



**OLD REPUBLIC TITLE**



# VIP **Property Profile**

1561 California St San Francisco, CA 94109

APN: 0645-016

# Property Detail Report

1561 California St, San Francisco, CA 94109-4707

APN: 0645-016

San Francisco County Data as of: 02/23/2024

## Owner Information

Owner Name:	Ching Ellen N Trustee	Occupancy:	Absentee Owner
Vesting:	Trustee		
Mailing Address:	3707 Brunswick Ct, South San Francisco, CA 94080-5205		

## Location Information

Legal Description:	Blk 15	County:	San Francisco, CA
APN:	0645-016	Alternate APN:	
Munic / Twnshp:		Twtnshp-Rng-Sec:	
Subdivision:		Tract #:	
Neighborhood:	Northeast	School District:	San Francisco Unified School District
Elementary School:	Redding Elementary...	Middle School:	Marina Middle Scho...
Latitude:	37.79035	Longitude:	-122.42001
		Census Tract / Block:	011100 / 2004
		Legal Lot / Block:	16 / 645
		Legal Book / Page:	
		High School:	Galileo High Schoo...

## Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	Price:	Transfer Doc #:
Buyer Name:	Seller Name:	Deed Type:

## Last Market Sale

Sale / Rec Date:	Sale Price / Type:	Deed Type:
Multi / Split Sale:	Price / Sq. Ft.:	New Construction:
1st Mtg Amt / Type:	1st Mtg Rate / Type:	1st Mtg Doc #:
2nd Mtg Amt / Type:	2nd Mtg Rate / Type:	Sale Doc #:
Seller Name:		
Lender:		Title Company:

## Prior Sale Information

Sale / Rec Date:	Sale Price / Type:	Prior Deed Type:
1st Mtg Amt / Type:	1st Mtg Rate / Type:	Prior Sale Doc #:
Prior Lender:		N/A

## Property Characteristics

Gross Living Area:	2,736 Sq. Ft.	Total Rooms:	4	Year Built / Eff:	1975
Living Area:	2,736 Sq. Ft.	Bedrooms:		Stories:	1
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:	2,736 Sq. Ft.	Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:	Wood/Steel	Roof Material:	

## Site Information

Land Use:	Store Building	Lot Area:	3,240 Sq. Ft.	Zoning:	POLK
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	C - Commercial Stores	Usable Lot:		Res / Comm Units:	1 / 1
Site Influence:		Acres:	0.074	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	0602980116A	Flood Map Date:	03/23/2021
Community Name:	San Francisco, City And County Of	Flood Panel #:	0116A	Inside SFHA:	False

## Tax Information

Assessed Year:	2023	Assessed Value:	\$272,422	Market Total Value:	
Tax Year:	2023	Land Value:	\$110,779	Market Land Value:	
Tax Area:		Improvement Value:	\$161,643	Market Imprv Value:	
Property Tax:	\$5,611.40	Improved %:	59.34%	Market Imprv %:	
Exemption:		Delinquent Year:			



**Disclaimer:** This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

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SAN FRANCISCO RECORDER'S OFFICE  
Bruce Lemson, Recorder  
DOC- 8907167

Recording Requested by:

Mrs. Ellen N. Ching

and when recorded mail to:

Mrs. Ellen N. Ching  
3707 Brunswick Court  
South San Francisco, CA 94080

Processed May 17, 1991 11:34:38am  
Rec 2.00 --- Fs 1.00  
Misc 1.00 --- Amt 3.00  
TOTAL \$6.00  
REEL F378 IMAGE 0337

Space above this line for recorder's use

Mail Tax Statements To:

No consideration for transfer  
to Revocable Living Trust.

(Same as Above)

*Ellen N. Ching*  
Ellen N. Ching

GRANT DEED

I, ELLEN N. CHING, hereby GRANT to ELLEN N. CHING, TRUSTEE, U.D.T. (Under Declaration of Trust), dated May 17, 1991, ALL that REAL PROPERTY situated in the City of San Francisco, County of San Francisco, State of California bounded and described as follows:

COMMENCING at a point on the southerly line of California Street, distant thereon 135 feet 6 inches easterly from the southeasterly corner of California and Polk Streets; and running thence easterly along said line of California Street 23 feet and 7 inches; thence at a right angle southerly 137 feet 6 inches; thence at a right angle westerly 23 feet 7 inches; thence at a right angle northerly 317 feet 6 inches to the point of commencement.  
Lot 16, Block 645

Dated: May 17, 1991

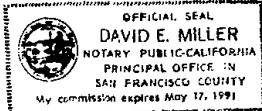
*Ellen N. Ching*  
ELLEN N. CHING

STATE OF CALIFORNIA )  
                                  )  
COUNTY OF SAN FRANCISCO )

ON THIS 17th day of May, in the year one thousand nine hundred and ninety-one, before me, DAVID E. MILLER, a Notary Public, State of California, duly commissioned and sworn, personally appeared ELLEN N. CHING, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person described in and whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the City of San Francisco and County of San Francisco the day and year in this certificate first above written.

Mail Tax  
Statements  
as directed  
above



*David E. Miller*  
NOTARY PUBLIC, State of California  
My commission expires May 17, 1995

AFTER RECORDING MAIL

Bank of the Orient  
Loan Processing Center  
317 6th Avenue  
San Francisco, CA 94118

RECORDED AT REQUEST OF

BOOK C943 PAGE 216

1980 FEB 11 AM 9:45

C073286

SAN FRANCISCO, CALIF.  
THOMAS P. KEARNEY

Space Above This Line For Recorder's Use Only

DEED OF TRUST  
[With Assignment of Rents]

This is  is not  a Construction Trust Deed.

THIS DEED OF TRUST made the 5th day of February, 1980

between Edward Ching and Ellen N. Ching, his wife, as joint tenants herein called Trustor,  
and Founders Title Company, a California Corporation herein called Trustee, and BANK OF THE ORIENT, a California  
banking corporation, herein called Beneficiary, whose address is 233 Sansome Street, San Francisco, CA 94104

WITNESSETH

1. That Trustor, for the purpose of securing:

(a) The payment of the indebtedness of Trustor, in the total principal sum of \*\*\*\*\*Eighteen thousand and no/100\*\*\*\*\*

Dollars (\$ 18,000.00 ) together with interest thereon payable to Beneficiary, or order, and all extensions and renewals thereof.

(b) Performance of each agreement of Trustor incorporated by reference or herein contained;

(c) The payment of all sums of money with interest which may be paid out or advanced by or may otherwise be due to Trustee or Beneficiary under any provision of this Deed of Trust;

(d) Payment of such further indebtedness to Beneficiary, its successors or assigns as the Trustor of the subject property may hereafter incur; and

(e) Performance and discharge of each and every obligation, covenant and agreement of Trustor herein contained and in any and all pledge agreements, supplemental agreements, assignments of lessor's interests in leases, or other instruments of security executed by Trustor at any time for the purpose of further securing any indebtedness hereby secured, or any part thereof, or any further advancements or further or additional loans of any sums hereafter made by Beneficiary or any successor of Beneficiary holding the indebtedness to Trustor or any successor of Trustor owning the real property described herein during the continuance of these trusts and secured hereby, or for the purpose of supplementing or amending this Deed of Trust or any instrument secured hereby; hereby irrevocably grants, transfers and assigns to Trustee in trust with power of sale, that certain real property in the City of San Francisco

County of San Francisco State of California, described as: PARCEL NO. 5-645-16  
Commencing at a point on the southerly line of California Street, distant thereon 135 feet, 6 feet easterly from the southerly corner of California and Polk Street; running thence easterly along said line of California Street, 23 feet, 7 inches; thence at a right angle southerly, 137 feet, 6 inches; thence at a right angle westerly, 23 feet, 7 inches; and thence at a right angle northerly, 317 feet, 6 inches to the point of commencement.

BEING a portion of Western Addition Block No. 15.

Commonly known as 1561 California Street, San Francisco, CA.

together with all interest which Trustor now has or may hereafter acquire in or to said property and in and to: all easements and rights of way appurtenant thereto; all buildings and improvements now and hereafter located thereon; all adjacent lands with enclosures or occupied by buildings partly on the above described property; all crops growing or to be grown on said property; all water and water rights (whether or not appurtenant) and shares of stock pertaining to water and water rights; all personal property of every kind and nature whatsoever, other than consumable goods, now or hereafter located in or upon said real estate or any part thereof and used or usable in connection with any present or future operation of said property (hereinafter called "equipment") and now owned or hereafter acquired by Trustor, including, but without limiting the generality of the foregoing, all inlaid floor coverings, scrubs, trees, carpeting, drapes and drape rods, garbage disposals, dishwashers, water heaters, plants, machinery, apparatus, fittings, fixtures, heating, lighting, laundry, incinerating and power equipment, engines, pipes, pumps, tanks, motors, conduits, switchboards, plumbing, lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating and communications apparatus, air cooling and air conditioning apparatus, elevators, escalators, shades, awnings, screens, storm doors and windows, stoves, refrigerators, attached cabinets, partitions, ducts and compressors, and all of the right, title and interest of Trustor in and to any equipment which may be subject to any conditional bill of sale or chattel mortgage superior in lien to this Deed of Trust. It is understood and agreed that all said personal property and equipment is part and parcel of said real property and appropriated to the use of said property and whether affixed or annexed or not, shall for the purposes of this Deed of Trust be deemed conclusively to be real property and conveyed hereby. Trustor agrees to execute and deliver, from time to time, such further instruments as may be requested by Beneficiary to confirm the lien of this Deed of Trust on any such equipment.

2. Trustor absolutely and irrevocably assigns to Beneficiary the rents, issues and profits of the subject property for the purposes and upon the terms and conditions hereinafter as set forth in paragraph 4 of the General Provisions.

Default shall occur in accordance with conditions hereinafter set forth in paragraph 3. Default shall also occur in the event (1) Trustor should sell, will under contract of sale, lease with option to purchase, convey, transfer, dispose of, or further encumber said property, or any part thereof, or any interest therein, or agree so to do voluntarily or involuntarily, or (2) Trustor is a partnership and the interest of a general partner is assigned or transferred, or (3) Trustor is a corporation and more than 25% of the corporate stock thereof is sold, transferred or assigned during a 12-month period or (4) Trustor is a trust and there is a change of beneficial interest with respect to more than 25% of said property; then Beneficiary, subject to the provisions of section 2924.6 (to the extent applicable) of the Civil Code of the State of California, shall have the right, at its option, to declare all sums secured hereby constituting indebtedness of Trustor forthwith due and payable, if Beneficiary exercises said option and Trustor fails to pay all such sums, it shall constitute a default hereunder.

3. Trustor agrees, by the execution and delivery hereof:

(a) Taxes: To pay, when due, all taxes, bonds and assessments including assessments on appurtenant water stock and all other charges and encumbrances which now are or shall hereafter be or appear to be a lien upon said property or any part thereof, and in default thereof, Trustee or Beneficiary, without obligation so to do and without demand or notice upon Trustor, may pay the same which payment is repayable by Trustor on demand and is secured hereby. Trustee or Beneficiary shall be the sole judge of the legality thereof and of the amounts necessary to be paid.

In the event of the passage after the date of this Deed of Trust of any law of the State of California, deducting from the value of real property for the purposes of taxation any lien thereon, or changing in any way the laws for the taxation of deeds of trust or debts secured by deed of trust for state or local purposes, or the manner of the collection of any such taxes, so as to affect this Deed of Trust, the holder of this Deed of Trust, the holder of this Deed of Trust and of the indebtedness which it secures shall have the right to declare the principal sum of such indebtedness due on a date to be specified by not less than 30 days' written notice to be given to Trustor by Beneficiary; provided, however, that such election shall be ineffective if Trustor is permitted by law to pay the whole of such tax in addition to all other payments required hereunder and if, prior to such specified date, does pay such tax and agrees to pay any such tax when hereafter levied or assessed against the premises, and such agreement shall constitute a modification of this Deed of Trust.

(b) Insurance: To keep said property insured against loss or damage by fire and other risk or risks which, in the opinion of Beneficiary, should be insured against under policies of insurance payable to Beneficiary (by means of loss payable clause or endorsement and without contribution, if obtainable) as the interest of the Beneficiary may appear, in form, amount and companies acceptable to Beneficiary and upon demand of Beneficiary to deposit with the Trustee or Beneficiary such policies as additional security, which delivery shall constitute an assignment by Trustor to Beneficiary of all rights thereunder, including return of premium; to give Beneficiary satisfactory evidence of renewal of policies with premiums paid at least thirty (30) days before expiration and in default thereof, Beneficiary may procure such insurance as it may elect and may make payment of premiums thereon which payment is repayable on demand and is secured hereby. In no event and whether or not default hereunder has occurred shall Beneficiary, by the fact of approving, accepting or obtaining such insurance, incur any liability for the amount of such insurance, the form or legal sufficiency of insurance contracts, solvency of insurers, or payment of losses by insurers, and Trustor hereby expressly assumes full responsibility therefor and liability, if any, thereunder. In case of any loss the amount collected under any policy of insurance on said property may, at the option of the Beneficiary, be applied by Beneficiary upon any indebtedness and/or obligation secured hereby and in such order as Beneficiary may determine; or said amount or any portion thereof may, at the option of the Beneficiary, either be used in replacing or restoring the improvements partially or totally destroyed to a condition satisfactory to said Beneficiary, or be released to the Trustor, in either of which events neither the Trustee nor the Beneficiary shall be obligated to see to the proper application thereof, nor shall the amount so released or used be deemed a payment on any indebtedness secured hereby. Such application, use, and/or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice; any unexpired insurance and all returnable insurance premiums shall inure to the benefit of and pass to the purchaser of the property covered thereby at any Trustee's sale held hereunder.

(c) Maintenance: To keep said property in good condition and repair; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay, when due, all claims for labor performed and materials furnished thereon and for any alterations thereof, to comply with the provisions of all insurance policies covering and with all laws, ordinances and regulations affecting said property; not to remove, demolish or materially alter any building at any time thereon unless the written consent of Beneficiary is first had and obtained; not to commit or permit any waste thereof or any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts, in a timely and proper manner which from the character or use of said property may be reasonably necessary to protect and preserve said security, the specific enumerations herein not excluding the general.

(d) Impound Reserve: Should Beneficiary so elect, to pay monthly a sum necessary to establish an adequate reserve to be held by Beneficiary for use in payment of annual taxes, assessments, insurance premiums and maintenance. This reserve, until disbursed, constitutes security for the indebtedness, and at the option of the Beneficiary, may be applied to the payment of principal and/or interest upon the indebtedness secured hereby in lieu of being applied to any of the purposes for which the fund is established. Prior to disbursement or application thereof, said funds may be utilized and commingled by Beneficiary who is entitled to all earnings and interest thereon, if any.

(e) Construction of Improvements: If the indebtedness secured hereby or any part thereof is being obtained for the purpose of construction of improvements on said property, Trustor also agrees, anything in this Deed of Trust to the contrary notwithstanding: (1) to complete same in accordance with plans and specifications satisfactory to Beneficiary; (2) to allow Beneficiary to inspect said property at all times during construction; (3) to replace any work or materials unsatisfactory to Beneficiary within fifteen (15) calendar days after written notice from Beneficiary of such fact, which notice may be given to the Trustor by certified or registered mail, sent to his last known address, or by personal service of the same; (4) that work shall not cease on the construction of such improvements for any reason whatsoever for a period of fifteen (15) or more calendar days.

(f) Defending Trust: To defend this Trust in any action or proceeding purporting to affect said property, and to file and prosecute all necessary claims and actions to prevent or recover for any damage to or destruction of said property; and either Trustee or Beneficiary, at any time during the continuation of this Trust, is hereby authorized, without obligation so to do, to commence, appear in or defend any such action, whether brought by or against Trustor, Beneficiary or Trustee, or with or without suit, to exercise or enforce any other right, remedy, or power available or conferred hereunder, whether or not judgment be entered in any action or proceeding; and Trustee or Beneficiary may appear or intervene in any action or proceeding, and retain counsel therein, and take such action therein, as either may be advised, and may settle, compromise or pay the same or any other claims and, in that behalf and for any of said purposes, may expend and advance such sums of money as either may deem necessary.

(g) Reimbursement: Beneficiary or Trustee, without obligation so to do or notice to or demand upon Trustor and without liability for anything done or omitted while performing the same and without releasing Trustor from any obligation hereunder, may perform any act herein agreed to be performed by Trustor, and Trustor will repay to Trustee or Beneficiary, upon demand, all amounts which they or either of them may incur in defending this Trust or in exercising any right, privilege or remedy hereunder, including, but not limited to, cost of surveys, evidences of title, court costs and reasonable attorney fees, together with interest thereon at the then rate being charged by Beneficiary on its 90-day unsecured notes, the repayment of which is secured hereby.

(h) (1) Condemnation: All settlements, awards or damages in connection with any condemnation for public use of or any injury to said property, or any part thereof, from same, are hereby assigned and shall be paid to Beneficiary, which may apply said moneys to any indebtedness secured hereby or release the same, or any part thereof, as it may elect.

(2) Injury to property: All causes of action, whether accrued before or after the date of this deed of trust, of all types for damage or injury to said property or any part thereof, or in connection with or affecting said property or any part thereof, including causes of action arising in tort or contract and causes of action for fraud or concealment of a material fact, are, at Beneficiary's option, assigned to Beneficiary and the settlement proceeds, awards and damages, direct and consequential, in connection therewith shall be paid to Beneficiary, which may, after deducting therefrom all its expenses, including reasonable attorneys' fees, apply or release any moneys so received by it in such manner and with the same effect as above provided for the disposition of proceeds of fire and other insurance. Beneficiary may at its option appear in and prosecute in its own name any action or proceeding to enforce any such cause of action and may make any compromise or settlement thereof. Trustor agrees to execute such further assignments of any compensation award, damage and causes of action as Beneficiary shall request.

(i) Inspection: Either Beneficiary or Trustee, or both, at any time during the continuation of this Trust may enter and inspect said encumbered property.

(j) Reconveyance: If Trustor shall pay or cause to be paid in full said indebtedness and all sums herein agreed to be paid by Trustor or secured hereby and the interest thereon, and also the reasonable expense of this Trust, then Trustee, upon delivery to it of this Deed of Trust, and satisfactory evidence of the payment in full of all indebtedness hereby secured, shall, upon the written request of Beneficiary, reconvey, without warranty regarding title, possession or encumbrance, all of the estate in said property granted to Trustee under the terms hereof and not theretofore reconveyed. The grantee in such reconveyance may be described and designated as "the person or persons legally entitled thereto" or "the present holders of the equitable title of the real property described in said deed of trust." All reconveances in whole or in part shall be at the sole cost of the grantee.

(k) Beneficiary Statement: To pay \$15.00 or such greater amount authorized by law, for a statement regarding the obligations secured by this Deed of Trust.

(l) Default: Default shall occur if: (1) payment or performance of any indebtedness secured hereby or of any interest thereon be not made at the time or in the manner agreed; or (2) Trustor fails to perform any of its obligations hereunder; or (3) if this Deed of Trust or any evidence of indebtedness secured hereby provides any charge for repayment of any indebtedness secured hereby and Trustor fails to pay same; or (4) said property be subject to abatement proceedings; or (5) any financial information given by Trustor to Beneficiary be not true in any material respect or any essential financial information be withheld by Trustor from Beneficiary; or (6) said property, or any part thereof, be attached or become subject to any other legal process and be not released therefrom within ninety (90) days; or (7) Trustor for any one of them) be declared incompetent, become insolvent, make an assignment for the benefit of creditors, or be the subject of any bankruptcy proceeding, re-organization, arrangement, insolvency, receivership, liquidation or dissolution proceedings.

(m) Remedies: Upon the happening of any such default, Beneficiary or Trustee, or both, without the necessity of any notice to or demand upon Trustor or any other party liable for the said indebtedness or having an interest in said property, may do any or all of the following: (1) declare all indebtedness secured hereby immediately due and payable; (2) take possession of and operate said property and any personal property thereon used in the operation of said property and any business conducted thereon without liability or obligation on its part, and do all such acts affecting said property as Beneficiary may deem necessary to conserve the value thereof; (3) to the extent permitted by law, bring an action to enforce the payment of any indebtedness secured hereby without the necessity of exercising any remedy hereunder or the prior sale of said property and without thereby waiving any other right or remedy; (4) perform any of the foregoing acts with or without bringing any action or proceeding, or through a receiver appointed by a court, and in any case without necessity of having given or recorded any notice of default or election to sell and without regard to the adequacy of security; (5) bring an action in a court of competent jurisdiction to foreclose this deed of trust; (6) to elect to sell said property or any part thereof; the Trustee, upon presentation to it of an affidavit signed by Beneficiary setting forth facts showing a default, is authorized to accept as true and conclusive all facts and statements therein, and to act thereon hereunder.

(n) Sale: In case of election to sell, Trustee or Beneficiary shall record in each office of the Recorder of the County wherein said property or any part thereof is situate a notice of default and of the election of Beneficiary to sell said property. Such notice of default shall contain such further recitals as may be required by law, and after notice of its recordation has been given to all parties entitled thereto, and the period required by law shall have elapsed following the recordation of said notice of default, Trustee, after giving notice required by law, shall sell said property, or such part thereof as in its sole discretion it shall find necessary, in the manner required by law. Trustee may postpone said sale either by publishing, prior to the date thereof, a notice of such postponement in the same newspaper in which the original notice of sale was published, or by public announcement at the time and place fixed in the original notice of sale, and may thereafter postpone said sale from time to time by like publication or announcement, and at the time and place so advertised or to which such sale may have been postponed, Trustee may sell the property as a whole or in parcels, and if in parcels in such order, as Trustee may determine at public auction to the highest bidder for cash in lawful money of the United States. Said sale may take place in any County in which the property or any portion thereof is located. Trustee in conducting said sale may act through agents, attorneys or auctioneers. Any person, including Trustor or Trustee or Beneficiary, may purchase at such sale.

(o) Proceeds of Sale: Upon such sale, Trustee shall, after receipt of the amount paid, deliver to the purchaser its Deed conveying said property without warranty as to title, possession or encumbrances and shall apply the proceeds of the sale in the following order to the payment of: (1) expenses of sale; (2) costs, fees, charges and expenses of Trustee and of this Trust, including attorneys' fees in a reasonable amount; (3) cost of evidence of title and Trustee's fee in connection with such sale; (4) all sums expended under any of the terms hereof by Trustee or Beneficiary not then repaid, with accrued interest at the same rate being charged by Beneficiary on its 90-day unsecured notes; (5) accrued interest on said indebtedness; (6) unpaid principal of said indebtedness; and (7) all other obligations of Trustor or Debtor to Beneficiary secured hereby, and any remainder shall be paid to the person or persons legally entitled thereto upon proof of such right. The recitals in such Deed of any matter, proceedings and facts shall be conclusive proof of the truthfulness and regularity thereof. Trustor agrees to surrender possession of said property to the purchaser immediately and without demand.

(p) Consent, etc.: Without affecting the liability of any person, including Trustor, for the payment of any indebtedness secured hereby or the lien of this Deed of Trust for the full amount of the indebtedness then remaining unpaid (other than any person or property specifically released by Beneficiary), Beneficiary or Trustee, if so requested by Beneficiary, may from time to time and without notice do any one or more of the following: (1) release any indebtedness; (2) extend the time or otherwise alter the terms of payment of any such indebtedness; (3) accept additional security; (4) substitute or release any property securing such indebtedness; (5) reconvey any part of said property; (6) consent to the making of any map or plat thereof; (7) join in granting any easement thereon; or (8) join in any extension agreement or any agreement subordinating the lien or charge hereof.

(q) Assumption: If an assumption of the indebtedness secured by this Deed of Trust is approved by Beneficiary, it shall not release Trustor from any obligations hereunder.

(r) Accounting Pertaining to Income from Property: Trustor agrees, in the event said property is now or hereafter used for commercial or residential income purposes, that when requested by Beneficiary Trustor will promptly deliver to Beneficiary such certified financial statements and profits and loss statements of such types and at such intervals as may be required by Beneficiary which will be in form and content prepared according to the usual and acceptable accounting principles and practices, which statements shall cover the financial operations relating to said property, and when requested by Beneficiary Trustor further agrees to promptly deliver, in writing, such further information as Beneficiary requests relating to any of such financial statements. Trustor further agrees that Beneficiary may, upon 10 days' request, have access to Trustor's books and records to enable Beneficiary to verify the information furnished by Beneficiary pursuant to this paragraph. Service of said request may be made personally or by ordinary mail, postage prepaid, addressed to Trustor at Trustor's last known address.

(s) No Offset: No offset or claim which Trustor now has or may in the future have against Beneficiary shall relieve Trustor from paying installments or performing any other obligation herein or secured hereby.

#### 4. GENERAL PROVISIONS: IT IS MUTUALLY AGREED THAT:

(a) Beneficiary may, at any time by instrument in writing acknowledged by Beneficiary and recorded in the Office of the Recorder of the county or counties where said property or any part thereof is situated, appoint a new Trustee in place of the Trustee named herein who shall thereupon have all of the estate, powers and duties of the predecessor Trustee.

(b) Trustee may at any time upon written request of Beneficiary reconvey any portion of said property to the persons legally entitled thereto without warranty as to title, possession or encumbrance, without affecting the personal liability of any person for the payment of said note or any indebtedness secured hereby or the lien of this Deed of Trust on the remainder of said property.

(c) Acceptance by Beneficiary of any sum on account of any indebtedness secured hereby after the date when such sum is due or after recording a notice of default and election to sell, shall not constitute a waiver of the right either to require prompt payment when due of all sums secured hereunder or to declare a default for failure to pay or a waiver of the right to proceed with the sale of said property under such notice for any unpaid balance of said indebtedness.

(d) No remedy herein provided shall be exclusive of any other remedy herein or now or hereafter existing by law, but shall be cumulative. Every power or remedy hereby given to Trustee or to Beneficiary or to which either of them may be otherwise entitled may be exercised from time to time and as often as may be deemed expedient by them, and either of them may pursue inconsistent remedies. If Beneficiary holds any additional security for any obligation secured hereby, it may enforce the sale thereof at its option, either before, contemporaneously with, or after the sale is made hereunder, and on any default hereunder, Beneficiary may, at its option, offset against any indebtedness owing by it to Trustor the whole or any part of the indebtedness secured hereby, and the Beneficiary is hereby authorized and empowered at its option, without any obligation so to do, and without affecting the obligations hereof, to apply toward the payment of any indebtedness of the Trustor to the Beneficiary any and all sums of money which the Beneficiary may have in its possession or under its control, including without limiting the generality of the foregoing, the indebtedness evidenced by a deposit or savings accounts or any escrow or trust funds.

(e) Trustee or Beneficiary, or both, may at any time after the expiration of five (5) years after Trustee ceases to act under, or has conveyed or otherwise ceased to hold all property subject to this Deed of Trust, destroy without liability for so doing all documents, papers and correspondence (including this Deed of Trust) relating thereto.

(f) Despite any contrary provision herein or in any evidence of indebtedness of Trustor, Beneficiary shall have the absolute right to direct the manner in which payments or proceeds shall be applied upon or allocated among the various items composing the indebtedness secured hereby.

(g) Whenever the context so requires, the masculine includes the feminine and neuter and the singular includes the plural. The term "Beneficiary" includes not only the original Beneficiary hereunder but also any future owner and holder including pledgees of the promissory note and indebtedness secured hereby.

(h) The word "indebtedness" is used herein in its most comprehensive sense and includes any and all loans, advances, debts, obligations and liabilities of Trustor or any one or more of them to Beneficiary heretofore, now or hereafter made, incurred or created, whether voluntary or involuntary, and however arising, whether due or not due, absolute or contingent, liquidated or unliquidated, determined or undetermined, and whether Trustor may be liable individually or jointly with others, or whether recovery upon such indebtedness may be or hereafter becomes barred by any statute of limitations, or whether such indebtedness may be or hereafter becomes otherwise unenforceable.

(i) Time is of the essence of all Trustor's obligations hereunder; and, to the extent permitted by law, Trustor waives all present or future statutes of limitation with respect to any indebtedness secured hereunder in any action or proceeding for the purpose of enforcing this Trust or any rights or remedies thereunder.

(j) Recourse may be had against the separate property of any Trustor who is a married woman for all indebtedness to Beneficiary secured hereunder.

(k) This Deed of Trust applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns.

(l) Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary, or Trustee shall be a party unless brought by Trustee.

(m) If two or more persons be designated as Trustee herein, any, or all, powers granted herein to Trustee may be exercised by any of such persons, if the other person or persons is unable, for any reason, to act, and any recital of such inability in any instrument executed by any of such persons shall be conclusive against Trustor, his heirs and assigns.

(n) This Deed of Trust cannot be changed except by agreement in writing signed by Trustor and Beneficiary.

(o) Beneficiary confers upon Trustor the authority to collect and retain the rents, issues and profits of the subject property as they become due and payable subject, however, to the right of Beneficiary to revoke said authority at any time in its sole discretion and without notice to Trustor. Beneficiary may revoke said authority and collect and retain the rents, issues and profits of the subject property assigned whether or not Trustor is in default hereunder or under any of the obligations secured hereby, and without taking possession of all or any part of the subject property. Any rents, issues and profits collected may be applied by Beneficiary, less costs and expenses of operating and collection, including reasonable attorneys fees, in its sole discretion, against the indebtedness secured hereby, any obligations of Trustor arising hereunder or any other obligations of Trustor to Beneficiary, whether existing on the date hereof or hereafter arising. Collection of any rents, issues and profits by Beneficiary shall not cure or waive any default or notice of default hereunder or invalidate any acts done pursuant to such notice.

(p) Trustor will pay immediately and upon demand all expenses, including reasonable expenses for services of attorneys, accountants, real estate brokers and other persons and for contractors for labor and materials, incurred or paid by Beneficiary or Trustee to protect the property secured hereunder or in the exercise of any right, power or remedy for which provision is made hereunder or is otherwise provided for by law, with interest thereon at the current rate of said promissory note from the date of expenditure thereof by Beneficiary or Trustee until paid, and the same shall be secured hereby.

(q) If the security under this Deed of Trust is a condominium or a community apartment or planned development project, Trustor agrees to perform each and every obligation of the owner of such condominium or interest in such project under the declaration of covenants, conditions and restrictions pertaining to such condominium or project. Upon the request of Beneficiary, Trustor agrees to enforce against other owners in such condominium or project each and every obligation to be performed by them, if the same have not been performed or valid legal steps taken to enforce such performance within 90 days after such request is made.

(r) If the security for this Deed of Trust is a leasehold estate, Trustor agrees not to amend, change or modify his leasehold interest, or agree to do so, without the written consent of Beneficiary being first obtained. In the event of a violation of this provision, Beneficiary shall have the right, at its option, to declare all sums secured hereby forthwith due and payable. Consent to one such modification shall not be deemed to be a waiver of the right to require such consent to future or successive amendments, changes or modifications. Waiver of the right to require such consent in one instance shall not be deemed to be a waiver of the right to require such consent in the event of amendments, changes or modifications occurring after the waiver.

(s) Should the Trustor or any successor in interest to Trustor in such property drill or extract or enter into a lease for the drilling for or extraction of oil, gas or other hydrocarbon substances or any mineral of any kind or character, Beneficiary shall have the right, at its option, to declare any indebtedness secured hereby, irrespective of the maturity date specified in any evidence thereof, immediately due and payable, and no waiver of this right shall be effective unless in writing. Consent to one such transaction shall not be deemed to be a waiver of the right to require such consent to future or successive transactions.

5. Trustor requests that a copy of any notice of default and of any notice of sale be mailed to each Trustor at the following address:

Trustor requests that a copy of any notice of default and of any notice of sale be mailed to each Trustor at the following address:

Signature of Trustor

Address

(Full address, street number, city, state and zip code must be given)

*Edward Ching*  
Edward Ching

1561 California Street

*Ellen N. Ching*  
Ellen N. Ching

San Francisco, CA

Same as above.

STATE OF CALIFORNIA  
COUNTY OF San Francisco

§§ (ACKNOWLEDGEMENT BY INDIVIDUAL)

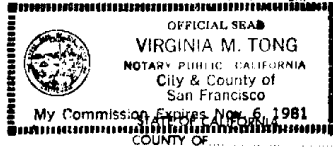
On this fifth day of February, in the year One Thousand Nine Hundred and Eighty, before me, Virginia M. Tong

a Notary Public and for said County, State of California, residing therein, duly commissioned and sworn, personally appeared Edward Ching and Ellen N. Ching

known to me to be the person, S whose name S subscribed to the within instrument, and acknowledged that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the County of San Francisco

the day and year in this certificate first above written.



*Virginia M. Tong*  
NOTARY PUBLIC in and for the State of California

§§ (ACKNOWLEDGEMENT BY CORPORATION)

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year One Thousand Nine Hundred and \_\_\_\_\_, before me, \_\_\_\_\_

a Notary Public and for said County, State of California, residing therein, duly commissioned and sworn, personally appeared \_\_\_\_\_

known to me to be the \_\_\_\_\_ of the corporation that executed the within instrument and also known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the County of \_\_\_\_\_ the day and year in this certificate first above written.

NOTARY PUBLIC in and for the State of California

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

§§ (ACKNOWLEDGEMENT BY PARTNERSHIP)

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year One Thousand Nine Hundred and \_\_\_\_\_, before me, \_\_\_\_\_

a Notary Public and for said County, State of California, residing therein, duly commissioned and sworn, personally appeared \_\_\_\_\_

known to me to be one of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the County of \_\_\_\_\_ the day and year in this certificate first above written.

NOTARY PUBLIC in and for the State of California.



# Sales Comparables

1561 California St, San Francisco, CA 94109-4707

APN: 0645-016

San Francisco County Data as of: 02/23/2024



## Subject Property

1561 California St, San Francisco, CA 94109-4707

Sale Price / Type:

Sale / Rec Date:

Sale Doc #:

Year Built / Eff: 1975 /

Assessed Value: \$272,422

Land Use: Store Building

Owner Name: Ching Ellen N Trustee

Mailing Address: 3707 Brunswick Ct, South San Francisco, CA 94080-5205

County: San Francisco

APN: 0645-016

Subdivision:

Census Tct / Blk: 011100 / 2004

1st Mtg / Type:

Res / Comm Units: 1 / 1

Lot Area: 3,240 Sq. Ft.

Living Area: 2,736 Sq. Ft.

Pool:

Zoning: POLK

Acres: 0.07

Cooling:

Fireplace:

Parking Type:

Flood Zone X

Code:

Bedrooms:

Baths (F / H):

Total Rooms: 4

Stories: 1

Roof Material:

Prior Sale Price:

Prior Sale Date:

Prior Rec Date:

Prior Sale Doc #:

## Search Criteria

# Months Back: 12

Distance From Subject: 0.85 mi

Living Area + / -

Land Use: Same As Subject

Difference:

## 10 Comparable Properties Found

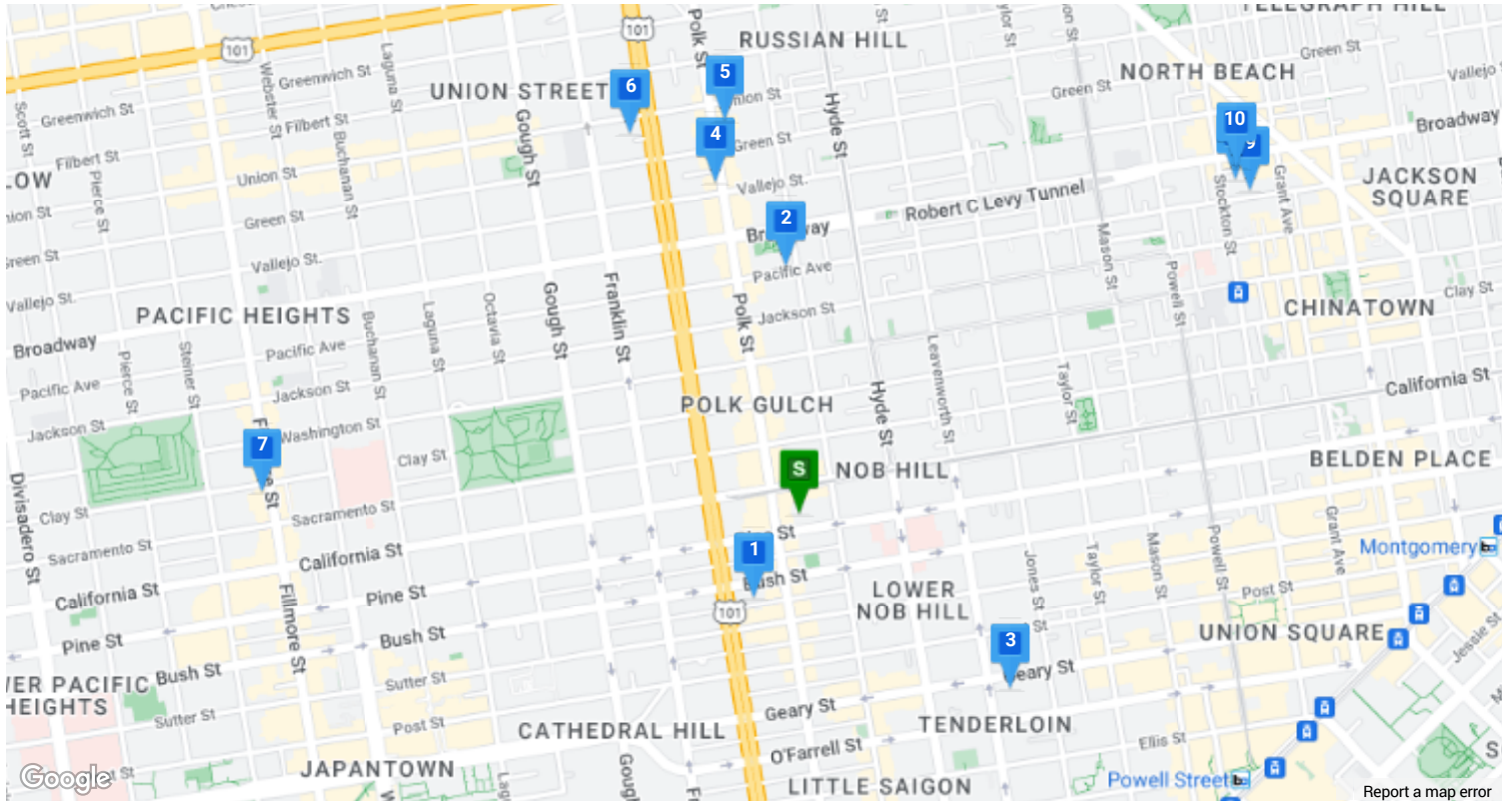
COMPARABLE PROPERTY SUMMARY				
	Subject	Low	Average	High
Price		\$550,000	\$2,718,500	\$11,000,000
Living Area	2,736	1,956	4,352	9,000
Price / Sq. Ft.		\$120	\$818	\$3,086
Bedrooms				
Baths		1	2	4
Lot Area	3,240 Sq. Ft.	1,275 Sq. Ft.	3,162 Sq. Ft.	6,873 Sq. Ft.
Stories	1	1	1.5	2
Year Built	1975	1907	1920	1927
Distance		0.16 mi	0.58 mi	0.81 mi

# Sales Comparables

1561 California St, San Francisco, CA 94109-4707

APN: 0645-016

San Francisco County Data as of: 02/23/2024



📍 Subject Property    📍 Comparables

COMPARABLES												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$/Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.16		1455 Bush St, San Francisco, CA 94109-5520	09/14/2023	\$1,079,000			9,000	\$120	/ 4	5,998	111
2	0.35		1520 Pacific Ave, San Francisco, CA 94109-2627	03/28/2023	\$1,850,000					/ 2	2,299	99
3	0.41		673 Geary St, San Francisco, CA 94102-1646	03/02/2023	\$3,000,000			2,632	\$1,140	/ 2	2,255	108
4	0.49		2217 Polk St, San Francisco, CA 94109-1815	09/06/2023	\$550,000			1,970	\$279	/ 2	2,530	102
5	0.57		2340 Polk St, San Francisco, CA 94109-1822	09/19/2023	\$1,637,000			1,956	\$837	/ 1	1,275	98
6	0.60		1525 Union St, San Francisco, CA 94123-4504	07/18/2023	\$3,400,000					/ 2	6,873	97
7	0.79		2259 Fillmore St, San Francisco, CA 94115-2221	01/08/2024	\$11,000,000			3,565	\$3,086	/ 2	3,448	111
8	0.80		1230 Stockton St, San Francisco, CA 94133-4311	07/12/2023	\$1,094,000			8,064	\$136	/ 1	3,607	100
9	0.81		758 Pacific Ave, San Francisco, CA 94133-4440	06/15/2023	\$2,000,000			3,582	\$558	/ 3	1,950	98

10	0.81	679 Broadway, San Francisco, CA 94133-4405	09/15/2023	\$1,575,000	4,050	\$389	/ 4	1,380	117
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L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction



**Comp #1 - 0.16 Miles From Subject**  
**1455 Bush St, San Francisco, CA 94109-5520**

Sale Price / Type: \$1,079,000 /  
 Sale / Rec Date: 09/14/2023 / 12/13/2023

Sale Doc #: 2023.100363

Year Built / Eff: 1913 /  
 Assessed Value: \$865,342  
 Land Use: Store Building  
 Owner Name: Cavallini Family Trust / Cavillini Oreste  
 Mailing Address: 230 Coronado Ave, San Carlos, CA 94070-2807  
 County: San Francisco  
 APN: 0670-020  
 Subdivision: Part Of Western Addition  
 Census Tct / Blk: 012000 / 1003  
 1st Mtg / Type:  
 Res / Comm Units:

Lot Area: 5,998 Sq. Ft.  
 Living Area: 9,000 Sq. Ft.  
 Pool:  
 Zoning: RC4  
 Acres: 0.14  
 Cooling:  
 Fireplace:  
 Parking Type:  
 Flood Zone X  
 Code:

Bedrooms:  
 Baths (F / H): 4 / 0  
 Total Rooms: 28  
 Stories: 2  
 Roof Material:  
 Prior Sale Price: \$1,079,000  
 Prior Sale Date: 09/14/2023  
 Prior Rec Date: 12/13/2023  
 Prior Sale Doc #: 2023.100362



**Comp #2 - 0.35 Miles From Subject**  
**1520 Pacific Ave, San Francisco, CA 94109-2627**

Sale Price / Type: \$1,850,000 /  
 Sale / Rec Date: 03/28/2023 / 04/05/2023

Sale Doc #: 2023.25024

Year Built / Eff: 1925 /  
 Assessed Value: \$1,124,344  
 Land Use: Store Building  
 Owner Name: Choy Randall / Zeng Jiali  
 Mailing Address: 1352 Union St, San Francisco, CA 94109-1935  
 County: San Francisco  
 APN: 0573-004B  
 Subdivision: Western Add Bl 21  
 Census Tct / Blk: 011000 / 1007  
 1st Mtg / Type: \$1,665,000 / Conventional  
 Res / Comm Units: 1 / 1

Lot Area: 2,299 Sq. Ft.  
 Living Area:  
 Pool:  
 Zoning: NC2  
 Acres: 0.05  
 Cooling:  
 Fireplace:  
 Parking Type:  
 Flood Zone X  
 Code:

Bedrooms:  
 Baths (F / H): 2 / 0  
 Total Rooms: 6  
 Stories: 2  
 Roof Material:  
 Prior Sale Price: \$742,000  
 Prior Sale Date:  
 Prior Rec Date: 11/12/1999  
 Prior Sale Doc #: 1999.691454



**Comp #3 - 0.41 Miles From Subject**  
**673 Geary St, San Francisco, CA 94102-1646**

Sale Price / Type: \$3,000,000 /  
 Sale / Rec Date: 03/02/2023 / 03/08/2023

Sale Doc #: 2023.18053

Year Built / Eff: 1916 /  
 Assessed Value: \$1,205,795  
 Land Use: Store Building  
 Owner Name: Pasha Real Estate LLC  
 Mailing Address: 837 Jefferson Ave, Redwood City, CA 94063-1803  
 County: San Francisco  
 APN: 0318-017  
 Subdivision: 50 Vara  
 Census Tct / Blk: 012302 / 1001  
 1st Mtg / Type: \$1,532,500 / Conventional  
 Res / Comm Units: 1 / 1

Lot Area: 2,255 Sq. Ft.  
 Living Area: 2,632 Sq. Ft.  
 Pool:  
 Zoning: RC4  
 Acres: 0.05  
 Cooling:  
 Fireplace:  
 Parking Type:  
 Flood Zone X  
 Code:

Bedrooms:  
 Baths (F / H): 2 / 0  
 Total Rooms: 5  
 Stories: 1  
 Roof Material:  
 Prior Sale Price: \$900,000  
 Prior Sale Date: 10/04/2004  
 Prior Rec Date: 10/08/2004  
 Prior Sale Doc #: 2004.829792



**Comp #4 - 0.49 Miles From Subject**  
**2217 Polk St, San Francisco, CA 94109-1815**

Sale Price / Type: \$550,000 /  
 Sale / Rec Date: 09/06/2023 / 09/08/2023

Sale Doc #: 2023.65656

Year Built / Eff:	1922 /	Lot Area:	2,530 Sq. Ft.	Bedrooms:	
Assessed Value:	\$1,334,546	Living Area:	1,970 Sq. Ft.	Baths (F / H):	2 / 0
Land Use:	Store Building	Pool:		Total Rooms:	6
Owner Name:	Franks Shoe Repair LLC				
Mailing Address:	1633 California St #110, San Francisco, CA 94109-4601	Zoning:	POLK	Stories:	1
County:	San Francisco	Acres:	0.06	Roof Material:	
APN:	0550-007	Cooling:		Prior Sale Price:	
Subdivision:	Western Add Bl #47	Fireplace:		Prior Sale Date:	
Census Tct / Blk:	010900 / 3006	Parking Type:		Prior Rec Date:	
1st Mtg / Type:		Flood Zone	X	Prior Sale Doc #:	
Res / Comm Units:	2 / 2	Code:			



**Comp #5 - 0.57 Miles From Subject**  
**2340 Polk St, San Francisco, CA 94109-1822**

Sale Price / Type: \$1,637,000 /  
 Sale / Rec Date: 09/19/2023 / 09/28/2023

Sale Doc #: 2023.70683

Year Built / Eff:	1926 /	Lot Area:	1,275 Sq. Ft.	Bedrooms:	
Assessed Value:	\$75,665	Living Area:	1,956 Sq. Ft.	Baths (F / H):	1 / 0
Land Use:	Store Building	Pool:		Total Rooms:	3
Owner Name:	Fioretti LLC				
Mailing Address:	1604 17th St, San Francisco, CA 94107-2332	Zoning:	POLK	Stories:	1
County:	San Francisco	Acres:	0.03	Roof Material:	
APN:	0548-017	Cooling:		Prior Sale Price:	
Subdivision:		Fireplace:		Prior Sale Date:	
Census Tct / Blk:	010900 / 3004	Parking Type:		Prior Rec Date:	01/11/1982
1st Mtg / Type:	\$1,391,400 /	Flood Zone	X	Prior Sale Doc #:	1982.337174
Res / Comm Units:	1 / 1	Code:			



**Comp #6 - 0.60 Miles From Subject**  
**1525 Union St, San Francisco, CA 94123-4504**

Sale Price / Type: \$3,400,000 /  
 Sale / Rec Date: 07/18/2023 / 07/21/2023

Sale Doc #: 2023.51209

Year Built / Eff:	1927 /	Lot Area:	6,873 Sq. Ft.	Bedrooms:	
Assessed Value:	\$339,672	Living Area:		Baths (F / H):	2 / 0
Land Use:	Store Building	Pool:		Total Rooms:	4
Owner Name:	Union Street Investments LLC				
Mailing Address:	830 28th Ave, San Francisco, CA 94121-3514	Zoning:	UNION	Stories:	1
County:	San Francisco	Acres:	0.16	Roof Material:	
APN:	0546-001A	Cooling:		Prior Sale Price:	
Subdivision:	Western Add Bl 96	Fireplace:		Prior Sale Date:	
Census Tct / Blk:	013000 / 1003	Parking Type:		Prior Rec Date:	
1st Mtg / Type:	\$200,000 /	Flood Zone	X	Prior Sale Doc #:	
Res / Comm Units:	1 / 1	Code:			



**Comp #7 - 0.79 Miles From Subject**  
**2259 Fillmore St, San Francisco, CA 94115-2221**

Sale Price / Type: \$11,000,000 /  
 Sale / Rec Date: 01/08/2024 / 01/12/2024

Sale Doc #: 2024.2657

Year Built / Eff: 1913 /  
 Assessed Value: \$2,970,611  
 Land Use: Store Building  
 Owner Name: Fillmore Reserve LLC  
 Mailing Address:  
 County: San Francisco  
 APN: 0630-001  
 Subdivision:  
 Census Tct / Blk: 013500 / 2003  
 1st Mtg / Type:  
 Res / Comm Units:

Lot Area: 3,448 Sq. Ft.  
 Living Area: 3,565 Sq. Ft.  
 Pool:  
 Zoning: FILLMR  
 Acres: 0.08  
 Cooling:  
 Fireplace:  
 Parking Type:  
 Flood Zone X  
 Code:

Bedrooms:  
 Baths (F / H): 2 / 0  
 Total Rooms: 4  
 Stories: 1  
 Roof Material:  
 Prior Sale Price: \$4,800,000  
 Prior Sale Date: 07/03/2008  
 Prior Rec Date: 07/15/2008  
 Prior Sale Doc #: 2008.612083



**Comp #8 - 0.80 Miles From Subject**  
**1230 Stockton St, San Francisco, CA 94133-4311**

Sale Price / Type: \$1,094,000 /  
 Sale / Rec Date: 07/12/2023 / 08/11/2023

Sale Doc #: 2023.59808

Year Built / Eff: 1924 /  
 Assessed Value: \$983,871  
 Land Use: Store Building  
 Owner Name: Joyce Castellino Living Trust / Castellino Joyce C  
 Mailing Address: Po Box 620423, Redwood City, CA 94062-423  
 County: San Francisco  
 APN: 0161-023  
 Subdivision: 50 Vara Bl 110  
 Census Tct / Blk: 010700 / 3003  
 1st Mtg / Type:  
 Res / Comm Units: 1 / 1

Lot Area: 3,607 Sq. Ft.  
 Living Area: 8,064 Sq. Ft.  
 Pool:  
 Zoning: CRNC  
 Acres: 0.08  
 Cooling:  
 Fireplace:  
 Parking Type:  
 Flood Zone X  
 Code:

Bedrooms:  
 Baths (F / H): 1 / 0  
 Total Rooms: 2  
 Stories: 2  
 Roof Material:  
 Prior Sale Price: \$451,000  
 Prior Sale Date: 06/05/2019  
 Prior Rec Date: 07/02/2019  
 Prior Sale Doc #: 2019.790074



**Comp #9 - 0.81 Miles From Subject**  
**758 Pacific Ave, San Francisco, CA 94133-4440**

Sale Price / Type: \$2,000,000 /  
 Sale / Rec Date: 06/15/2023 / 08/08/2023

Sale Doc #: 2023.58930

Year Built / Eff: 1926 /  
 Assessed Value: \$774,412  
 Land Use: Store Building  
 Owner Name: Chinatown Community Development Center  
 Mailing Address: 615 Grant Ave, San Francisco, CA 94108-2433  
 County: San Francisco  
 APN: 0161-014  
 Subdivision:  
 Census Tct / Blk: 010700 / 3003  
 1st Mtg / Type:  
 Res / Comm Units: 2 / 2

Lot Area: 1,950 Sq. Ft.  
 Living Area: 3,582 Sq. Ft.  
 Pool:  
 Zoning: CRNC  
 Acres: 0.04  
 Cooling:  
 Fireplace:  
 Parking Type:  
 Flood Zone X  
 Code:

Bedrooms:  
 Baths (F / H): 3 / 0  
 Total Rooms: 9  
 Stories: 2  
 Roof Material:  
 Prior Sale Price:  
 Prior Sale Date:  
 Prior Rec Date:  
 Prior Sale Doc #:



**Comp #10 - 0.81 Miles From Subject**  
**679 Broadway, San Francisco, CA 94133-4405**

Sale Price / Type: \$1,575,000 /

Sale / Rec Date: 09/15/2023 / 09/22/2023

Sale Doc #: 2023.68807

Year Built / Eff: 1907 /  
Assessed Value: \$420,583  
Land Use: Store Building  
Owner Name: Tran Charles Cuong / Tran Winnie Lu  
Mailing Address: 400 Clement St, San Francisco, CA 94118-2318  
County: San Francisco  
APN: 0161-030  
Subdivision: Portion 50 Vara Block #110  
Census Tct / Blk: 010700 / 3003  
1st Mtg / Type: \$1,338,000 /  
Res / Comm Units: 2 / 2

Lot Area: 1,380 Sq. Ft.  
Living Area: 4,050 Sq. Ft.  
Pool:

Bedrooms:  
Baths (F / H): 4 / 0  
Total Rooms: 10

Zoning: CCB  
Acres: 0.03

Stories: 2

Cooling:  
Fireplace:  
Parking Type:  
Flood Zone X  
Code:

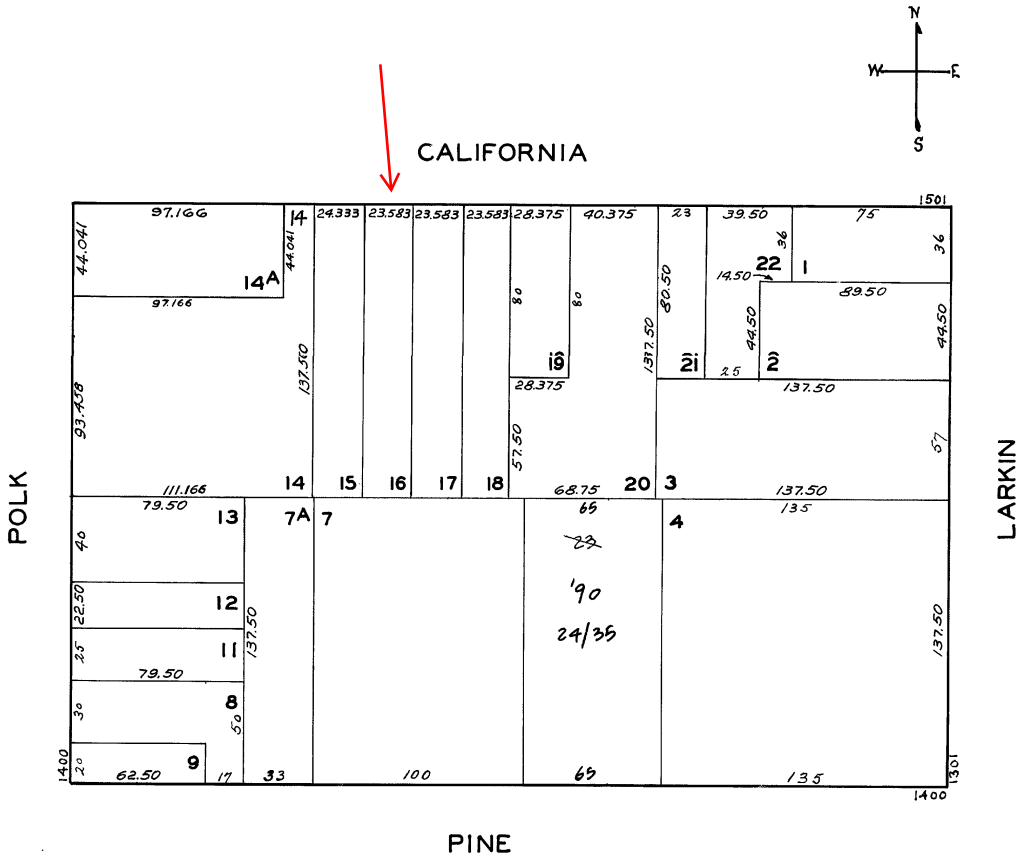
Roof Material:  
Prior Sale Price:  
Prior Sale Date:  
Prior Rec Date:  
Prior Sale Doc #:

Lot 10 merged into lot 8-44

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W A BLK. 15 645

REVISED 1990



1432-1434 & 1444-1448 PINE ST.

A CONDOMINIUM

LOT	UNIT	% COMM. AREA
24	101	23.167
25	102	21.278
26	201	4.867
27	202	3.699
28	203	3.054
29	204	5.769
30	205	3.373
31	206	3.066
32	301	7.741
33	302	7.608
34	303	8.308
35	304	8.118