

OWNER'S STATEMENT

THE UNDERSIGNED OWNER(S) IS/ARE THE ONLY PARTY(IES) HAVING RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP COMPRISING THREE (3) SHEETS. BY MY/OUR SIGNATURE(S) HERETO I/WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER(S): 1001 17TH STREET ASSOCIATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BY: Eamonn Herlihy
EAMONN HERLIHY, MANAGING MEMBER

BENEFICIARY: ALTAPACIFIC BANK
BY: Jason O. Lorenz
PRINT NAME: Jason O. Lorenz PRINT NAME:
PRINT CAPACITY: Senior Vice President PRINT CAPACITY:

OWNER'S ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF San Francisco) SS

ON September 29, 2015 BEFORE ME, Cathy Bryant
A NOTARY PUBLIC, PERSONALLY APPEARED EAMONN Herlihy

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS / ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE / SHE / THEY EXECUTED THE SAME IN HIS / HER / THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/ HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE Cathy Bryant

(Note: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No: 2058429

MY COMMISSION EXPIRES: March 19, 2018

COUNTY OF PRINCIPAL PLACE OF BUSINESS: San Francisco

BENEFICIARY'S ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF Sanoma) SS

ON September 25, 2015 BEFORE ME, Sara Kelley
A NOTARY PUBLIC, PERSONALLY APPEARED Jason O. Lorenz

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS / ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE / SHE / THEY EXECUTED THE SAME IN HIS / HER / THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/ HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE Sara Kelley

(Note: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No: 2102673

MY COMMISSION EXPIRES: April 6, 2019

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Sanoma

CITY AND COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

BY: Bruce R. Storrs DATE: October 15, 2015

BRUCE R. STORRS L.S. 6914



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RICHE HART ON NOVEMBER 22, 2014. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE 12-1-15, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

Table with 2 columns: (SIGNED) and (DATE SIGNED). Includes signature of Barry A. Pierce, date 9.28.15, and a circular seal for Barry A. Pierce, L.S. 6976, License Expires September 30, 2017. Below is the Recorder's Certificate section with fields for filing date, time, and page number.

FINAL MAP No. 8510
A MERGER AND TWO LOT SUBDIVISION
BEING A SUBDIVISION OF THAT REAL PROPERTY
DESCRIBED IN THAT CERTAIN DEED
RECORDED ON AUGUST 12, 2014 AS DOC 2014-J926233-00
LOT 1 CONSISTING OF TWENTY-SIX (26) RESIDENTIAL UNITS
AND ONE (1) COMMERCIAL CONDOMINIUM UNIT,
A MIXED USE CONDOMINIUM PROJECT
LOT 2 CONSISTING OF ELEVEN (11) RESIDENTIAL
CONDOMINIUM UNITS, A RESIDENTIAL CONDOMINIUM PROJECT

CLERK'S STATEMENT

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____ ADOPTED _____, 20__ APPROVED THIS MAP ENTITLED "FINAL MAP No. 8510".

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

BY: _____ DATE: _____

CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

TAX STATEMENT

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUBDIVIDER HAS FILED A STATEMENT FROM THE TREASURER AND TAX COLLECTOR OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS OR HER OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED _____ DAY OF _____, 20__

CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVALS

THIS MAP IS APPROVED THIS _____ DAY OF _____, 20__
BY ORDER No. _____

BY: _____ DATE: _____

MOHAMMED NURU
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY

BY: _____

DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

BOARD OF SUPERVISOR'S APPROVAL

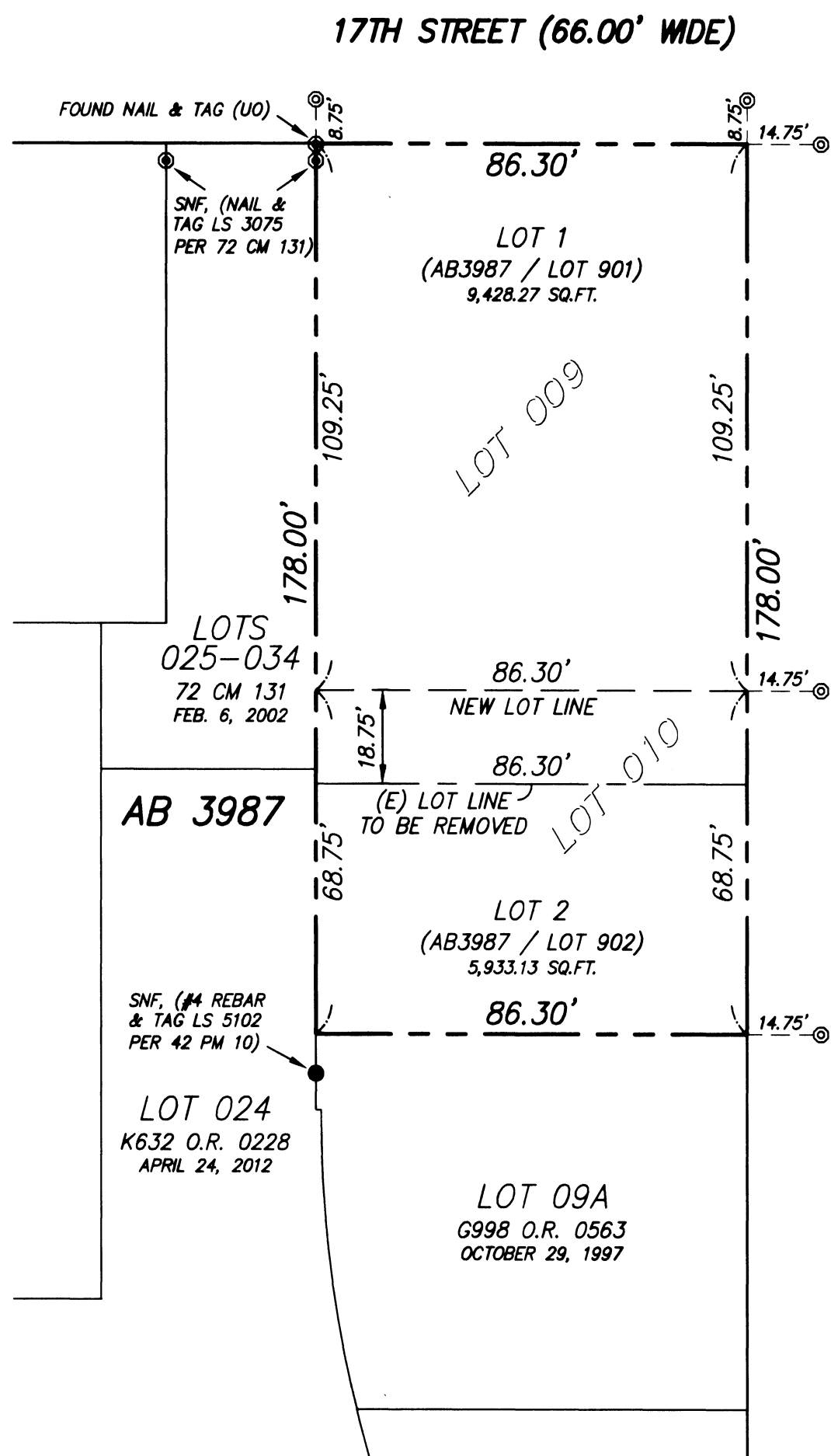
ON _____, 20__, THE BOARD OF SUPERVISOR'S OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED MOTION No. _____ A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISOR'S IN FILE No. _____

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CITY & COUNTY OF SAN FRANCISCO

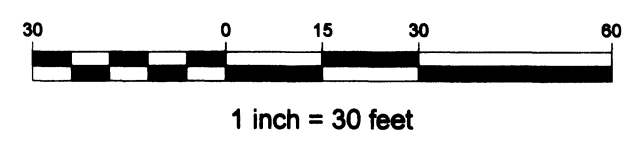
STATE OF CALIFORNIA
DATE: SEPTEMBER 2015

BARRY A. PIERCE
TRANSAMERICAN ENGINEERS & ASSOCIATES

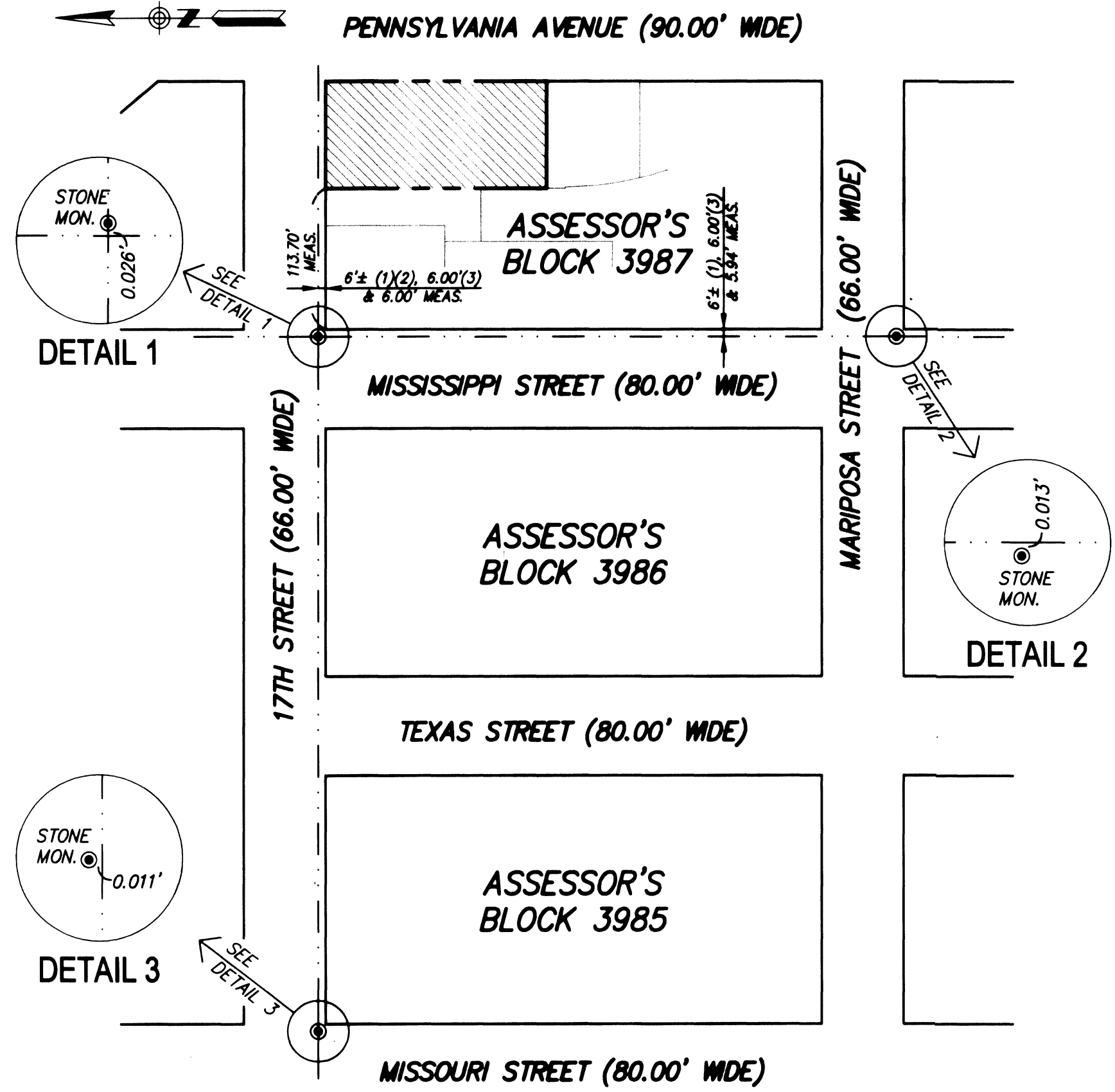


SITE DETAIL

GRAPHIC SCALE

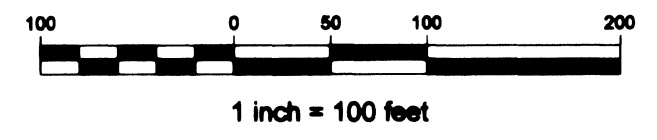


PENNSYLVANIA AVENUE (90.00' WIDE)



CONTROL DIAGRAM

GRAPHIC SCALE



ABBREVIATIONS

AB	ASSESSOR'S BLOCK
CM	CONDOMINIUM MAP
LS	LAND SURVEYOR
MEAS	MEASURED
MON	MONUMENT
(E)	EXISTING
(PR)	PROPOSED
(UO)	UNKNOWN ORIGIN
()	RECORD DATA
SQ. FT.	SQUARE FEET
SNF	SEARCH FOR NOT FOUND

LEGEND

---	PROPERTY LINE
---	ADJACENT PARCEL LINES
---	RIGHT OF WAY LINE
---	MONUMENT LINE
---	EXISTING LOT LINE
---	NEW LOT LINE
⊙	FOUND CITY MONUMENT
⊙	FOUND NAIL & TAG (UO)
⊙	SET NAIL & TAG LS 6975

- REFERENCES**
- (1) MONUMENT MAP 324, ON FILE IN OFFICE OF THE CITY AND COUNTY SURVEYOR
 - (2) MONUMENT MAP 311, ON FILE IN OFFICE OF THE CITY AND COUNTY SURVEYOR
 - (3) 72 CM 131, MAP FILED FEBRUARY 6, 2002, OFFICE OF THE COUNTY RECORDER

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

PARCEL NO.	ASSESSOR LOT NUMBER
LOT 1	AB 3987 LOT 901
LOT 2	AB 3987 LOT 902

LOT 1	
UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
100	51
101 - 103	52 - 54
201 - 208	55 - 62
301 - 308	63 - 70
401 - 407	71 - 77

SPECIAL NOTES CONTINUED

6. THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED ON OCTOBER 15, 2013 AS DOCUMENT No. 2013-768811, OFFICIAL RECORDS.
7. THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED ON APRIL 18, 2014 AS DOCUMENT No. 2014-1066285, OFFICIAL RECORDS.
8. THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED ON MAY 2, 2014 AS DOCUMENT No. 2014-1873038, OFFICIAL RECORDS.

LOT 2	
UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
101	87
201 - 204	88 - 91
301 - 305	92 - 96
401	97

GENERAL NOTES

1. THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THE CONDOMINIUM PROJECT FOR LOT 1 IS LIMITED TO TWENTY-SIX (26) MAXIMUM NUMBER OF DWELLING UNITS AND ONE (1) COMMERCIAL UNIT AND THE CONDOMINIUM PROJECT FOR LOT 2 IS LIMITED TO ELEVEN (11) MAXIMUM NUMBER OF DWELLING UNITS.
2. ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
3. UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS, AND RESTRICTIONS, THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
 - a) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
 - b) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.
4. IN THE EVENT THE AREAS IDENTIFIED IN (3)(b) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.
5. APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.
6. BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER 17TH STREET AND PENNSYLVANIA AVENUE ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).
7. SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM/ONTO ADJOINING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DEPICTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

SPECIAL NOTES

1. CITY MONUMENT LINES PER MONUMENT MAP No. s. 311 & 324 DATED 7/89 AND REVISED 7/83 FILED IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR. NO OTHER VERSION OF SUCH MONUMENT MAP SHALL BE USED TO RETRACE THIS IN THE SURVEY.
2. THE SURVEY OF LOTS 009 & 010 HEREON WAS ESTABLISHED BY A FIELD SURVEY. SUCH SURVEY WAS BASED UPON THAT CERTAIN DEED RECORDED AUGUST 12, 2014 AS DOC-2014-J926233-00, OFFICIAL RECORDS AND IN CONFORMANCE WITH COMPELLING EVIDENCE OF OCCUPATION AND FIELD DATA SUCH AS BUILDINGS, STRUCTURES AND OFFICIAL CURBS AND SIDE WALKS.
3. ALL DIMENSIONS FROM THE BOUNDARIES OF THE PROPERTY IN QUESTION TO MONUMENT LINES OF THE MONUMENT MAP REFERRED TO HEREON ARE GIVEN FOR THE SOLE PURPOSE OF ITS RETRACEMENT. SUCH INFORMATION SHALL NOT BE USED FOR ANY OTHER PURPOSES.
4. ALL DEFLECTION ANGLES HEREON ARE 90 OR 45 DEGREES UNLESS EXPRESSLY OTHERWISE INDICATED.
5. ALL MEASURED DISTANCES ARE SHOWN HEREON IN FEET AND DECIMALS THEREOF. ALL OTHERS ARE SHOWN AS PER RECORDS AND NOTED AS SUCH.

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