

File No. 150848

Committee Item No. _____

Board Item No. 21

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: September 8, 2015

Cmte Board

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" 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 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"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 183875</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Memo – July 7, 2014</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Treasurer/Tax Collector Certificate – September 2, 2015</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Completed by: John Carroll

Date: September 3, 2015

Completed by: _____

Date: _____

1 [Final Map 8139 -3520-3524 17th Street]
2

3 **Motion approving Final Map 8139, a five residential unit Condominium Project, located**
4 **at 3520-3524 17th Street, being a subdivision of Assessor's Block No. 3567, Lot No.**
5 **014, and adopting findings pursuant to the General Plan, and the eight priority policies**
6 **of Planning Code, Section 101.1.**
7

8 MOVED, That the certain map entitled "FINAL MAP 8139", a 5 residential unit
9 Condominium Project, located at 3520-3524 17th Street, being a subdivision of Assessor's
10 Block No. 3567, Lot No. 014, comprising 3 sheets, approved August 3, 2015, by Department
11 of Public Works Order No. 183875 is hereby approved and said map is adopted as an Official
12 Final Map 8139; and, be it

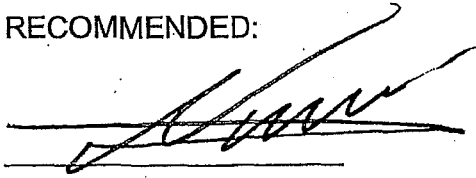
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the City
15 Planning Department, by its letter dated July 7, 2014, that the proposed subdivision is
16 consistent with the objectives and policies of the General Plan, and the eight priority policies
17 of Planning Code, Section 101.1; and, be it

18 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
19 the Director of the Department of Public Works to enter all necessary recording information on
20 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's
21 Statement as set forth herein; and, be it

22 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
23 the subdivider with all applicable provisions of the San Francisco Subdivision Code and
24 amendments thereto.
25

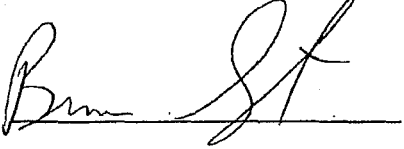
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RECOMMENDED:



Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



Office of the City and County Surveyor
1155 Market Street, 3rd Floor
San Francisco, Ca 94103
(415) 554-5827 www.sfdpw.org



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 183875

**CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS**

APPROVING FINAL MAP 8139, 3520-3524 17TH STREET, A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 014 IN ASSESSORS BLOCK NO. 3567.

A 5 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated July 7, 2014, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that said Final Map complies with all subdivision requirements related thereto. Pursuant to the California Subdivision Map Act and the San Francisco Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Map.

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 8139", each comprising 3 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated July 7, 2014, from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

It is recommended that the Board of Supervisors adopt this legislation.

RECOMMENDED:

APPROVED:

Bruce R. Storrs, PLS
City and County Surveyor, DPW

Mohammed Nuru

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
JUL 16 2014 PM 1:12



cc: File (2)
Board of Supervisors (signed)
Tax Collector's Office

APPROVED:

MOHAMMED NURU, DIRECTOR

8/3/2015

8/3/2015

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor
Signed by: Storrs, Bruce

X Mohammed Nuru

Nuru, Mohammed
Director, DPW
Signed by: Nuru, Mohammed



San Francisco Public Works
Making San Francisco a beautiful, livable, vibrant, and sustainable city.



RECEIVED

17 JUL -9 PM 1:59

Department of Public Works
Office of the City and County Surveyor

1155 Market Street, 3rd Floor
San Francisco, CA 94103

Edwin M. Lee, Mayor
Mohammed Nuru, Director

Fuad S. Sweiss, PE, PLS,
City Engineer & Deputy Director of Engineering

Bruce R. Storrs, City and County Surveyor

TENTATIVE MAP DECISION

Date: March 31, 2014

Department of City Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103

Project ID: 8139			
Project Type: 5 Units Condo Conversion			
Address#	Street Name	Block	Lot
3520 - 3524	17TH ST	3567	014
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

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 environmental review per Class 1 California Environmental Quality Act Guidelines.

X

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

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 reasons (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

Enclosures:

- Application
- Print of Tentative Map

Sincerely,

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

DATE

7/7/2014

PLANNING DEPARTMENT

M. Bandreaux (M. Bandreaux) for
Mr. Scott F. Sanchez, Zoning Administrator

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)
 R. Boyd McSparran, Esq.)
 And When Recorded Mail To:)
 R. Boyd McSparran, Esq.)
 Name:)
 Goldstein Gellman, et al.,)
 Address:)
 1388 Sutter Street, Ste. #1000)
 City:)
 San Francisco,)
 State: California 94109)

CONFORMED COPY of document recorded

07/01/2014, 2014J903127

with document no. _____
 This document has not been compared with the original
 SAN FRANCISCO ASSESSOR-RECORDER

COPY

Space Above this Line For Recorder's Use

I (We): YAIR AVGAR, DAPHNA SHOHAMY, JOHN POLONI, GRAHAM E. DOBSON, CHARLES K. HUGHES, GRACE C. SHOHEI, DAVID C. BROWNSTEIN, WILLIAM MICHAEL HENN & NANETTE DUFFY, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows:

(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)
BEING ASSESSOR'S BLOCK: 3567; LOT: 014,
COMMONLY KNOWN AS: 3520-3524 17TH STREET.

hereby give notice that there are special restrictions on the use of said property under Part II, Chapter II of the San Francisco Municipal Code (Planning Code).

Said Restrictions consist of conditions attached to the approval of Condominium Conversion Application No. 2014.0514Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 8139.

The tentative map filed with the present application indicates that the subject building at 3520-3524 17th Street is a five-unit, two building property located in a RM-1 (Mixed (Apartments and House, Low Density) Zoning District. Within the RM-1 Zoning District, one dwelling unit per 800 square feet is permitted, therefore a maximum of three (3) dwelling units can be considered legal and conforming to the Planning Code. The remaining two units must be considered legal, nonconforming dwelling units.

The restrictions and conditions of which notice is hereby given are:

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

1. That two (2) of the dwelling units shall be designated as nonconforming dwelling units if and when any future expansion occurs. Section 181 of the Planning Code provides that a nonconforming use, and any structure occupied by such a use shall not be enlarged, intensified, extended or moved to another location, unless the result will be the elimination of the non-conforming use with exceptions outlined under Section 181(b) of the Code.
2. That the remaining three (3) dwelling units shall remain legal and conforming, subject to all of the restrictions of the Code, and any other applicable City Codes. In case of conflict, the more restrictive City Code shall apply.
3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The property owner(s) shall record a copy of these conditions with the Office of the Recorder of the City and County of San Francisco as part of the property records for the block and lot identified above.

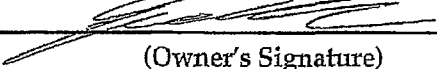
The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco.

Dated: _____ at San Francisco, California.

YAIR AVGAR
 (Owner's Name) (Owner's Signature) Date

DAPHNA SHOHAMY
 (Owner's Name) (Owner's Signature) Date


JOHN POLONI
 (Owner's Name) (Owner's Signature) Date

GRAHAM E. DOBSON  5-27-14
 (Owner's Name) (Owner's Signature) Date

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

CHARLES K. HUGHES

(Owner's Name)

 5/27/14

(Owner's Signature)

Date

GRACE C. SHOHEE

(Owner's Name)

(Owner's Signature)

Date

DAVID C. BROWNSTEIN

(Owner's Name)

(Owner's Signature)

Date

WILLIAM MICHAEL HENN

(Owner's Name)

(Owner's Signature)

Date

NANETTE DUFFY

(Owner's Name)

(Owner's Signature)

Date

This signature(s) must be acknowledged by a notary public before recordation; add Notary Public Certification and Official Notarial Seal.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

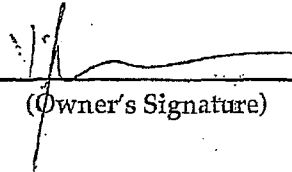
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Dated: _____ at San Francisco, California.

YAIR AVGAR

(Owner's Name)



(Owner's Signature)

5/21/14

Date

DAPHNA SHOHAMY

(Owner's Name)

(Owner's Signature)

Date

JOHN POLONI

(Owner's Name)

(Owner's Signature)

Date

GRAHAM E. DOBSON

(Owner's Name)

(Owner's Signature)

Date

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Dated: _____ at San Francisco, California.

YAIR AVGAR
 (Owner's Name) (Owner's Signature) Date

DAPHNA SHOHAMY *D. Shohamy* 5/19/14
 (Owner's Name) (Owner's Signature) Date

JOHN POLONI
 (Owner's Name) (Owner's Signature) Date

GRAHAM E. DOBSON
 (Owner's Name) (Owner's Signature) Date

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Dated: _____ at San Francisco, California.

YAIR AVGAR

(Owner's Name)

(Owner's Signature)

Date

DAPHNA SHOHAMY

(Owner's Name)

(Owner's Signature)

Date

JOHN POLONI

(Owner's Name)



(Owner's Signature)

5/24/14

Date

GRAHAM E. DOBSON

(Owner's Name)

(Owner's Signature)

Date

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

CHARLES K. HUGHES

(Owner's Name)

(Owner's Signature)

Date

GRACE C. SHOHEE

(Owner's Name)

(Owner's Signature)

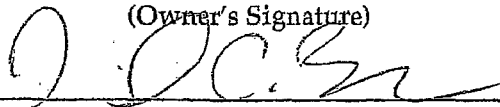
Date

DAVID C. BROWNSTEIN

(Owner's Name)

(Owner's Signature)

Date



8/27/14

WILLIAM MICHAEL HENN

(Owner's Name)

(Owner's Signature)

Date

NANETTE DUFFY

(Owner's Name)

(Owner's Signature)

Date

This signature(s) must be acknowledged by a notary public before recordation; add Notary Public Certification and Official Notarial Seal.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

CHARLES K. HUGHES

(Owner's Name)

(Owner's Signature)

Date

GRACE C. SHOJET

(Owner's Name)

(Owner's Signature)

Date

DAVID C. BROWNSTEIN

(Owner's Name)

(Owner's Signature)

Date

WILLIAM MICHAEL HENN

(Owner's Name)

William M Henn

(Owner's Signature)

6/24/14

Date

NANETTE DUFFY

(Owner's Name)

(Owner's Signature)

Date

This signature(s) must be acknowledged by a notary public before recordation; add Notary Public Certification and Official Notarial Seal.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

CHARLES K. HUGHES

(Owner's Name)

(Owner's Signature)

Date

GRACE C. SHOHEE

(Owner's Name)

(Owner's Signature)

Date

DAVID C. BROWNSTEIN

(Owner's Name)

(Owner's Signature)

Date

WILLIAM MICHAEL HENN

(Owner's Name)

(Owner's Signature)

Date

NANETTE DUFFY

(Owner's Name)

(Owner's Signature)

Date

Nanette Duffy 5/27/14

This signature(s) must be acknowledged by a notary public before recordation; add Notary Public Certification and Official Notarial Seal.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

CHARLES K. HUGHES

(Owner's Name)

(Owner's Signature)

Date

GRACE C. SHOHEE

(Owner's Name)

(Owner's Signature)

Date

Grace C. Shohee 27 June 14

DAVID C. BROWNSTEIN

(Owner's Name)

(Owner's Signature)

Date

WILLIAM MICHAEL HENN

(Owner's Name)

(Owner's Signature)

Date

NANETTE DUFFY

(Owner's Name)

(Owner's Signature)

Date

This signature(s) must be acknowledged by a notary public before recordation; add Notary Public Certification and Official Notarial Seal.

EXHIBIT "A"

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 LINE OF 17TH STREET, DISTANT THEREON 135 FEET WESTERLY LINE OF GUERRERO STREET; RUNNING THENCE WESTERLY AND ALONG SAID LINE OF 17TH STREET 25 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 115 FEET; THENCE AT A RIGHT ANGLE EASTERLY 25 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY.

BEING PORTION OF MISSION BLOCK NO. 38.

APN: Lot 14, Block 3567

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of San Francisco

On May 27, 2014 before me, Jason Whipple, Notary Public

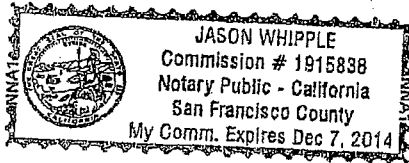
personally appeared Graham E. Dobson and Charles K. Hughes

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: [Handwritten Signature] Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Document Date: Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Signer's Name:

Corporate Officer - Title(s): Corporate Officer - Title(s):

Individual Individual

Partner - Limited General Partner - Limited General

Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: Other:

Signer Is Representing: Signer Is Representing:

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of _____ } ss.:

On the 21ST day of _____ in the year _____ before me, the undersigned, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public Sign and affix stamp

ACKNOWLEDGMENT FORM FOR USE WITHIN NEW YORK STATE ONLY:

(New York Subscribing Witness Acknowledgment Certificate)

State of New York, County of _____ } ss.:

On the _____ day of _____ in the year _____ before me, the undersigned, personally appeared _____, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in _____; that he/she/they know(s) _____ to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said _____ execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

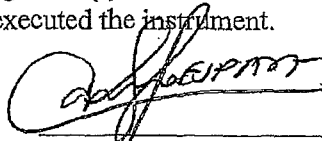
Notary Public Sign and affix stamp

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY:

(Out of State or Foreign General Acknowledgement Certificate)

} ss.:

On the 21ST day of May in the year 2014 before me, the undersigned, personally appeared YAIK, AVBAR personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), that by his/her/ their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public Sign and affix stamp

CARLOS ENRIQUE ESPANA
Notary Public, State of New York
Qualified in Queens County
Reg. No. 01ES0225142
My Commission Expires 07-19-2014

NEW YORK 'ALL-PURPOSE' ACKNOWLEDGMENT

REAL PROPERTY LAW §309-a

State of New York }
County of New York } SS.

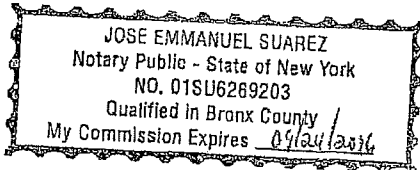
On the 19th day of May in the year 2011 before me,

the undersigned personally appeared

Debra Shihany
Name of Signer

(and _____)
Name of Additional Signer, if Any

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s); or the person upon behalf of which the individual(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

[Signature]
Signature of Notary Public

OPTIONAL

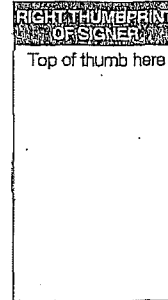
Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____



USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of _____ } ss.:

On the _____ day of _____ in the year _____ before me, the undersigned, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public Sign and affix stamp

ACKNOWLEDGMENT FORM FOR USE WITHIN NEW YORK STATE ONLY:

(New York Subscribing Witness Acknowledgment Certificate)

State of New York, County of _____ } ss.:

On the _____ day of _____ in the year _____ before me, the undersigned, personally appeared _____, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in _____; that he/she/they know(s) _____ to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said _____ execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

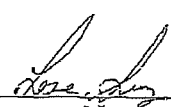
Notary Public Sign and affix stamp

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY:

(Out of State or Foreign General Acknowledgement Certificate)

} ss.:

On the 19th day of May in the year 2014 before me, the undersigned, personally appeared Daphna Shohamy personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), that by his/her/ their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public Sign and affix stamp

JOSE EMMANUEL SUAREZ
Notary Public - State of New York
NO. 01SU6269203
Qualified in Bronx County
My Commission Expires 09/24/2016

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Francisco

On May 24, 2014 before me, Paul C. Moffett, Notary Public
Date Here Insert Name and Title of the Officer

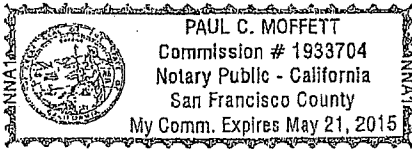
personally appeared John Poloni
Name(s) of Signer(s)

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 Paul C. Moffett
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Notice of Special Restrictions Under the Planning Code
 Document Date: 5/24/14 Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____
 Signer is Representing: _____

Signer's Name: _____
 Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____
 Signer is Representing: _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of: California

County of: SAN FRANCISCO


On MAY 27, 2014, before me, BETSY J. ODELL, Notary Public
(name and title of the officer)

personally appeared DAVID CHARLES BROWSTEIN

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 of Notary Public



(Notary Seal)

OPTIONAL INFORMATION
 Information below is NOT required by law however may deter fraudulent removal of this form.

Description of Attached Document		Capacity Claimed by Signer(s)	
Number of Pages <u>4</u> Document Date: <u>5/27/14</u> <u>NOTICE OF SPECIAL RESTRICTIONS</u> Title or type of document Additional information		<input checked="" type="checkbox"/> Individual(s) <input type="checkbox"/> Corporate Officer <input type="checkbox"/> Partner <input type="checkbox"/> Attorney-in-Fact <input type="checkbox"/> Trustee(s) <input type="checkbox"/> Other	

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

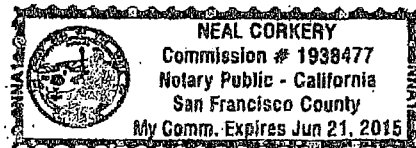
State of California
County of San Francisco

On June 24, 2014 before me, Neal Corkery, Notary Public, personally appeared William Michael Henn, 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 Neal Corkery



(Seal)

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT**

State of California
County of SAN FRANCISCO

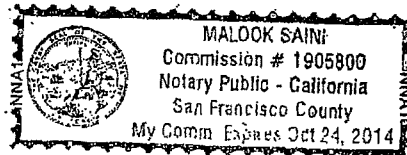
On May 27, 2014 before me, MALOOK SAINI (Notary-Public)
(insert name and title of the officer)

personally appeared Nanette Marie Duffy
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.

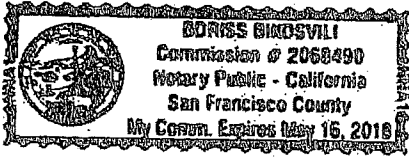
WITNESS my hand and official seal.

Signature Malook Saini (Seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California }
County of San Francisco }
On 06/27/2014 before me, Boriss Binosvili, a Notary Public,
Date Name and Title of the Officer
personally appeared Grace Cohen Shohet
Name(s) of Signer(s)



Place Notary Seal Above

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: Boriss Binosvili
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Notice of Special Restrictions Document Date: 06/27/2014
under the Planning Code
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer — Title(s): _____	<input type="checkbox"/> Corporate Officer — Title(s): _____
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

Office of the Treasurer & Tax Collector
City and County of San Francisco

Property Tax Section



José Cisneros, Treasurer

CERTIFICATE SHOWING TAXES A LIEN, BUT NOT YET DUE

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that the subdivision designated on the map entitled is subject to the following City & County property taxes and Special Assessments which are a lien on the property but which taxes are not yet due:

Block No. 3567 Lot No. 014

Address: 3520 - 3524 17TH ST

Estimated probable assessed value of property within the proposed Subdivision/Parcel

Map: \$ 1,895,102

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$22,741.22

Amount of Assessment not yet due: \$1,083.78

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this September 2, 2015. This certificate is valid for the earlier of 60 days from this date or December 31, 2015. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



**CERTIFICATE OF REDEMPTIONS OFFICER
SHOWING TAXES AND ASSESSMENTS PAID.**

I, David Augustine, Tax Collector of the City and County San Francisco, State of California, do hereby certify, pursuant to the provisions of California Government Code Section 66492 et. seq., that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 3567 Lot No. 014

Address: 3520 - 3524 17TH ST

for unpaid City & County property taxes or special assessments collected as taxes, except taxes or assessments not yet payable.

David Augustine, Tax Collector

The above certificate pertains to taxes and special assessments collected as taxes for the period prior to this current tax year.

Dated this September 2, 2015. This certificate is valid for the earlier of 60 days from this date or December 31, 2015. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.

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 4205; 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.

Grace C. Shohet attorney in fact
Yair Avgar, by Grace C. Shohet as Power of Attorney
Daphna Shohamy attorney in fact
Daphna Shohamy, by Grace C. Shohet as Power of Attorney
John Poloni
John Poloni

Graham E. Dobson
Graham E. Dobson
Charles K. Hughes
Charles K. Hughes

Grace C. Shohet
Grace C. Shohet
David C. Brownstein
David C. Brownstein

William Michael Henn
William Michael Henn
Nanette Duffy
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.
Constantin Munteanu
Signature
Constantin Munteanu
Name (typed or printed)
Notary Public In and for said County and State
San Mateo
Principal County of Business
Oct 27, 2015
Commission Expires
195 8336
Commission Number of Notary

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 Graca 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.

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.
Constantin Munteanu
Signature
Constantin Munteanu
Name (typed or printed)
Notary Public In and for said County and State
San Mateo
Principal County of Business
Oct 27, 2015
Commission Expires
195 8336
Commission Number of Notary

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 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.

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.
Constantin Munteanu
Signature
Constantin Munteanu
Name (typed or printed)
Notary Public In and for said County and State
San Mateo
Principal County of Business
Oct 27, 2015
Commission Expires
195 8336
Commission Number of Notary

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 map.

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

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 ordinances, 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 Webb
Date: JULY 13, 2015

Paul Webb
Licensed Surveyor No. 6530
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: _____

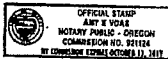
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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: Amey E. Voss

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 compiled 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 5th day of AUGUST, 2015.

By Order No. 182875

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 Cavillo, 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 Cavillo, 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 heretofore 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. 6530.

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

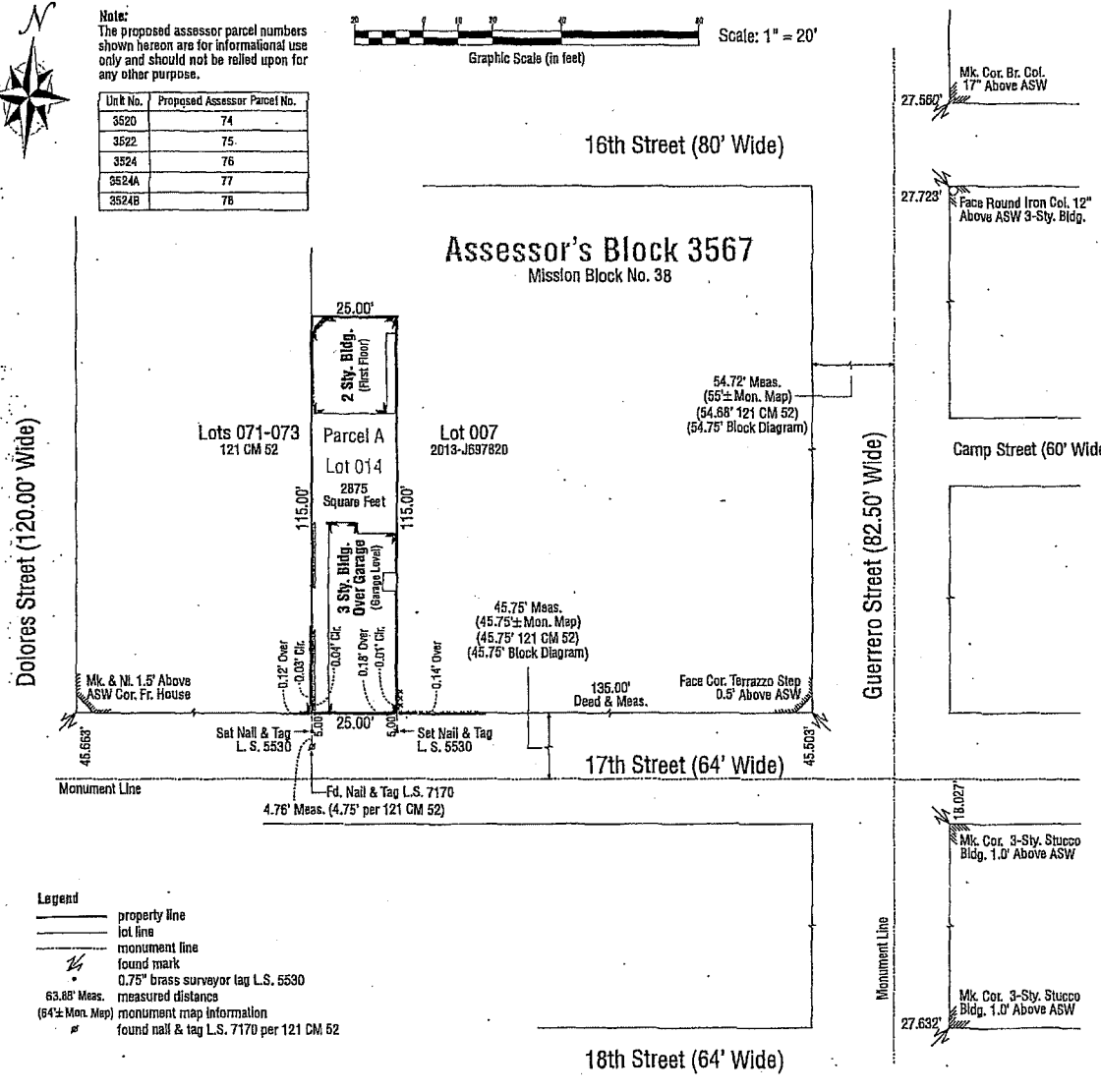
Sheet 2 of 3 Sheets

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



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

- 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 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 3 of 3 Sheets

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

