

Owner's Statement:

We hereby state that we are the owners and holders of security interest or have some record title or interest in and to the real property included within the subdivision shown upon this map; that we are the only persons whose consent is necessary to pass clear title to said real property; that we hereby consent to the making and recording of said map and subdivision as shown within the distinctive border line; that said map constitutes and consists of a survey map as described in California Civil Code Sections 4120 and 4285; and we hereby consent to the making and recording of said map pursuant to Title 2, Division Second of the Civil Code of the State of California.

In witness whereof we have caused these presents to be executed this 23 day of April, 2015.

Owners: Yair Avgar and Daphna Shohamy, husband and wife as community property with right of survivorship, as to an undivided 26% interest; and John Poloni, an unmarried man as to an undivided 12.5% interest; and Graham E. Dobson, an unmarried man and Charles K. Hughes, an unmarried man, as Joint Tenants, as to an undivided 24% interest; and Grace C. Shohet and David C. Brownstein, wife and husband, as community property with right off survivorship, as to an undivided 12% interest; and William Michael Henn, an unmarried man as to an undivided 13% interest; and Nanette Duffy, a married woman, as her sole and separate property, as to an undivided 12.5% interest together as Tenants in Common

Yair Avgar by Grace C. Shohet attorney in fact
Daphna Shohamy, by Grace C. Shohet attorney in fact

Yair Avgar, by Grace C. Shohet as Power of Attorney
Daphna Shohamy, by Grace C. Shohet as Power of Attorney

John Poloni

Graham E. Dobson

Charles K. Hughes

Grace C. Shohet

David C. Brownstein

William Michael Henn

Nanette Duffy

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.

Owner's Acknowledgement: }
State of California } SS.
County of San Francisco }

on April 23 2015, before me, Constantin Munteanu
a Notary Public, personally appeared Yair Avgar and Daphna Shohamy who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons 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: Constantin Munteanu
Name (typed or printed): Constantin Munteanu
Notary Public in and for said County and State: San Mateo
Principal County of Business: San Mateo
Commission Expires: Oct 27, 2015
Commission Number of Notary: 195 8336

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.

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State of California } SS.
County of San Francisco }

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a Notary Public, personally appeared Grace C. Shohet, David C. Brownstein, William Michael Henn and Nanette Duffy who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons acted, executed the instrument.

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a Notary Public, personally appeared John Poloni, Graham E. Dobson and Charles K. Hughes who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons acted, executed the instrument.

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Expedited Conversion Projects with tenants:

This conversion is allowed by the expedited conversion program. The law requires:

The Offer of Life Time Lease must be completed by ALL owners. The completed offer is to be recorded and referenced on the mylar.

Offer of Life Time Lease: recorded MAY 22 2015, as Document No. 2015-4065765, 2015-4065766, 2015-4065767

Agreement to Provide Life Time Lease: recorded July 31 2015, as Document No. 2015-4100370

Life Time Lease: recorded _____ 20 _____ as Document No. _____

Final Map No. 8139

A 5 Unit Residential Condominium Project
A subdivision of that real property described in that certain deed recorded on January 24, 2007, Document Number 2007-1324976-00, City and County of San Francisco, State of California

Paul Webb
Licensed Surveyor • 2724 Ninth Street, Suite B, Berkeley, CA 94710

July 2015

Sheet 1 of 3 Sheets

AB: 3567 Lot: 014 Address: 3520-3522-3524-3524A-3524B 17th Street

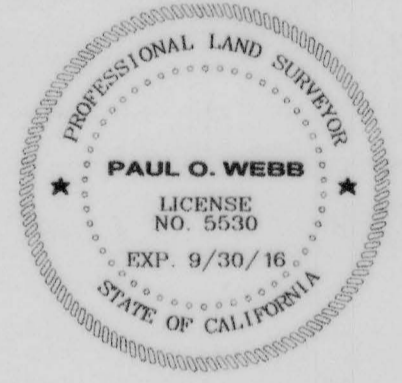
Surveyor's Statement:

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, made at the request of William Henn on December 7, 2014. I hereby state that this Final Map substantially conforms to the approved or conditionally approved tentative map, if any. I further state that all the monuments are of the character and occupy the positions indicated and that the monuments are sufficient to enable the survey to be retraced.

By: Paul O. Webb

Date: JULY 13, 2015

Paul Webb
Licensed Surveyor No. 5530
License Expires: September 30, 2016



Lender's Statement:

The undersigned consent to the preparation and filing of this map, titled "Final Map No. 8139", comprising of three (3) sheets. By our signatures hereto, we hereby consent to the preparation and recordation of said map, the subject property shown within the distinctive border line.

Name and Title: Jay P Mortensen, Senior Vice President

Print Name: JAY P MORTENSEN - Umpqua Bank

Name and Title: _____

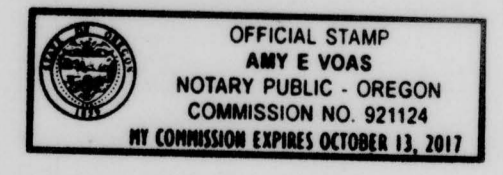
Print Name: _____

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.

Lender's Acknowledgement:
State of Oregon }
County of Washington } SS.

This instrument was acknowledged before me on April 30, 2015, by Jay Mortensen (name(s) of person(s) as Senior vice President (type of authority, e.g., officer, trustee, etc.) of Umpqua Bank.

Notary Public
Print Name: Amy E. Voas



My Commission Expires: October 13, 2017

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 alteration thereof; that all provisions of the California Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map, if any, have been complied with; and that I am satisfied this map is technically correct.

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

By: Bruce R. Storrs

Date: AUGUST 6 2015

Bruce R. Storrs L.S. 6914



Approvals:

This map is approved this 3rd day of AUGUST, 2015.

By Order No. 183875

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

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

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. 8139", comprising _____ sheets.

In testimony whereof, I have hereunto subscribed my hand and caused the seal of this office to be affixed.

By: _____ Date: _____

Clerk of the Board of Supervisors
City and County of San Francisco
State of California

Board of Supervisor's Approval:

On _____, 2015, 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. _____.

Recorder's Statement:

Filed this _____ day of _____, 20____, at _____ minutes past _____ m., in Book _____ of Condominium Maps, at pages _____, inclusive, Official Records of the City and County of San Francisco, State of California, at the request of Paul Webb, L.S. 5530.

By: _____ Date: _____

County Recorder
City and County of San Francisco
State of California

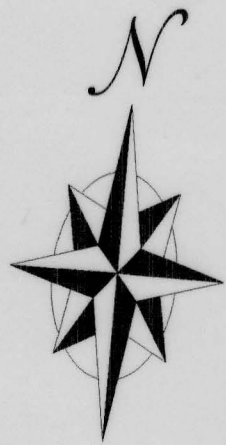
Final Map No. 8139

A 5 Unit Residential Condominium Project
A subdivision of that real property
described in that certain deed
recorded on January 24, 2007, Document Number 2007-1324976-00,
City and County of San Francisco, State of California

Paul Webb
Licensed Surveyor • 2724 Ninth Street, Suite B, Berkeley, CA 94710

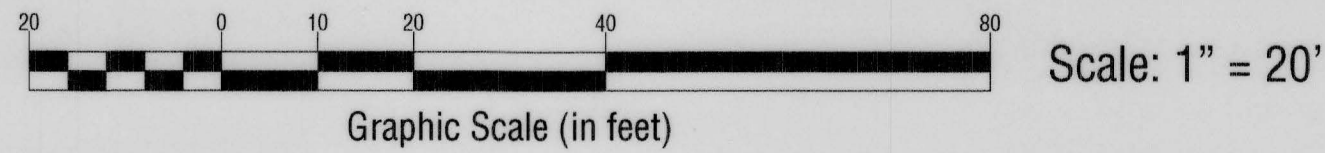
July 2015 Sheet 2 of 3 Sheets

AB: 3567 Lot: 014 Address: 3520-3522-3524-3524A-3524B 17th Street



Note:
The proposed assessor parcel numbers shown hereon are for informational use only and should not be relied upon for any other purpose.

Unit No.	Proposed Assessor Parcel No.
3520	74
3522	75
3524	76
3524A	77
3524B	78



Dolores Street (120.00' Wide)

16th Street (80' Wide)

Assessor's Block 3567
Mission Block No. 38

Lots 071-073
121 CM 52

Lot 007
2013-J697820

25.00'
2 Sty. Bldg.
(First Floor)
Parcel A
Lot 014
2875
Square Feet

3 Sty. Bldg.
Over Garage
(Garage Level)

54.72' Meas.
(55± Mon. Map)
(54.68' 121 CM 52)
(54.75' Block Diagram)

45.75' Meas.
(45.75± Mon. Map)
(45.75' 121 CM 52)
(45.75' Block Diagram)

Guerrero Street (82.50' Wide)

Camp Street (60' Wide)

17th Street (64' Wide)

18th Street (64' Wide)

Mk. & Nl. 1.5' Above
ASW Cor. Fr. House

Set Nail & Tag
L. S. 5530

Fd. Nail & Tag L.S. 7170

4.76' Meas. (4.75' per 121 CM 52)

135.00'
Deed & Meas.

Face Cor. Terrazzo Step
0.5' Above ASW

Mk. Cor. Br. Col.
17" Above ASW

27.560'
27.723'
Face Round Iron Col. 12"
Above ASW 3-Sty. Bldg.

General Notes:

- This map is the survey map portion of a condominium plan as described in California Civil Code Sections 4120 and 4285. This condominium project is limited to a maximum of 5 dwelling units.
- 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.
- Unless specified otherwise in the governing documents of a condominium Homeowner's Association, including its conditions, covenants, and restrictions, the Homeowner's 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.
- 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.
- 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.
- Bay windows, fire escapes and other encroachments (if any shown hereon, that exist, or that may be constructed) onto or over 17th Street 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).
- 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.

Map Notes

All angles are 90 degrees unless otherwise noted.
All dimensions are measured in feet and decimals thereof.
Property line to monument line measured distance was based upon a field survey.
Monument map reference: monument map nos. 258 and 259 and Block Diagram 3567c on file in the office of the City and County Surveyor, San Francisco, California.
The basis of survey is from the grant deed recorded January 24, 2007 in Document No. 2007-1324976-00.
Subject to the Notice of Special Restrictions Under the Planning Code recorded July 1, 2014 as Document No. 2014-J903127-00, Official Records.

Parcel Map No. 8139

A 5 Unit Residential Condominium Project
A subdivision of that real property
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City and County of San Francisco, State of California

Paul Webb
Licensed Surveyor • 2724 Ninth Street, Suite B, Berkeley, CA 94710

July 2015

Sheet 3 of 3 Sheets

Legend

- property line
- lot line
- - - monument line
- ⚡ found mark
- 0.75" brass surveyor tag L.S. 5530
- 63.88' Meas. measured distance
- (64± Mon. Map) monument map information
- ⊗ found nail & tag L.S. 7170 per 121 CM 52