

File No. 190698

Committee Item No. _____

Board Item No. 46

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: July 16, 2019

Cmte Board

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Application |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Public Correspondence |

OTHER

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Appeal Letter - June 13, 2019</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Project Sponsor Letter - July 3, 2019</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Public Hearing Notice and Clerical Documents</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: Jocelyn Wong

Date: July 12, 2019

Prepared by: _____

Date: _____

6/13/2019

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2019 JUN 13 PM 1:50

BY DW

CLERK OF THE BOARD OF SUPERVISORS
CITY HALL OF SAN FRANCISCO

1 DR. CARLTON B. GOODLETT PLACE, ROOM 244

SAN FRANCISCO, CA 94102

**RE: APPROVAL APPEAL FOR TENTATIVE FINAL MAP 9888,
ADDRESS: 2146-2150 UNION STREET, APN: 0533/014**

Board of Supervisors:

We are writing to appeal the decision to approve the current plan for this subdivision with new condominium units. We live nearby and protest the planned new construction as currently approved. We are disappointed that we were not notified of this impending construction that includes a substantial change in the building height over the current height, until after it had been tentatively approved. The current plan includes a substantial increase in the vertical height over the height of the existing building. The existing building is already one of the tallest on that block and is one of the tallest on that street in Cow Hollow. Any increase in height will create an obstruction to the view for surrounding properties. This will decrease property values for those with a bay view and is unfair to existing homeowners like us, who purchased our home with the expectation of a continued unobstructed view. This will decrease the quality of life of those, like us, who will now have a diminished view with the consequence of a decreased property value. Further, final approval of this plan without restricting the new construction to the current building height will encourage others to raise the height of nearby buildings, detracting more from the neighborhood. Taller buildings, this one in particular, will diminish the historic style of this residential neighborhood with most buildings dating back to the early 1900's when

no tall buildings were constructed, and it will decrease property values for the entire neighborhood. This will also change the "flavor" of this lovely Cow Hollow neighborhood and make it less desirable.

This plan will add to the substantial problem of limited parking and overcrowding in this very popular and busy area of San Francisco. We anticipate more cars parked, often illegally, on the streets in our neighborhood.

While we strongly oppose construction on this site that will exceed the existing building's vertical height, we have no objection to renovation and new construction on this site that will maintain the same or lower height of the existing roofline.

Exceeding the current building height would be a detriment to the neighborhood. This will harm existing nearby homeowners, like us, by compromising our valuable views of the San Francisco Bay, will lower our property values and diminish our quality of life. We strongly encourage you to revoke this approval unless it is revised to a plan that does not exceed the existing building's current height.

SINCERELY,

Ronald Zagoria, MD
Kathryn Zagoria

RONALD AND KATHRYN ZAGORIA

6/11/2019

Records Mgmt.

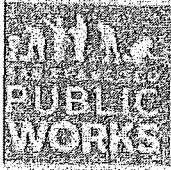
05 - 415 - 689 - 0588

June 6, 2019
PID: 9888

BOARD OF SUPERVISORS
SAN FRANCISCO

2019 JUN 13 PM 1:51

BY: DW



THIS IS NOT A BILL.

This is a notice regarding the tentative approval of a subdivision of real property at the following location(s):

Address: 2146-2150 Union Street
APN: 0533/014

Public Works hereby approves Tentative Final Map 9888, being a 3 Lot Vertical Subdivision and 4 Residential New Condominium Units (within Parcel C) project on stated parcel.

This notification letter is to inform you of your right to appeal this tentative approval. If you would like to file an appeal of this approval, you must do so in writing with the Clerk of the Board of Supervisors within ten (10) days of the date of this letter along with a check in the amount of \$336.00, payable to SF Public Works.

The Clerk of the Board is located at: City Hall of San Francisco
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-5184
<http://sfbos.org/>

Additional information for filing an appeal may be found at the Board of Supervisor's website, under the "Tentative Subdivision Map" link:
<http://sfbos.org/appeal-information>

For specific information about property history, zoning, planning applications, building permits, and more, please visit the Department of City Planning's website:
<http://propertymap.sfplanning.org/>

If you have any further questions on this matter, our email address is:
Subdivision.Mapping@sfdpw.org.

Sincerely,
**ADRIAN
VERHAGEN**

Bruce R. Storrs, P.L.S.
City and County Surveyor
City and County of San Francisco

Digitally signed by ADRIAN VERHAGEN
DN: cn=ADRIAN VERHAGEN, o=DPW-BSM,
ou=DPW-BSM,
email=adrian.verhagen@sfdpw.org,
c=US
Date: 2019.06.05 10:47:34 -07'00'

PLANNING
BOARD OF SUPERVISORS
SAN FRANCISCO

2019 JUN 13 PM 1:51
on

RONALD J ZAGORIA
KATHRYN E ZAGORIA

1728
11-4288/1210 4955

June 13, 2019
Fecha

Pay to the Order of / Pague de la Orden de
Department of Public Works
Three hundred thirty-six and No/100 00
Dollars

336.00
XX

WELLS FARGO
Wells Fargo Bank, N.A.
California
wellsfargo.com

For / Para
Kathryn Zagoria

Photo Safe Deposit
Details on back

WORLD TRAVELLERS

From: BOS Legislation, (BOS)
To: rzagoria@gmail.com; kfzagoria@gmail.com
Cc: GIVNER, JON (CAT); STACY, KATE (CAT); TOM, CHRISTOPHER (CAT); SHEN, ANDREW (CAT); Nuru, Mohammed (DPW); Storrs, Bruce (DPW); Ryan, James (DPW); Sanguinetti, Jerry (DPW); Sider, Dan (CPC); Starr, Aaron (CPC); Teague, Corey (CPC); Sanchez, Scott (CPC); Gibson, Lisa (CPC); Jain, Devyani (CPC); Navarrete, Joy (CPC); Lynch, Laura (CPC); Rodgers, AnMarie (CPC); VerHagen, Adrian (DPW); Calvillo, Angela (BOS); Somera, Alisa (BOS); BOS-Supervisors; BOS-Legislative Aides; MALAMUT, JOHN (CAT); Tse, Bernie (DPW); Sanchez, Diego (CPC); Barbara Herzig; Michael Kelly; BOS Legislation, (BOS)
Subject: PROJECT SPONSOR LETTER: Appeal of Tentative Map - 2146-2150 Union Street - Appeal Hearing on July 9, 2019
Date: Wednesday, July 3, 2019 12:08:17 PM
Attachments: image001.png

Good afternoon,

Please find linked below a letter received by the Office of the Clerk of the Board from Barbara Herzig of Herzig and Berlese, representing the project sponsor, Akdeniz, LLC, regarding the appeal of the Tentative Map for the proposed project at 2146-2150 Union Street.

[Project Sponsor Letter - July 3, 2019](#)

The hearing for this matter is scheduled for a 3:00 p.m. special order before the Board on July 9, 2019, at 3:00 p.m.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the links below:

[Board of Supervisors File No. 190698](#)

Regards,

Brent Jalipa

Legislative Clerk

Board of Supervisors - Clerk's Office

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

(415) 554-7712 | Fax: (415) 554-5163

brent.jalipa@sfgov.org | www.sfbos.org



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

***Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*

HERZIG & BERLESE

ATTORNEYS AT LAW

IVY COURT, SUITE 5, 414 GOUGH STREET, SAN FRANCISCO, CA 94102

(415) 861-8800 FAX (415) 861-0259

BARBARA E. HERZIG
MARGARET J. BERLESE (Of Counsel)
CANDICE MACARIO CAMERON

July 3, 2019

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94012

Re: Opposition to Appeal Filed By Ronald And Katherine Zagoria To Tentative Map Approval For
2146-2150 Union Street

Dear Supervisors:

The project sponsor requests the Board of Supervisors to deny the appeal filed by Ronald and Kathryn Zagoria because the only issue on appeal is the subdivision of land and Appellants have not raised any objection to the subdivision of the land.

The subdivision approval before the Board on appeal is for the addition of four new residential condominiums to be added to an existing two-unit and ground floor commercial building at 2146-2150 Union Street. The enlarged building will be the same height of the existing building, except for a small elevator/stair penthouse. The two existing units will remain rental units and are not being converted to condominiums. The ground floor commercial space will also be retained.

The project complies with the underlying Union Street Neighborhood Commercial zoning and 40-X height and bulk district and is consistent with the General Plan, including the Housing Element, the Transportation Element, and Commerce and Industries Element. A building permit application for the addition was filed on October 26, 2016. The Planning Department mailed a Planning Code Section 311 notice to all adjoining property by June 14, 2017. No party, including appellants, filed for discretionary review. The Planning Department issued a CEQA exemption on March 13, 2017, the building site permit was issued on March 8, 2018, and the property was posted on that same date. No party, including appellants, filed an appeal of the CEQA exemption to the Board of Supervisors within the 30-day appeal period or an appeal of the building permit to the Board of Appeals within the 15-day appeal period.

Appellants are attempting to reopen through a tentative map appeal Planning and Building Code issues long after the building permit was issued and the time to appeal Planning Code and Building Code issues has expired. All of the issues raised in the appeal - roof line and view, and parking -- are issues that were determined during Planning review of the project. Both the Planning and Building Codes provide for notice to Appellants, including an opportunity to

appeal. These notices were given to Appellants, but Appellants failed to appeal any of the Planning or Building Department issues they are trying to appeal now. In any event, private views are not protected and pursuant to recent Board actions off-street parking is not required to be provided to new residential units.


Section 66474 of the Government Code lists grounds for denial of a tentative map. The grounds are:

- (a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- (b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- (c) That the site is not physically suitable for the type of development.
- (d) That the site is not physically suitable for the proposed density of development.
- (e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- (f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- (g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

The tentative map was reviewed by Planning, which found the subdivision was consistent with the applicable general and specific plans. All of the other criteria for denying a tentative map were determined years ago because Planning and DBI would not have issued a building permit if any of those conditions had existed.

Appellants have not given any reason why the land should not be subdivided. Therefore, the appeal must be denied.

Truly yours,

HERZIG & BERLESE

Barbara Herzig
Attorney for Project Sponsor
Akdeniz, LLC

(Required for all New Condominium Applications)

D. APPLICATION

Property Address: 2146-2150 Union Street
 Assessor's Block: 0833 Lot Number(s): 014

For SFPW-BSM use only ID No. _____

Owner:	
Name:	Akdeniz LLC c/o Herzig & Berlese
Address:	414 Gough Street, Suite 5, San Francisco, CA 94102
Phone:	(415) 661-8800
E-mail:	bherzig@hbcondolaw.com
Attorney's Information (if Any)	
Name:	Barbara E. Herzig
Address:	414 Gough Street, Suite 5, San Francisco, CA 94102
Phone:	(415) 661-8800
E-mail:	bherzig@hbcondolaw.com
Surveyor preparing the subdivision map:	
Name:	Westover Surveying, Inc.
Address:	336 Claremont Boulevard, Suite 1, San Francisco, CA 94127
Phone:	(415) 242-5400
E-mail:	dan@westoversurveying.com
Subdivider (if different from owner)	
Name:	
Address:	

Number of Units in Project: 4 There will be three vertical subdivision parcels, with four condominiums in one of those parcels.

This subdivision creates an airspace: No Yes (shown on Tentative Map)
 This subdivision creates an addition to an existing building No Yes (shown on Tentative Map)

Check only one of the following options:

	Indicate project type
Residential Only	<input type="checkbox"/>
Mixed-Use	<input checked="" type="checkbox"/> If checked, Number of residential unit(s): <u>5</u> Number of commercial unit(s): <u>1</u>

STATE OF CALIFORNIA
 CITY AND COUNTY OF SAN FRANCISCO

I (We), Akdeniz LLC, a California limited liability company
(Print Subdivider's Name in Full)

I declare, under penalty of perjury, that I am (we are) the owner(s) [authorized agent of the owner(s)] of the property that is the subject of this application, that the statements herein and in the attached exhibits present the information required for this application, and the information presented is true and correct to the best of my (our) knowledge and belief.

Date: 12/19/18 Signed: [Signature]
 Date: _____ Signed: _____

E. NEW CONDOMINIUM APPLICATION CHECKLIST

Check the following items enclosed where applicable:

Submitted per guidelines and in this order?		Official Use Only	No.	Item Description and Order	Total of copies	Which and how many of total required items are needed for each agency?			Form No. (where applicable)
Yes	No	OK?				SFPW	DCP	DBI	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1.	Four (4) copies of Tentative Parcel Map [SFPW copies; 3-BSM Mapping Section; 1-City Planning One additional copy will be required if project falls within the jurisdiction of SFRA (See Page 8).]	4	3	1	1*	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.	Six (6) copies of Tentative Final Map [SFPW copies: 5-BSM Mapping Section; 1-City Planning One additional copy will be required if project falls within the jurisdiction of SFRA (See Page 8).]	6	5	1	1*	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.	Subdivision Fee (\$)	1				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.	Preliminary Title Report (dated within 3 months)	2	1	1		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.	Grant Deeds and any other recorded documents for: <input checked="" type="checkbox"/> Subject Site and <input checked="" type="checkbox"/> Adjoiners	1	1			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.	Previous Land Use.	2	1	1		Form No. 1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6a.	Permit numbers for any approved building permits	2	1	1		Form No. 1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.	Owner's Release of Interest in Common Areas (Sec. 1323 (6))	2	1	1		Form No. 2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.	Neighborhood notification packet for Tentative Map decision. <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 300-Foot Radius Map <input checked="" type="checkbox"/> Address List <input checked="" type="checkbox"/> Envelopes 	1	1			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9.	Photographs of subject property, as follows: [Public Works Code Sec. 723.2 & Planning Code] <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Front photo from the street looking at the property, including sidewalk without obstructions <input checked="" type="checkbox"/> Photo from left side showing property line and sidewalk fronting subject site <input checked="" type="checkbox"/> Photo from right side showing property line and sidewalk fronting subject site <input checked="" type="checkbox"/> Photo of rear of property 	3	2	1		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10.	Proposition "M" Findings demonstrating consistency with Eight Priority General Plan Policies (Planning Code Sec. 101.1(b))	2	1	1		Form No. 3
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.	Review by Department of Building Inspection, if required, See Page 9.	1			1	Form No. 4
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12.	Provide proposed sales prices for Below Market Rate (BMR) units (Form No. 1)	1	1			Form No. 1
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	13.	A copy of the signed Planning Dept. or Planning Commission motion approving the project.	1	1			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	14.	Provide copies of any Notices of Special Restrictions associated with this site.	1	1			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15.	3R report required for existing dwelling units-See Page 9 for details.	1	1			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16.	Copy of Building Permits-See Page 9 for details.	1	1			

* ADDITIONAL COPY TO DBI - SEE REQUIREMENTS PAGE 9, ITEM 11



Fidelity National Title Company

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, **Fidelity National Title Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Fidelity National Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Fidelity National Title Insurance Company

By:

President

Attest:

Secretary

Countersigned By:

Authorized Officer or Agent



Visit Us on our Website: www.fntic.com



Fidelity National Title Company

ISSUING OFFICE: 2150 John Glenn Drive, Suite 400, Concord, CA 94520

FOR SETTLEMENT INQUIRIES, CONTACT:

Fidelity National Title Company
601 California Street, Suite 1501 • San Francisco, CA 94108
(415)981-5720 • FAX (415)421-5569

**Another Prompt Delivery From Fidelity National Title Company Title Department
Where Local Experience And Expertise Make A Difference**

PRELIMINARY REPORT

Update B

Title Officer: James Jack
Email: james.jack@titlegroup.fntg.com
Title No.: FSFM-2021800379-JJ

Escrow Officer: Rita Lin
Email: RLin@fnf.com
Escrow No.: FSFM-2021800379 -RL

TO: March Capital Management, LLC
3456 Sacramento Street
San Francisco, CA 94118
Attn: Eduardo Sagues

PROPERTY ADDRESS(ES): 2146-2150 Union Street, San Francisco, CA

EFFECTIVE DATE: November 27, 2018 at 07:30 AM

The form of policy or policies of title insurance contemplated by this report is:

ALTA Loan Policy 2006

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Akdeniz LLC, a California limited liability company

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): Lot 014, Block 0533

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Beginning at a point on the Northerly line of Union Street distant thereon 190 feet Westerly from the Westerly line of Webster Street; running thence Westerly and along said line of Union Street 25 feet' thence at a right angle Northerly 137 feet 6 inches; thence at a right angle Easterly 25 feet; thence at a right angle Southerly 137 feet 6 inches to the point of beginning.

Being part of Western Addition Block No. 323.

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area: 1000
Tax Identification No.: Lot 014, Block 0533
Fiscal Year: 2018-2019
1st Installment: \$20,661.49 Paid
2nd Installment: \$20,661.49 Open
Land: \$2,265,471.00
Improvements: \$1,219,869.00
Bill No.: 020647

2. The herein described property lies within the boundaries of a Mello Roos Community Facilities District ("CFD"), as follows:

CFD No: 90 1
For: School Facility Repair and Maintenance

This property, along with all other parcels in the CFD, is liable for an annual special tax. This special tax is included with and payable with the general property taxes of the City and County of San Francisco. The tax may not be prepaid.

Further information may be obtained by contacting:

Chief Financial Officer
San Francisco Unified School District
135 Van Ness Ave. - Room 300
San Francisco, CA 94102
Phone (415) 241-6542

3. Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.
4. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
5. Matters contained in that certain document

Entitled: Declaration of Use Limitation
Dated: January 19, 2018
Executed by: Bora Ozturk
Recording Date: January 22, 2018
Recording No.: 2018-K569199, of Official Records

Reference is hereby made to said document for full particulars.

EXCEPTIONS
(continued)

6. Matters contained in that certain document

Entitled: Declaration of Use Limitation
Dated: February 12, 2018
Executed by: Bora Ozturk
Recording Date: February 13, 2018
Recording No.: 2018-K577700, of Official Records

Reference is hereby made to said document for full particulars.

7. A **Constuction deed of trust** to secure an indebtedness in the amount shown below,

Amount: \$6,206,000.00
Dated: November 15, 2018
Trustor/Grantor: Akdeniz LLC, a California limited liability company
Trustee: Community Bank of the Bay
Beneficiary: Community Bank of the Bay
Loan No.: 390001583
Recording Date: November 27, 2018
Recording No.: 2018-K697983, of Official Records

8. Assignment of Rents and Leases

Assigned to: Community Bank of the Bay
Assigned By: AKDENIZ LLC, a California limited liability company
Recording Date: November 27, 2018
Recording No.: 2018-K697984, of Official Records

9. Matters contained in that certain document

Entitled: Hazardous Substances Certificate and Indemnity Agreement
Dated: November 15, 2018
Executed by: AKDENIZ LLC and between Community Bank of the Bay
Recording Date: November 27, 2018
Recording No.: 2018-K697985, of Official Records

Reference is hereby made to said document for full particulars.

10. Any claims for mechanics' or materialman's liens on said Land that may be recorded, by reason of a recent work of improvement that is disclosed by the document shown below

Entitled: Construction Deed of Trust
Recording Date: November 27, 2018
Recording No.: 2018-K697983, of Official Records

11. Any other claims for mechanics' or materialman's liens that may be recorded by reason of a recent work of improvement that is disclosed by the lien shown in the last above numbered item.

EXCEPTIONS
(continued)

12. Information has been provided to the Company which discloses that a work of improvement is contemplated, in progress or recently completed. To assist the Company in determining if it can give the priority coverage contained within the policy contemplated by this report, please provide the following:
- a. Current Financial Statement and/or Current Loan Application.
 - b. Project Cost Breakdown.
 - c. Completed Loss of Priority Questionnaire. (This form furnished by the Company.)
 - d. A fully executed Indemnity Agreement. (This form furnished by the Company.)
 - e. If work has commenced prior to the recordation of the Construction Deed of Trust, there will be further requirements and the closing of the transaction could be delayed.
 - f. Copy of current appraisal
 - g. Copy of loan agreement and disbursement schedules
 - h. Name of Fund Control/Disbursement Agent

Work may include, among other things, any preparation of the site for the planned construction, delivery of construction materials or equipment and any labor furnished.

The Company reserves the right to add additional items and/or make further requirements after review of the requested documentation.

END OF EXCEPTIONS

NOTES

Note 1. No known matters otherwise appropriate to be shown have been deleted from this report, which is not a policy of title insurance but a report to facilitate the issuance of a policy of title insurance.

For the purposes of policy issuance, items, if any, which may be eliminated on the basis of an indemnity agreement or other agreement satisfactory to the Company are as follows:

None

Note 2. Note: The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land a Commercial Property, known as 2146-2150 Union Street, San Francisco, CA, to an Extended Coverage Loan Policy.

Note 3. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

Note 4. Note: The charge for a policy of title insurance, when issued through this application for title insurance, will be based on the Short Term Rate.

Note 5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

Note 6. If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.

Note 7. Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirements cannot be met, please call the company at the number provided in this report.

Note 8. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.

END OF NOTES



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complain Center:
<http://www.ic3.gov>

**FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE
Revised May 1, 2018**

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF", "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

Browsing Information. FNF may automatically collect the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or mobile device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

How Personal Information is Collected

We may collect Personal Information about you from:

- information we receive from you on applications or other forms;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

How Browsing Information is Collected

If you visit or use an FNF Website, Browsing Information may be collected during your visit. Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to other websites. FNF is not responsible for the privacy practices or the content of any of those other websites. We advise you to read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and third parties' products and services, jointly or independently.

When Information Is Disclosed

We may make disclosures of your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Please see "**Choices With Your Information**" to learn the disclosures you can restrict.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to guard your Personal Information. We limit access to nonpublic personal information about you to employees who need to know that information to do their job. When we provide Personal Information to others as discussed in this Privacy Notice, we expect that they process such information in compliance with our Privacy Notice and in compliance with applicable privacy laws.

Choices With Your Information

If you do not want FNF to share your information with our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about you creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are meant for adults and are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except (1) as required or authorized by contract with the mortgage loan servicer or lender, or (2) as required by law or in the good-faith belief that such disclosure is necessary to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The revised Privacy Notice, showing the new revision date, will be posted on the FNF Website. Each time you provide information to us following any amendment of this Privacy Notice, your provision of information to us will signify your assent to and acceptance of the terms of the revised Privacy Notice for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests via email to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

ATTACHMENT ONE

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**ATTACHMENT ONE
(CONTINUED)**

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE**

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

**ATTACHMENT ONE
(CONTINUED)**

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II, [t[or T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

[PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.]

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

**ATTACHMENT ONE
(CONTINUED)**

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.]
7. [Variable exceptions such as taxes, easements, CC&R's, etc., shown here.]

**ATTACHMENT ONE
(CONTINUED)**

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY - ASSESSMENTS PRIORITY (04-02-15)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Companies

CTC – Chicago Title Company
CLTC – Commonwealth Land Title Company
FNTC – Fidelity National Title Company
FNTCCA – Fidelity National Title Company of California
TICOR – Tigor Title Company of California
LTC – Lawyer's Title Company

Underwritten by FNF Underwriters

CTIC – Chicago Title Insurance Company
CLTIC – Commonwealth Land Title Insurance Company
FNTIC – Fidelity National Title Insurance Company
FNTIC – Fidelity National Title Insurance Company
CTIC – Chicago Title Insurance Company
CLTIC – Commonwealth Land Title Insurance Company

Available Discounts

CREDIT FOR PRELIMINARY TITLE REPORTS AND/OR COMMITMENTS ON SUBSEQUENT POLICIES (CTIC, FNTIC)

Where no major change in the title has occurred since the issuance of the original report or commitment, the order may be reopened within twelve (12) to thirty-six (36) months and all or a portion of the charge previously paid for the report or commitment may be credited on a subsequent policy charge.

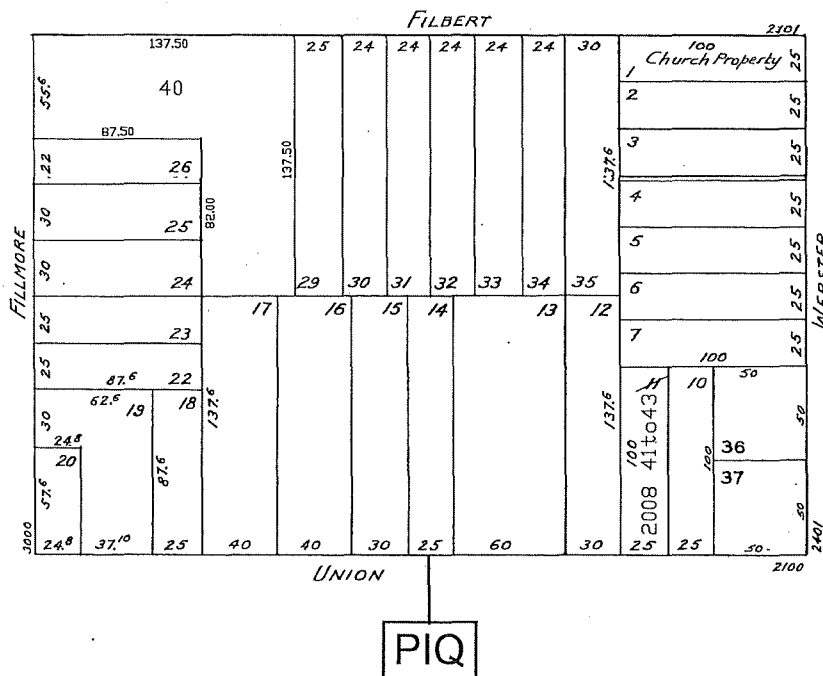
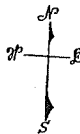
DISASTER LOANS (CTIC, CLTIC, FNTIC)

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be thirty-two percent (32%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

LOTS MERGED
LOT 21 INTO LOT 19 - 1917
lot 27 & 28 into lots 40 for 2002 roll
lot 11 into lots 41 to 43 for 2008 roll



Important: This plat is not a survey. It is furnished as a convenience to locate the land in relation to adjoining streets and other lands and not to guarantee any dimensions, distances, bearings or acreage.

G. FORMS

Form No. 1

Previous Land Use, Permits and Below Market Rate Units

Assessor's Block 0533 Lot 014 Address 2146-2150 Union Street

Item No. 6. – Previous Land Use:

Please refer to 3R Report for previous land use information.

Item No. 6a. - Permit numbers for any approved building permits

201610251069 # 201810102777 # _____
_____ # _____ # _____

Item No. 12 - Provide proposed sales prices for Below Market Rate (BMR)

Apartment No.	Proposed Sales Price	Apartment No.	Proposed Sales Price
	Not Applicable - No BMR Units		

Form No. 2

Owner's Release of Interest in Common Areas

In accordance with section 1323(a)(6) of the San Francisco Subdivision Code, this is my statement that neither I nor any of my agents shall retain any right, title, or interest in any common area or areas or facilities, except those common areas in which I might retain any individual interest by virtue of ownership of one or more of the individual units.

Dated: 12/19/18

Signed: [Signature]

Dated: _____

Signed: _____

Dated: _____

Signed: _____

Dated: _____

Signed: _____

Form No. 3

Proposition "M" Findings Form The Eight Priority Policies of Section 101.1 of the San Francisco Planning Code

Date: December 19, 2018

City Planning Case No. _____ (if available)

Address 2146-2150 Union Street

Assessor's Block 0533 Lot(s) 014

Proposal: Vert. Lot Subdivision with New Construct.

EIGHT PRIORITY GENERAL PLAN POLICIES

As a result of the passage of Proposition M (Section 101.1 of the San Francisco Planning Code), findings that demonstrate consistency with the eight priority policies of Section 101.1 must be presented to the Department of City Planning as part of your project application review for general conformity with San Francisco's General Plan.

Photographs of the subject property are required for priority policy review and must be submitted as part of the application.

INSTRUCTIONS TO APPLICANTS: Please present information in detail about how your application relates to each of the eight priority policies listed below. The application will be found to be incomplete if the responses are not thorough. Use a separate document and attach if more space is needed.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

This project will help preserve existing neighborhood-serving retail uses by providing customers to

existing neighborhood retail businesses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood;

This project was carefully designed so that its architecture meshes with the architecture of the

surrounding structures.

3. That the City's supply of affordable housing be preserved and enhanced;

This project will contribute new residences to San Francisco's housing supply. An increase in housing units lessens demand and contributes to the reduction of prices.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

This project will not increase commuter traffic. It will not overburden Muni services or San Francisco street traffic, nor will it cause parking problems.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

This project will have no impact on the industrial or service sectors.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;


This project complies with current building codes regarding seismic safety.

7. That landmarks and historic buildings be preserved; and

This project has no effect on this policy.

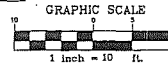
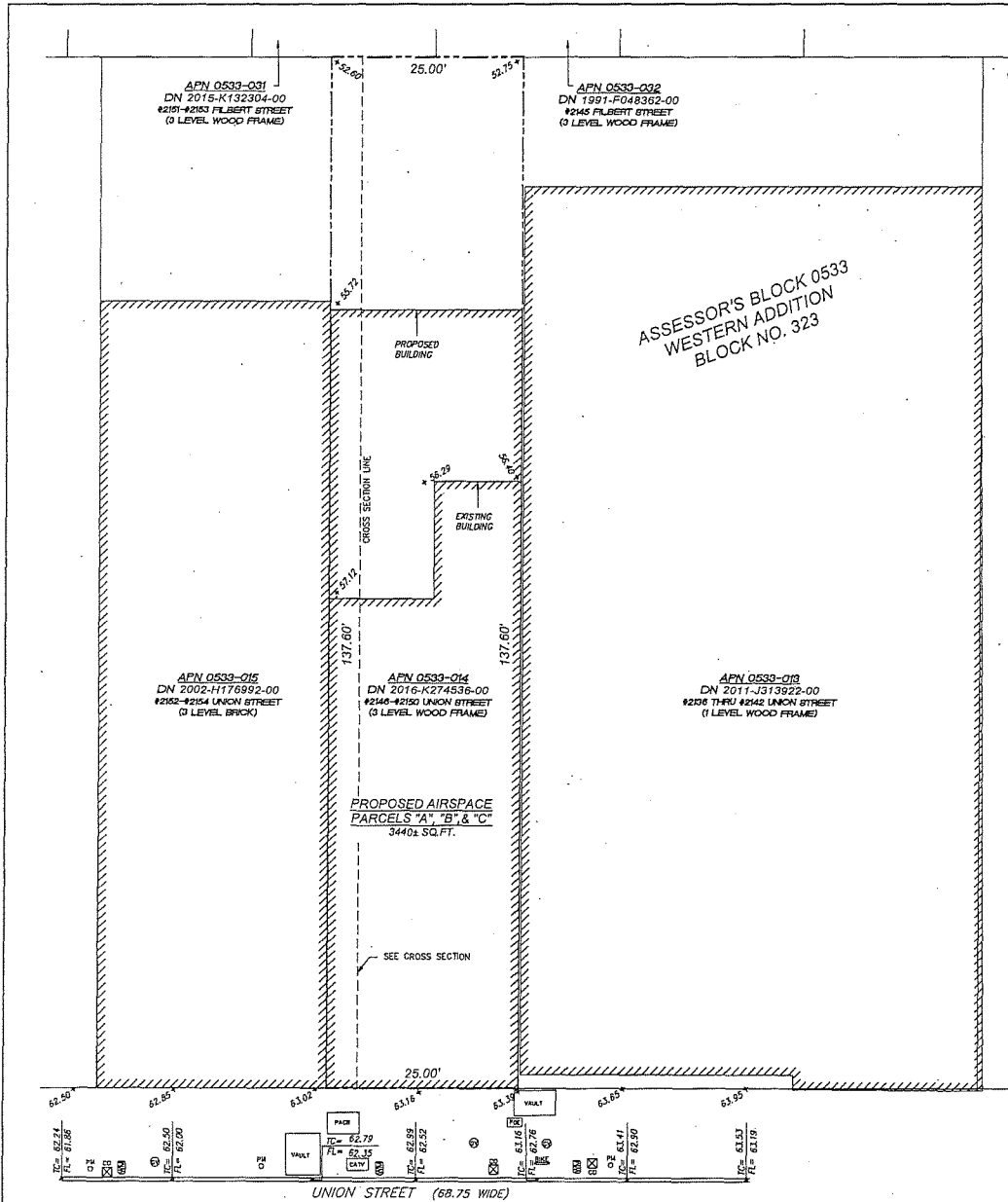
8. That our parks and open space and their access to sunlight and vistas be protected from development.

No parks or open space were affected by this development. This project does not block access to sunlight or vistas.


Signature of Applicant

12/19/18
Date

3905



ASSESSOR'S BLOCK 0533
WESTERN ADDITION
BLOCK NO. 323

LEGEND

- PROPERTY LINE
- ////// BUILDING FOOTPRINT
- WM WATER METER
- GV GAS VALVE
- SCS SEWER CLEAN OUT
- PM PARKING METER
- BKS BIKE PARKING
- PACB PAC BELL BOX
- PG&E BOX
- CABLE-TV BOX
- VAULT UTILITY VAULT
- 63.55 + SPOT ELEVATION
- TC TOP OF CURB
- FL FLOW LINE

VERTICAL SUBDIVISION

THIS PROPOSED SUBDIVISION OF REAL PROPERTY CONTAINS A VERTICAL SUBDIVISION OF AIRSPACE. VERTICAL SUBDIVISIONS OFTEN NECESSITATE RECIPROCAL EASEMENT AGREEMENTS SUCH AS BUT NOT LIMITED TO ACCESS, MAINTENANCE, UTILITIES, SUPPORT, ENCROACHMENTS, EMERGENCY INGRESS AND EGRESS, PERMITTED USES, NO BUILD ZONES, ENVIRONMENTAL HAZARDS, ETC. SOME OF THESE REQUIREMENTS MAY HAVE A PUBLIC NATURE TO WHICH THE CITY AND COUNTY OF SAN FRANCISCO IS OR SHOULD BE A BENEFICIARY. THESE MAY NOT BE DISCLOSED GRAPHICALLY ON THIS SURVEY MAP. USERS OF THIS MAP ARE ADVISED TO CONSULT THEIR TITLE COMPANY AND LEGAL COUNSEL TO DETERMINE WHETHER ADEQUATE PROVISIONS ARE PRESENTLY ON RECORD AND ARE SUFFICIENT AND ENFORCEABLE.

UTILITY NOTE

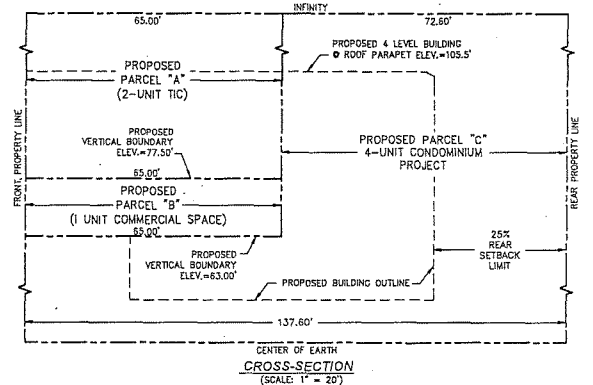
UTILITIES SHOWN HEREON WERE PLOTTED FROM OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. IT IS RECOMMENDED TO HAVE ALL UNDERGROUND UTILITIES ACCURATELY LOCATED PRIOR TO ANY EXCAVATION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION OF UNDERGROUND OR HIDDEN UTILITIES.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY AT THE REQUEST OF AKDENIZ, LLC, IN NOVEMBER 2018.

BY: *Daniel J. Westover*
DANIEL J. WESTOVER, L.S. 7778

DATE: 1/3/19



GENERAL NOTES:

1. ALL DISTANCES ARE IN DECIMAL FEET UNLESS OTHERWISE NOTED.
2. ALL ANGLES ARE AT 90° UNLESS OTHERWISE NOTED.
3. THIS MAP REPRESENTS THE SITE CONDITIONS ON DATE OF FIELD SURVEY NOVEMBER 11, 2018.
4. ELEVATIONS ARE BASED UPON SAN FRANCISCO CITY DATUM (OLD).
5. THE PROPERTY LINES SHOWN ON THIS MAP ARE BASED ON RECORD INFORMATION FROM THE CURRENT DEED.
6. BUILDING OUTLINE & CROSS SECTION ON LOT 014 IS THE PROPOSED OUTLINE OF THE 1ST FLOOR AND CROSS SECTION OF A 4-LEVEL MULTI-USE CONDOMINIUM PROJECT BY ELEVATION ARCHITECTS INC. AS SHOWN ON SHEET A-4.1 OF PLANS PROVIDED BY THE OWNER.

BOUNDARY NOTE:

PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE BASED ON RECORD DATA AND NOT INTENDED TO BE A DETAILED FINAL SURVEY OF THE PROPERTY. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

OWNERS

AKDENIZ, LLC
80 ROSSI AVE.
SAN FRANCISCO, CA
94118

TENTATIVE MAP

A THREE PARCEL VERTICAL SUBDIVISION AND A FOUR UNIT CONDOMINIUM PROJECT WITHIN THE LAND DESCRIBED IN THAT CERTAIN GRANT DEED 2016-K274536-00 RECORDED JUNE 16, 2016, RECORDER'S OFFICE OF THE CITY AND COUNTY OF SAN FRANCISCO, BEING A PART OF WESTERN ADDITION BLOCK NO. 323

CITY AND COUNTY OF SAN FRANCISCO
SCALE: AS SHOWN

CALIFORNIA
JANUARY, 2019



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

APN 0533-014

SHEET 1 OF 1 SHEETS
2146-2150 UNION STREET



City and County of San Francisco
 San Francisco Public Works - Bureau of Street-Use and Mapping
 1155 Market Street, 3rd Floor - San Francisco, CA 94103
 sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



Date: January 29, 2019

Department of Building Inspection
 1660 Mission Street, Room 2019
 San Francisco, CA 94103

Project ID: 9888			
Project Type: 3 Lot Vertical Subdivision and 4 Residential New Condominium Units (within Parcel C)			
Address#	StreetName	Block	Lot
2146 - 2150	UNION ST	0533	014
Tentative Map Referral			

To: Whom It May Concern:

Pursuant to Section 1325 of the City and County of San Francisco Subdivision Code and Section 4.105 of the 1996 City Charter, a print of the above referenced Tentative Map is submitted for your review and consideration. Under the provisions of the Subdivision Map Act and the Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the date of this letter. Failure to do so constitutes automatic approval from your department. Thank you for your timely review of this Tentative Map.

BRS/st
 Enclosures:

Tentative Map
DBI Requirements Form
Application Fee

Sincerely,
ADRIAN VERHAGEN
 Bruce R. Storrs, P.L.S.
 City and County Surveyor

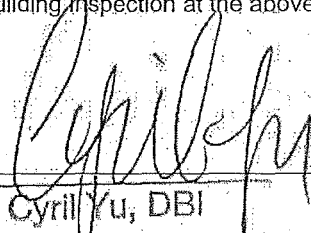
Digitally signed by ADRIAN VERHAGEN
 DN: cn=ADRIAN VERHAGEN, o=DPW-BSM,
 ou=DPW-BSM,
 email=adrian.verhagen@sfpw.org,
 c=US
 Date: 2019.01.29 10:04:31 -0800

This Tentative Map has been:

Approved by DBI

Conditionally Approved by DBI, Subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Department of Building Inspection at the above address):

Date 2/22/19

Signed 
 Cyril Yu, DBI

FEB 22 2019



City and County of San Francisco
 San Francisco Public Works · Bureau of Street-Use and Mapping
 1155 Market Street, 3rd Floor · San Francisco, CA 94103
 sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



Attention: Mr. Corey Teague.

Please review* and respond to this referral within 30 days in accordance with the Subdivision Map Act.

(*In the course of review by City agencies, any discovered items of concern should be brought to the attention of Public Works for consideration.)

Sincerely,

 for, Bruce R. Storrs, P.L.S.
 City and County Surveyor

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class na, CEQA Determination Date not a project under CEQA, based on the attached checklist.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

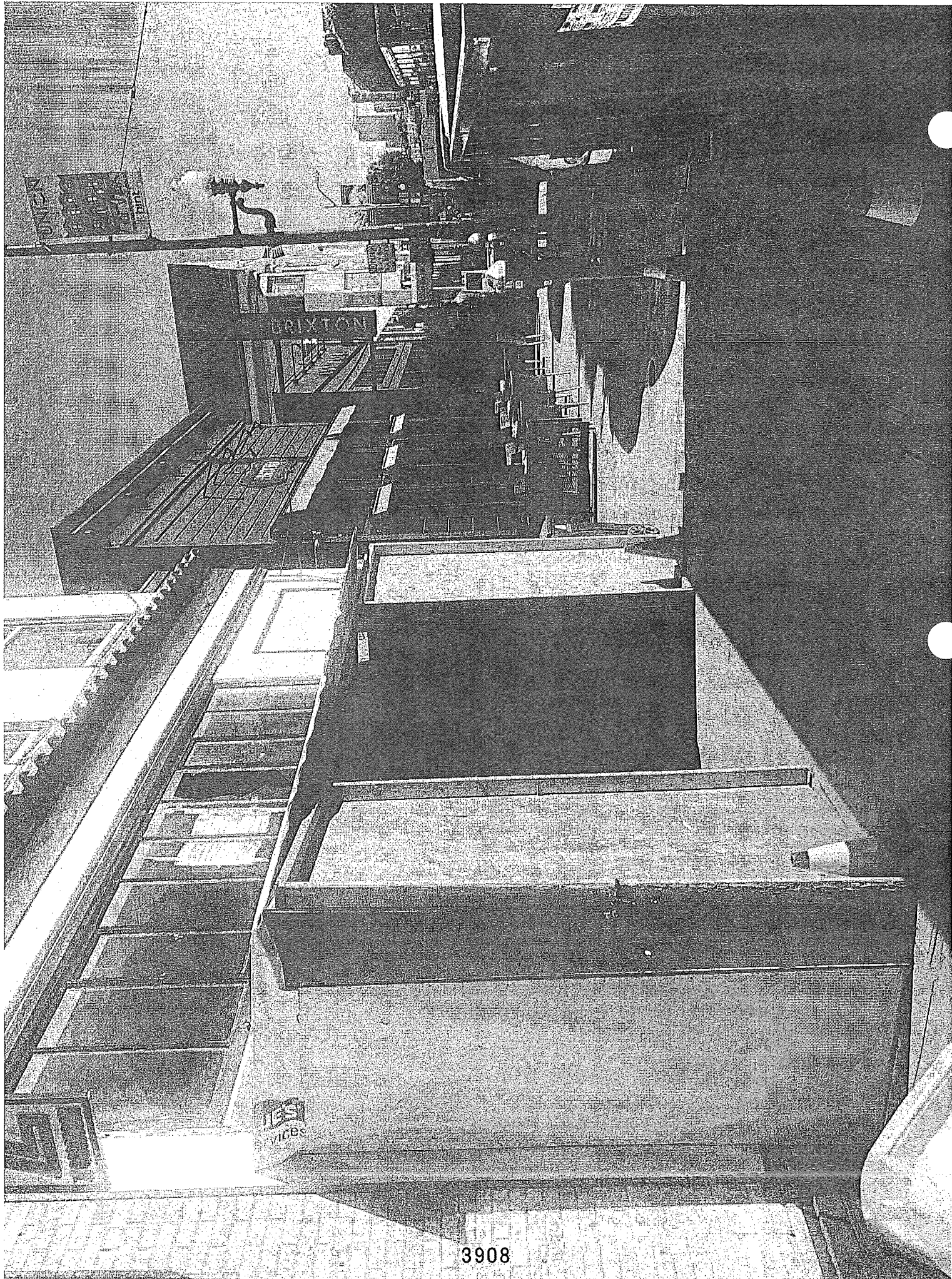
The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code due to the following reason(s):

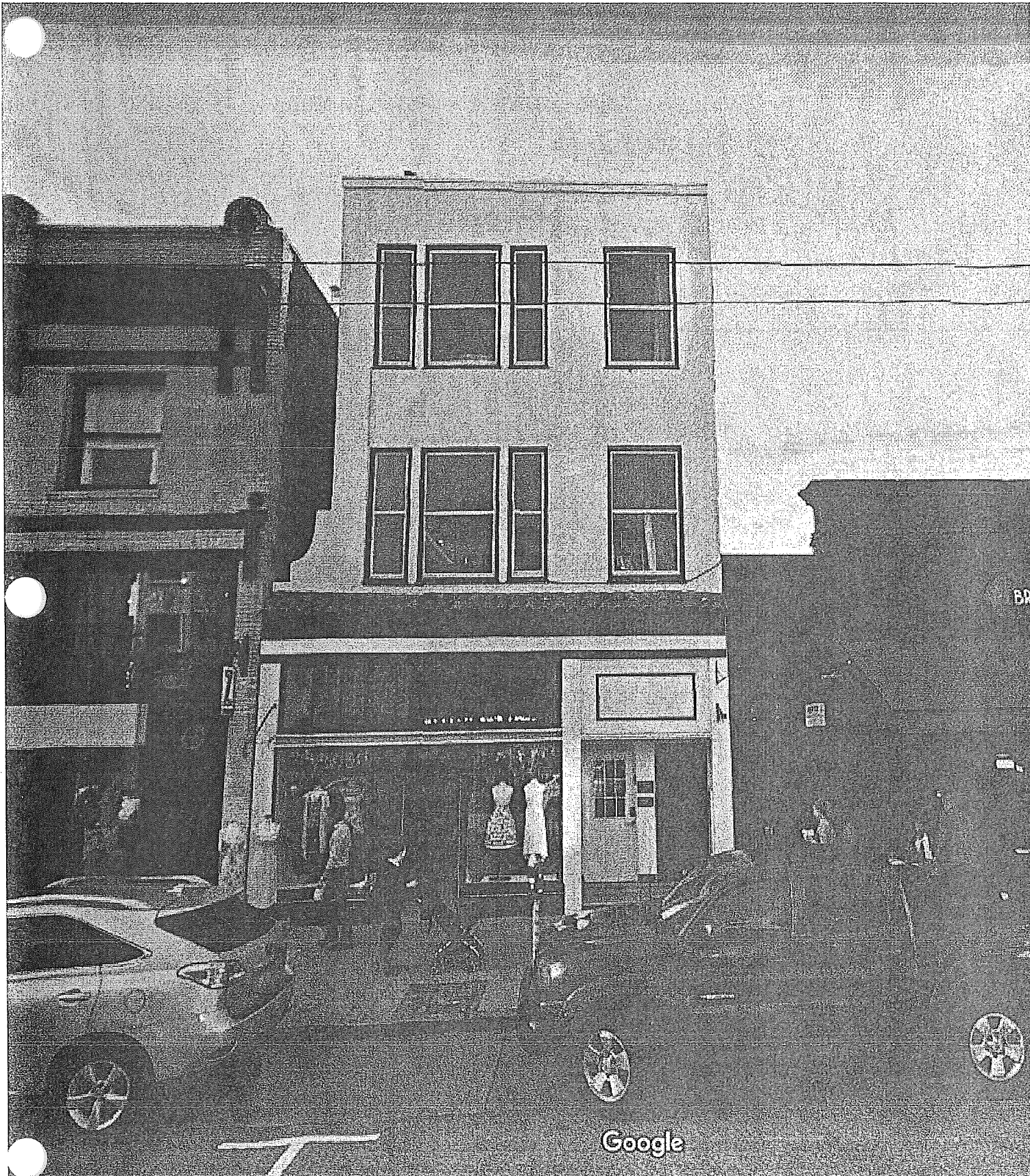
PLANNING DEPARTMENT

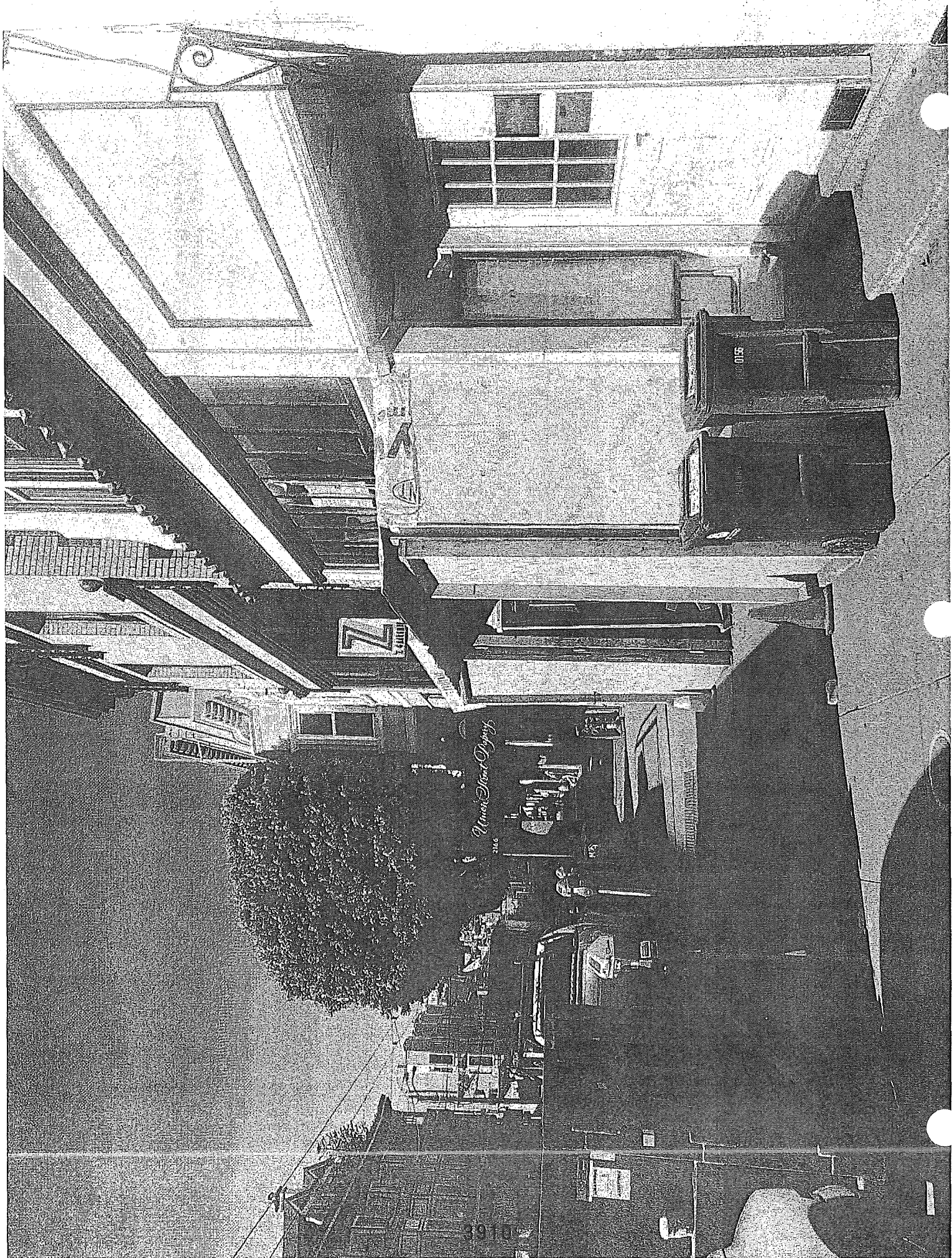
Signed _____

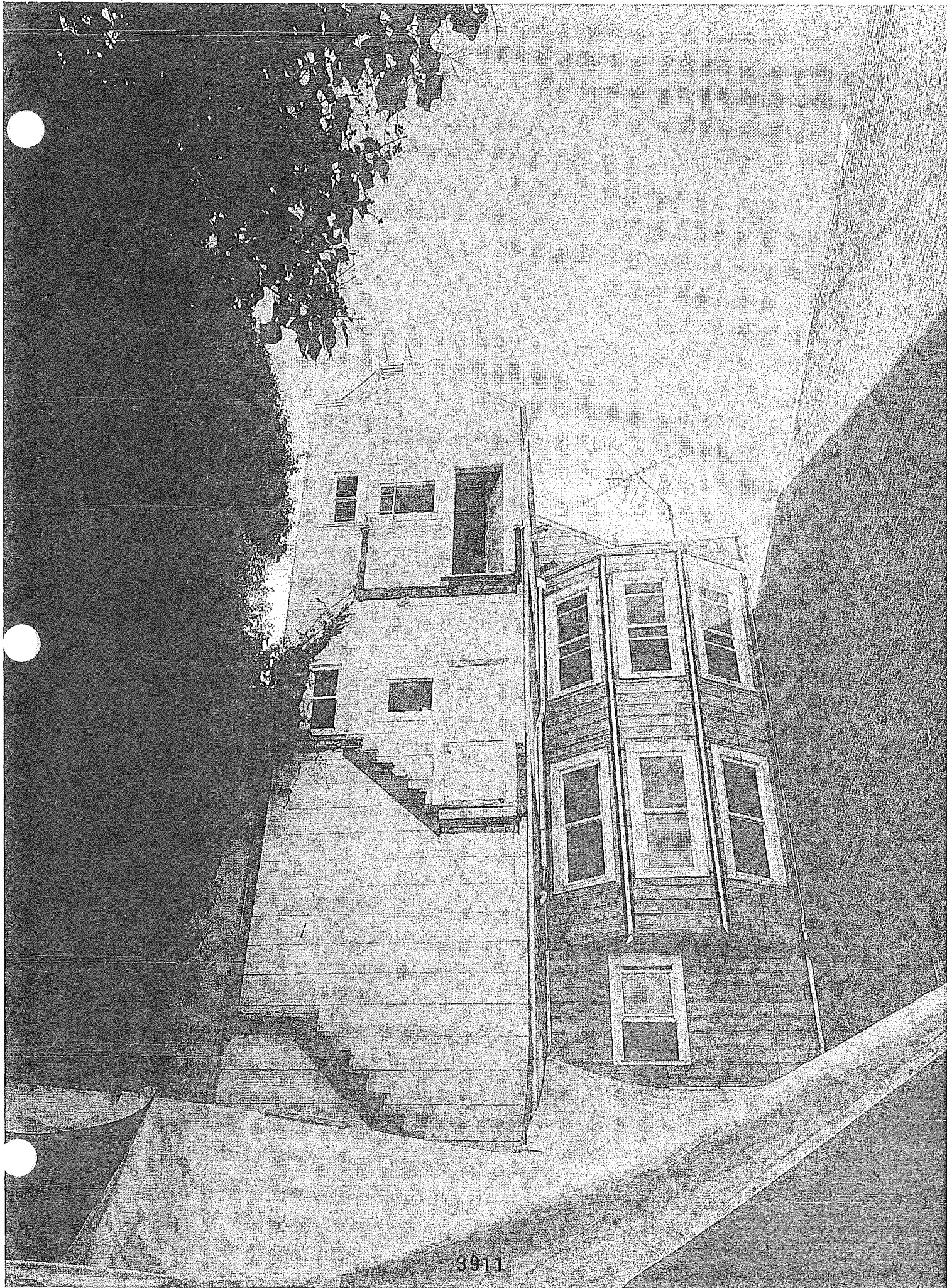
Date 5/30/19

Planner's Name Matthew Dito
 for, Corey Teague, Zoning Administrator









RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2019 JUL 11 PM 4:46

BY _____

July 8, 2019

To the Board of Supervisors:

We are in receipt of a letter from Adrian Verhagen of the Department of Public Works (DPW) regarding a subdivision of a building at 2146-2150 Union Street. The subdivision will result in a height increase of the building of at least 10 feet.

We have lived at 2134 Green Street since 1972. The Union Street building in question is directly north of us and in our line of vision. The height increase will have a negative effect on our view and, therefore, on the value of our property. Approval of this project also sets a negative precedent for height increases in future building renovations on that historic block.

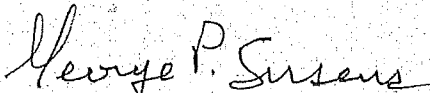
That area of Union Street is already overburdened with people and activity. The renovation provides for additional living units without any provision for additional parking. Also, the permit allows for not one but two roof decks—a source of both unmitigated noise for its neighbors and potential catastrophe, as roof decks are frequently sites of overcrowded and alcohol-infused gatherings. (The building is next door to a very popular bar.)

What is particularly offensive about approval having been granted for this renovation by the DPW is the fact that tentative approval was granted well prior to our receiving notice of the project. Said notice claims to inform us of our “right to appeal this tentative approval”; but the intention of the Department to disregard any appeal was made clear by sending us notice of this project only **after** work on the renovation had already begun.

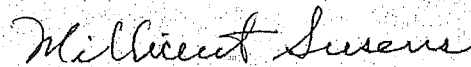
It seems obvious that the Board of Supervisors will not rule requiring the DPW to rescind approval of the renovation at 2146-2150 Union Street and force the owner to cancel the project and have already completed work removed.

However, what the Board of Supervisors **can** do is require that the DPW govern future construction projects in the City with more discipline, foresight, and increased regard for the effect proposed construction will have upon the surrounding area and its residents.

Sincerely yours,



George P. Susens, MD



Millicent Susens

From: Dave Stone <davestone1@aol.com>
Sent: Wednesday, July 3, 2019 8:28 AM
To: BOS Legislation, (BOS)
Subject: Height addition at Union Street APN 0533/014
Categories: 190698

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Jocelyn Wong:

We never received pre-notification of the height addition at Union Street APN 0533/014, although we live within one block and our view will be affected. We also worry about future construction which will have an even more detrimental affect on our building's views and therefore property values. We have read the appeal letter filed by Ron Zagoria, and we agree 100% with its contents. To raise the Union Street height levels will ruin the neighborhood and will ruin many views for which we residents paid dearly. All to benefit landlords who want to squeeze more revenue out of their commercial buildings. That's hardly fair. They've already started construction, which seems very improper to us. Please consider the interests of neighbors in making your growth decisions.

Thank you,
David Stone
Darryl Donoian
2100 Green Street, #306 (Co-op unit)
San Francisco, CA 94123

From: BOS Legislation, (BOS)
Sent: Friday, June 28, 2019 9:31 AM
To: rzagoria@gmail.com; kfzagoria@gmail.com
Cc: GIVNER, JON (CAT); STACY, KATE (CAT); TOM, CHRISTOPHER (CAT); SHEN, ANDREW (CAT); Nuru, Mohammed (DPW); Storrs, Bruce (DPW); Ryan, James (DPW); Sanguinetti, Jerry (DPW); Sider, Dan (CPC); Starr, Aaron (CPC); Teague, Corey (CPC); Sanchez, Scott (CPC); Gibson, Lisa (CPC); Jain, Devyani (CPC); Navarrete, Joy (CPC); Lynch, Laura (CPC); Rodgers, AnMarie (CPC); VerHagen, Adrian (DPW); Calvillo, Angela (BOS); Somera, Alisa (BOS); BOS-Supervisors; BOS-Legislative Aides; BOS Legislation, (BOS); MALAMUT, JOHN (CAT); Tse, Bernie (DPW); Sanchez, Diego (CPC)
Subject: HEARING NOTICE: Appeal of Tentative Map - 2146-2150 Union Street - Appeal Hearing on July 9, 2019
Categories: 190698

Greetings,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on **July 9, 2019, at 3:00 p.m.**, to hear an appeal of a tentative map for the proposed project at 2146-2150 Union Street.

Please find the following link to the hearing notice for the matter.

[Public Hearing Notice - June 28, 2019](#)

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 190698](#)

Regards,

Lisa Lew
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org

 Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

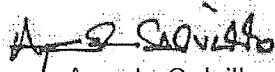
Date: Tuesday, July 9, 2019

Time: 3:00 p.m.

Location: Legislative Chamber, City Hall, Room 250
1 Dr. Carlton B. Goodlett, Place, San Francisco, CA 94102

Subject: File No. 190698. Hearing of persons interested in or objecting to the decision of Public Works dated June 6, 2019, approving a Tentative Map for a three lot vertical subdivision and a four residential new condominium units project at 2146-2150 Union Street, Assessor's Parcel Block No. 0533, Lot No. 014. (District 2) (Appellants: Ronald Zagoria and Kathryn Zagoria) (Filed June 13, 2019)

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information relating to these matters will be available for public review on Friday, July 5, 2019.


Angela Calvillo
Clerk of the Board

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LISA LEW
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)
1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description

LL - 190698 - Ten Map 2146-2150 Union Street

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

06/28/2019

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an

Publication	\$226.12
Total	\$226.12

EXM# 3268653

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:
Date: Tuesday, July 9, 2019 Time: 3:00 p.m.
Location: Legislative Chamber, City Hall, Room 250 1 Dr. Carlton B. Goodlett, Place, San Francisco, CA 94102
Subject: File No. 190698, Hearing of persons interested in or objecting to the decision of Public Works dated June 6, 2019, approving a Tentative Map for a three lot vertical subdivision and a four residential new condominium units project at 2146-2150 Union Street, Assessor's Parcel Block No. 0533, Lot No. 014. (District 2) (Appellants: Ronald Zagoria and Kathryn Zagoria) (Filed June 13, 2019)

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information relating to these matters will be available for public review on Friday, July 5, 2019. Angela Calvillo Clerk of the Board



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SAN FRANCISCO EXAMINER

This space for filling stamp only

835 MARKET ST, SAN FRANCISCO, CA 94103
Telephone (415) 314-1835 / Fax (510) 743-4178

LISA LEW
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)
1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA - 94102

EXM#: 3268653

NOTICE OF PUBLIC
HEARING BOARD OF
SUPERVISORS OF THE
CITY AND COUNTY OF
SAN FRANCISCO

NOTICE IS HEREBY GIVEN
THAT the Board of Supervisors of the City and County of San Francisco will hold a public hearing to consider the following appeal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Tuesday, July 9, 2019 Time: 3:00 p.m.
Location: Legislative Chamber, City Hall, Room 250, 1 Dr. Carlton B. Goodlett, Place, San Francisco, CA, 94102
Subject: File No. 190698. Hearing of persons interested in or objecting to the decision of Public Works dated June 6, 2019, approving a Tentative Map for a three lot vertical subdivision and a four residential new condominium units project at 2146-2150 Union Street, Assessor's Parcel Block No. 0533, Lot No. 014, (District 2) (Appellants: Ronald Zagoria and Kathryn Zagoria) (Filed June 13, 2019)

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PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of SAN FRANCISCO) ss

Notice Type: GPN - GOVT PUBLIC NOTICE

Ad Description:

LL - 190698 - Ten Map 2146-2150 Union Street

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the SAN FRANCISCO EXAMINER, a newspaper published in the English language in the city of SAN FRANCISCO, county of SAN FRANCISCO, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of SAN FRANCISCO, State of California, under date 10/18/1951, Case No. 410667. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

06/28/2019

Executed on: 06/28/2019
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signature



* A 0 0 0 0 0 5 1 4 3 6 9 5 *

Email

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5227

PROOF OF MAILING

Legislative File No. 190698

Description of Items: Public Hearing Notices - Hearing - Appeal of Tentative Map Approval - 2146-2150 Union Street - 134 Notices Mailed


I, Lisa Lew, an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

Date: June 28, 2019

Time: 9:15 a.m.

USPS Location: Repro Pick-up Box in the Clerk of the Board's Office (Rm 244)

Mailbox/Mailslot Pick-Up Times (if applicable): N/A

Signature: 

Instructions: Upon completion, original must be filed in the above referenced file.

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 544-5227

June 14, 2019

FILE NO. 190698

Received from the Board of Supervisors Clerk's Office a check in the amount of Three Hundred and Thirty Six Dollars (\$336), representing filing fee paid by Ronald and Kathryn Zagoria (Appellants) for Appeal of the Tentative Map for 2146-2150 Union Street.

PUBLIC WORKS

By:

Martha J. Mendon
Print Name

[Signature] 6/17/2019
Signature and Date

From: BOS Legislation, (BOS)
Sent: Friday, June 14, 2019 8:42 AM
To: rzagoria@gmail.com; kfzagoria@gmail.com
Cc: GIVNER, JON (CAT); STACY, KATE (CAT); TOM, CHRISTOPHER (CAT); SHEN, ANDREW (CAT); Nuru, Mohammed (DPW); Storrs, Bruce (DPW); Ryan, James (DPW); Sanguinetti, Jerry (DPW); Sider, Dan (CPC); Starr, Aaron (CPC); Teague, Corey (CPC); Sanchez, Scott (CPC); Gibson, Lisa (CPC); Jain, Devyani (CPC); Navarrete, Joy (CPC); Lynch, Laura (CPC); Rodgers, AnMarie (CPC); VerHagen, Adrian (DPW); Calvillo, Angela (BOS); Somera, Alisa (BOS); BOS-Supervisors; BOS-Legislative Aides; BOS Legislation, (BOS)
Subject: Appeal of Tentative Map - 2146-2150 Union Street - Appeal Hearing on July 9, 2019
Categories: 190698

Greetings,

The Office of the Clerk of the Board has scheduled a hearing for Special Order before the Board of Supervisors on **July 9, 2019, at 3:00 p.m.**

Please find linked below a letter of appeal regarding the Tentative Map of a property at 2146-2150 Union Street, and an informational letter from the Clerk of the Board.

[Tentative Map Appeal Letter - June 13, 2019](#)

[Clerk of the Board Letter - June 13, 2019](#)

You are invited to review the entire matter on our [Legislative Research Center](#) by following the link below.

[Board of Supervisors File No. 190698](#)

Regards,

Lisa Lew

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T 415-554-7718 | F 415-554-5163
lisa.lew@sfgov.org | www.sfbos.org



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

June 13, 2019

Ronald Zagoria
Kathryn Zagoria
2134 Green Street, Unit 2
San Francisco, CA 94123

Subject: Tentative Map Appeal - 2146-2150 Union Street

Dear Mr. and Ms. Zagoria:

Pursuant to Subdivision Code, Section 1314, the Office of the Clerk of the Board has scheduled an appeal hearing on **Tuesday, July 9, 2019, at 3:00 p.m.**, at the Board of Supervisors meeting to be held in City Hall, 1 Dr. Carlton B. Goodlett Place, Legislative Chamber, Room 250, San Francisco, CA 94102, concerning approval of the subject Tentative Map for properties located at:

2146-2150 Union Street, Assessor's Parcel Block No. 0533, Lot No. 014.

Please provide to the Clerk's Office by 12:00 noon:

18 days prior to the hearing: names and addresses of interested parties to be notified of the hearing, in spreadsheet format; and

8 days prior to the hearing: any documentation which you may want available to the Board members prior to the hearing.

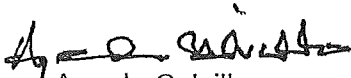
For the above, the Clerk's office requests one electronic file (sent to bos.legislation@sfgov.org) and one hard copy of the documentation for distribution.

NOTE: If electronic versions of the documentation are not available, please submit 18 hard copies of the materials to the Clerk's Office for distribution. If you are unable to make the deadlines prescribed above, it is your responsibility to ensure that all parties receive copies of the materials.

Continues on next page

If you have any questions, please feel free to contact Legislative Clerks Brent Jalipa at (415) 554 7712, Lisa Lew at (415) 554-7718, or Jocelyn Wong at (415) 554-7702.

Sincerely,



Angela Calvillo
Clerk of the Board

- c: Jon Givner, Deputy City Attorney
Kate Stacy, Deputy City Attorney
Christopher Tom, Deputy City Attorney
Andrew Shen, Deputy City Attorney
Mohammed Nuru, Director, Public Works
Bruce Storrs, Public Works
James Ryan, Public Works
Jerry Sanguineti, Public Works-Bureau of Street Use and Mapping
Dan Sider, Director of Executive Programs, Planning Department
Aaron Starr, Manager of Legislative Affairs, Planning Department
Corey Teague, Zoning Administrator, Planning Department
Scott Sanchez, Acting Deputy Zoning Administrator, Planning Department
Lisa Gibson, Environmental Review Officer, Planning Department
Devyani Jain, Deputy Environmental Review Officer, Planning Department
Joy Navarette, Environmental Planning, Planning Department
Laura Lynch, Environmental Planning, Planning Department
AnMarie Rodgers, Director of Citywide Planning, Planning Department
Adrian Verhagen, Staff Contact, Public Works

Print Form

Introduction Form

By a Member of the Board of Supervisors or Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [redacted] inquiries"
- 5. City Attorney Request.
- 6. Call File No. [redacted] from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No. [redacted]
- 9. Reactivate File No. [redacted]
- 10. Question(s) submitted for Mayoral Appearance before the BOS on [redacted]

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Clerk of the Board

Subject:

Hearing - Appeal of Tentative Map Approval - 2146-2150 Union Street

The text is listed:

Hearing of persons interested in or objecting to the decision of Public Works dated June 6, 2019, approving a Tentative Map for a three lot vertical subdivision and a four residential new condominium units project at 2146-2150 Union Street, Assessor's Parcel Block No. 0533, Lot No. 014. (District 2) (Appellants: Ronald Zagoria and Kathryn Zagoria) (Filed June 13, 2019)

Signature of Sponsoring Supervisor: *Alisa Gomez*

For Clerk's Use Only

f

File No. 190698