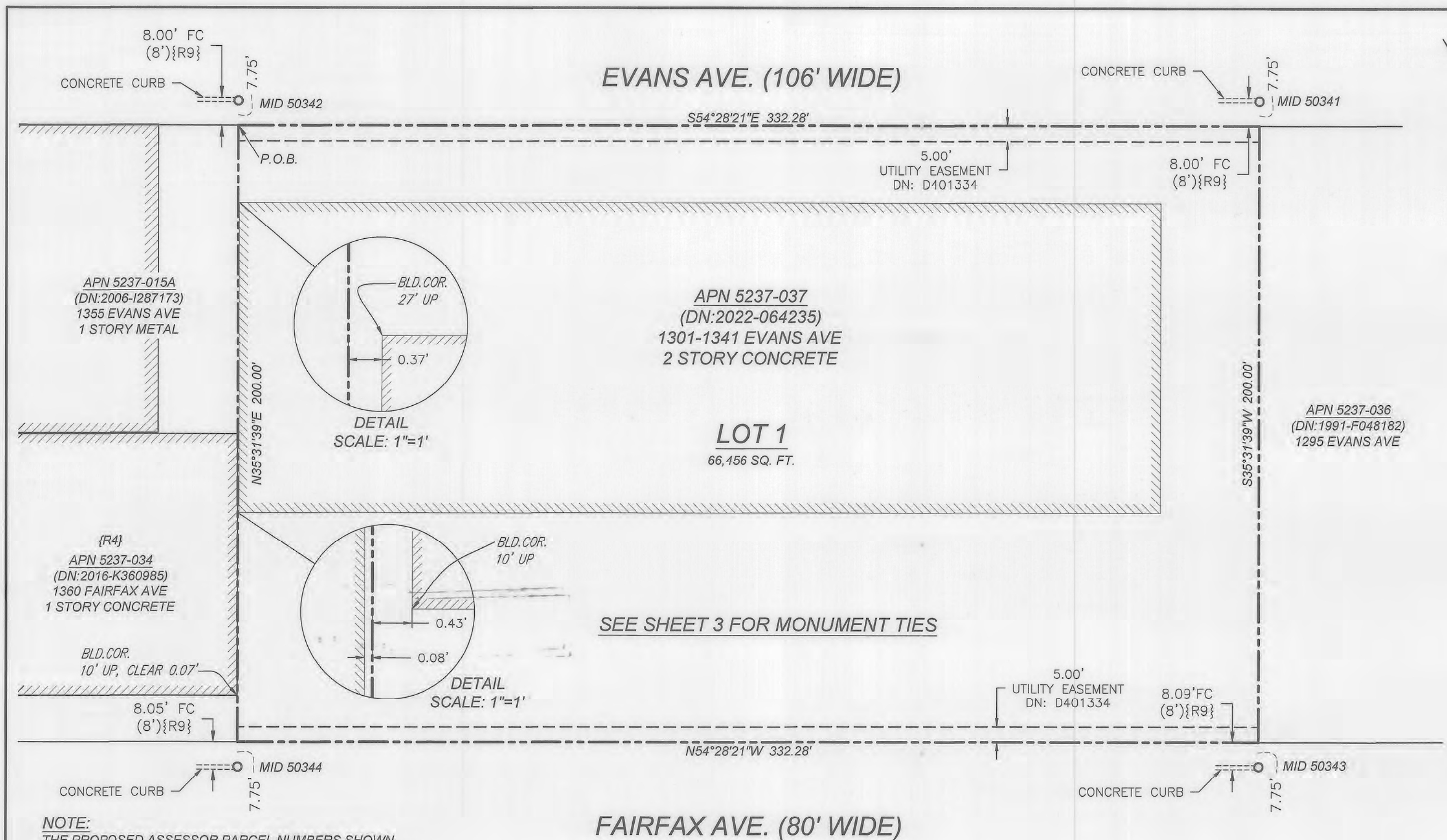


336 CLAREMONT BLVD. STE 1
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SHEET 1 OF 3 SHEETS

APN 5237-037

1301-1341 EVANS AVENUE



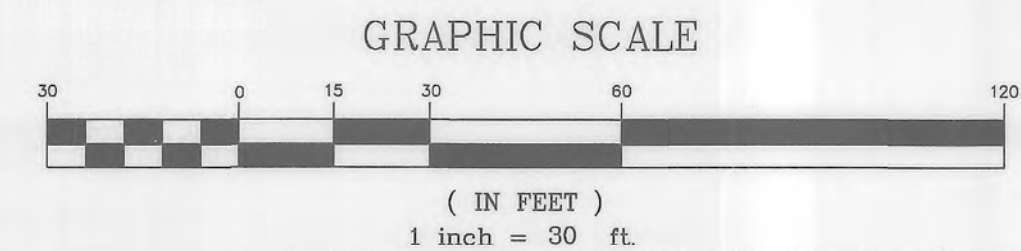
NOTE:
THE PROPOSED ASSESSOR PARCEL NUMBERS SHOWN
HEREON ARE FOR INFORMATIONAL USE ONLY AND SHOULD
NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
1301	5237-042
1303	5237-043
1305	5237-044
1307	5237-045
1309	5237-046
1315	5237-047
1317	5237-048
1319	5237-049
1321	5237-050
1323	5237-051
1325A	5237-052
1325B	5237-053
1327	5237-054
1329	5237-055
1331	5237-056
1333	5237-057
1335	5237-058
1337	5237-059
1339	5237-060
1341	5237-061

LEGEND	
APN	ASSESSOR'S PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
DN:	DOCUMENT NUMBER
RO,CCSF	RECORDER'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO
COR	CORNER
BLD	BUILDING
FC	FACE OF CONCRETE CURB
---	PROPERTY LINE
---	EASEMENT LINE
////	BUILDING FOOTPRINT
○	SET NAIL AND 3/4" DIA. BRASS TAG MARKED "LS 7779" IN CONCRETE CURB

RECORDED DOCUMENTS AFFECTING THIS FINAL MAP:

- (1) Redevelopment Plan recorded June 6, 1969, DN: R-471000, RO,CCSF.
- (2) Amended Redevelopment Plan recorded February 29, 1988, DN: E-135915, RO,CCSF.
- (3) Amended Redevelopment Plan recorded February 29, 1988, DN: E-135923, RO,CCSF.
- (4) Amended Redevelopment Plan recorded July 17, 1995, DN: 95-G816262-00, RO,CCSF.
- (5) Declaration of Restrictions recorded May 8, 1970 in Reel B422 of Official Records, Image 870, RO,CCSF.
- (6) Easement for public and private utilities recorded September 26, 1983, DN: D401334, RO,CCSF.
- (7) Redevelopment Plan for the Bayview Hunter Point Redevelopment Project recorded June 23, 2006, DN: 2006-1199495-00, RO,CCSF.
- (8) Bayview Hunters Point Redevelopment Project Area Declaration of Restrictions recorded June 23, 2006, DN: 2006-1199500-00, RO,CCSF.



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 twenty (20) commercial 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:

- 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) (i) 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 Evans Avenue and/or Fairfax 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.

FINAL MAP No. 10857

A 20 COMMERCIAL UNIT CONDOMINIUM PROJECT

A SUBDIVISION OF THAT REAL PROPERTY
DESCRIBED IN THAT CERTAIN GRANT DEED
RECORDED JUNE 29, 2022 AS DOCUMENT NUMBER
2022-064235, OFFICIAL RECORDS.

CITY AND COUNTY OF SAN FRANCISCO
SCALE: AS SHOWN

CALIFORNIA
SEPT. 2025

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SHEET 2 OF 3 SHEETS

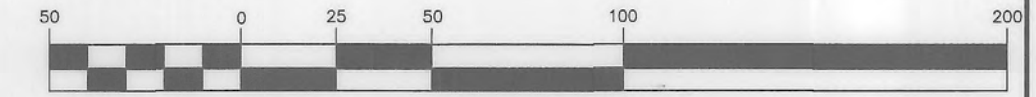
APN 5237-037

1301-1341 EVANS AVENUE

MID 20274
2" DIA. BRASS DISC IN
MONUMENT WELL
(CORNER RECORD 10441)

EVANS AVE. (106' WIDE)

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

LEGEND

■	FOUND MONUMENT AS NOTED
+	FOUND "+" CUT IN CURB
---	PROPERTY LINE
----	BLOCK LINE
----	MONUMENT TIE
----	REFERENCE LINE ONLY, NOT SURVEYED
()	RECORD MEASUREMENT WHEN DIFFERENT THAN MEASURED ON THIS SURVEY
{ }	REFERENCE ID
APN	ASSESSOR'S PARCEL NUMBER
DN:	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
RO,CCSF	RECORDER'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO
SO,CCSF	SURVEYOR'S OFFICE, CITY AND COUNTY OF SAN FRANCISCO
CM	CONDOMINIUM MAP
PM	PARCEL MAP

MENDELL ST. (80' WIDE)

KEITH ST. (64' WIDE)

FAIRFAX AVE. (80' WIDE)

7.75' {R5}
("L" CUT PER {R5})

32.00' {R7}

BRASS PIN IN
CONCRETE IN
MONUMENT WELL
{R7}
MID 34993

BASIS OF BEARINGS N54°28'21"W 1264.42' {R3}

GENERAL NOTES:

- ALL ANGLES ARE NINETY DEGREES UNLESS OTHERWISE NOTED.
- ALL DISTANCES ARE IN TENTHS AND HUNDREDTHS OF FEET.
- MEASURED DISTANCES EQUAL RECORD DISTANCES SHOWN ON REFERENCES UNLESS OTHERWISE NOTED.
- MONUMENTS PER {R2} WITHIN THE SUBJECT BLOCK WERE SEARCHED FOR AND NOT FOUND AT THE TIME OF THE SURVEY.
- DIMENSIONS FROM PROPERTY LINES TO BUILDING CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE USED FOR RETRACEMENT OF THIS SURVEY.

BASIS OF SURVEY:

THE SOUTHERLY LINE OF FAIRFAX AVENUE WAS ESTABLISHED BETWEEN FOUND MONUMENTS AS SHOWN HEREON. THE EASTERLY LINE OF MENDELL STREET WAS ESTABLISHED AT 7.75' {R5} EASTERLY FROM THE FOUND "+" AND PERPENDICULAR TO FAIRFAX AVENUE WHICH ALSO FITS AN EVEN 40.00 FEET FROM THE MID 20274 IN THE INTERSECTION OF MENDELL AND EVANS. THE SUBJECT PROPERTY WAS ESTABLISHED PER RECORD DEED DIMENSIONS FROM THE EASTERLY LINE OF MENDELL STREET AND THE NORTHERLY LINE OF FAIRFAX AVENUE.

REFERENCES:

- {R1} GRANT DEED RECORDED 6/29/2022 AS DOCUMENT NUMBER 2022064235, RO,CCSF.
- {R2} MONUMENT MAPS NO. 331 AND 334, SO,CCSF.
- {R3} "PARCEL MAP OF THE NEW HUNTERS POINT COMMUNITY UNIT 1" FILED 4/27/1971 IN BOOK 1 PM AT PAGES 32 TO 42, RO,CCSF.
- {R4} PARCEL MAP FILED 6/30/1982 IN BOOK 23 PM PAGE 93, RO,CCSF.
- {R5} "MAP OF FAIRFAX / MENDELL" FILED 3/15/1983 IN BOOK 21 CM PAGES 1 TO 4, RO,CCSF.
- {R6} "RECORD OF SURVEY MAP OF INDIA BASIN INDUSTRIAL PARK" FILED 9/7/1972 IN BOOK "V" MAPS PAGES 92 TO 96, RO,CCSF.
- {R7} "PARCEL MAP OF PORTION OF BLOCK 4720, THE NEW HUNTERS POINT COMMUNITY UNIT 1" FILED 11/21/1975 IN BOOK "W" MAPS PAGES 36 TO 39, RO,CCSF.
- {R8} BLOCK DIAGRAM SURVEYED BY W. FIREBAUGH NOV. 22, 1915, FILENAME 5327b, SO,CCSF.
- {R9} GRADE MAP NO. 331, SO, CCSF.

FIELD SURVEY COMPLETION STATEMENT

THE FIELD SURVEY WAS COMPLETED ON 09/21/2020.
ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATES, UNLESS OTHERWISE NOTED.

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 RAUL ARRIAZA ON OCTOBER 28, 2021. 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: 9/16/25



CITY AND COUNTY OF SAN FRANCISCO
SCALE: AS SHOWN

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