

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 TWO (2) 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): 17th Street Associates, LLC, a California limited liability company

BY: SJK Development, Inc., a California corporation, Manager

BY: Sean J. Keighran, President

BENEFICIARY: AltaPacific Bank

BY: Larry E. Tidwell BY:

PRINT NAME: LARRY E. TIDWELL PRINT NAME:

PRINT CAPACITY: Executive Vice President PRINT CAPACITY:

OWNER'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO) SS

ON AUGUST 08, 2013 BEFORE ME, MILAGROS CHAN
A NOTARY PUBLIC, PERSONALLY APPEARED SEAN J. KEIGHRAN

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 Sean J. Keighran

(Note: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No: 1928156

MY COMMISSION EXPIRES: APRIL 05, 2015

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

BENEFICIARY OR TRUSTEE ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF Sonoma) SS

ON August 08, 2013 BEFORE ME, Sandra Amy Peterson
A NOTARY PUBLIC, PERSONALLY APPEARED LARRY E. TIDWELL

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 Sandra Amy Peterson

(Note: SEAL OPTIONAL IF FOLLOWING INFORMATION IS COMPLETED)

NOTARY PUBLIC, STATE OF CA COMMISSION No: 1901148

MY COMMISSION EXPIRES: August 23, 2014

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Sonoma

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 CONTROLLER OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS OF HIS 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, EXCEPT AS TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE WHICH ARE ESTIMATED TO BE . I ALSO HEREBY STATE THAT A BOND IN THE AMOUNT FIXED BY SAID BOARD AND BY ITS TERMS MADE TO INURE TO THE BENEFIT OF THE CITY AND COUNTY OF SAN FRANCISCO, CONDITIONED FOR PAYMENT OF THE ABOVE TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, HAS BEEN FILED WITH AND APPROVED BY SAID BOARD.

DATED THIS DAY OF , 20

CLERK OF THE BOARD OF SUPERVISORS
CITY & 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, DO HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. , 20 APPROVED THIS MAP ENTITLED "FINAL MAP No. 7414".

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

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

APPROVED AS TO FORM

DENNIS J. HERRERA, CITY ATTORNEY

BY:

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

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: August 21, 2013

BRUCE R. STORRS L.S. 6914
MY LICENSE EXPIRES SEPTEMBER 30, 2013

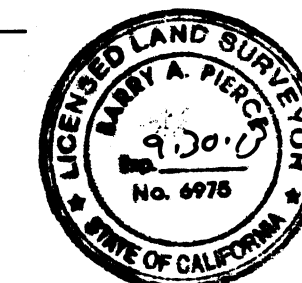


SURVEYOR'S STATEMENT

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 SEAN KEIGHRAN ON MARCH 1, 2012. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I FURTHER STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: Barry A. Pierce DATE: 8.13.13

BARRY A. PIERCE L.S. 6975
MY LICENSE EXPIRES SEPTEMBER 30, 2013



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. .

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 SEAN KEIGHRAN.

BY: DATE:

COUNTY RECORDER
CITY & COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP No. 7414

A TWO LOT SUBDIVISION
BEING A SUBDIVISION OF THAT REAL PROPERTY
DESCRIBED IN THAT CERTAIN DEED

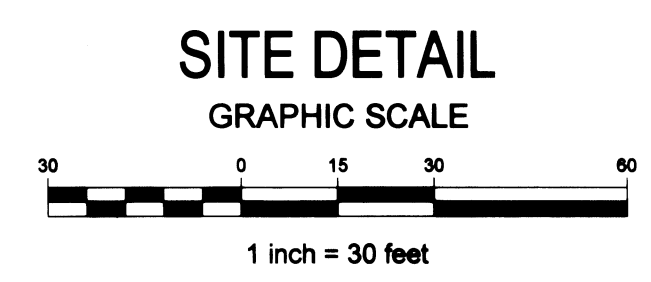
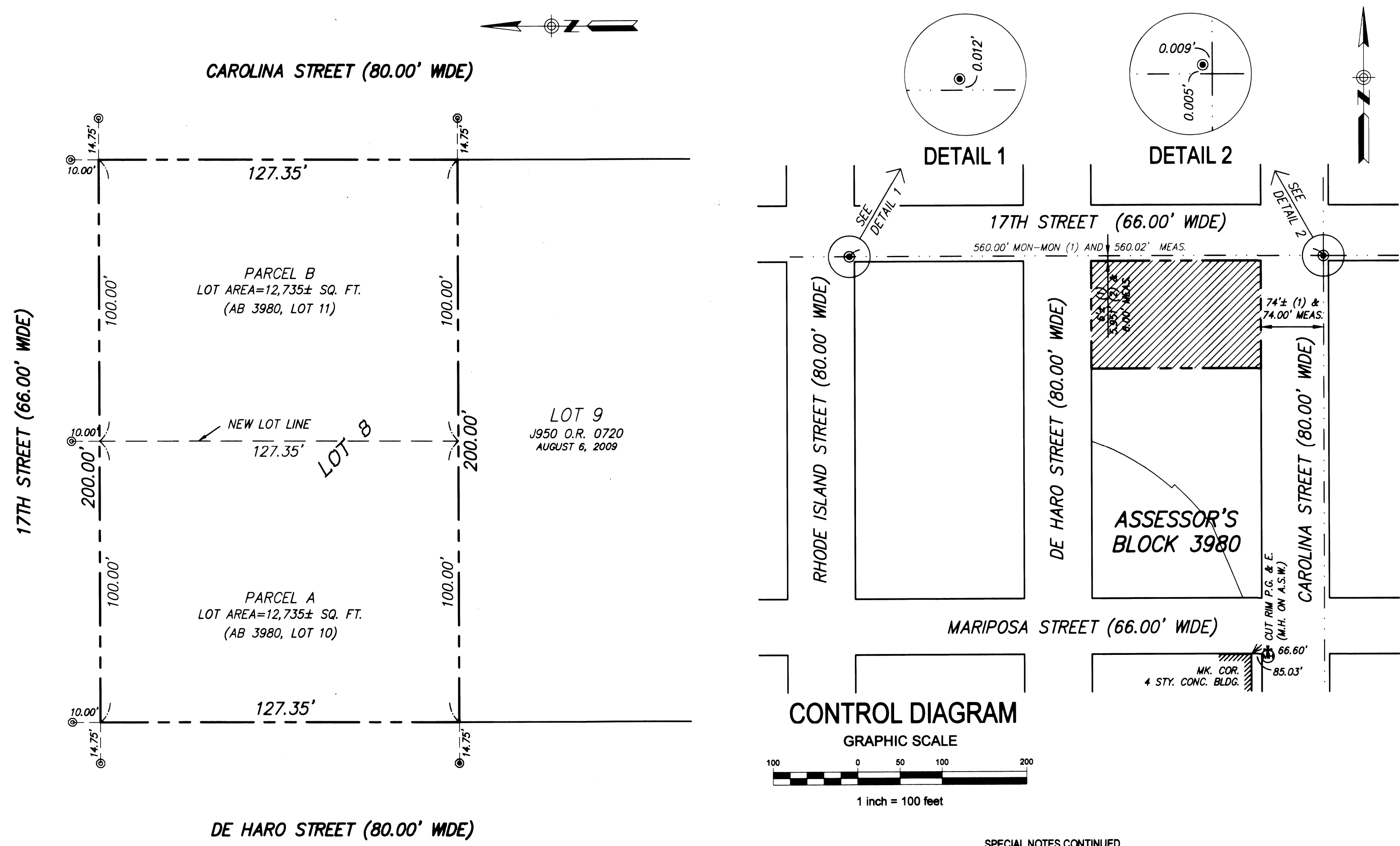
RECORDED ON APRIL 11, 2013 IN REEL K873 IMAGE 0024,
PARCEL "A" WILL CONTAIN 20 (TWENTY) RESIDENTIAL CONDOMINIUM
UNITS AND 5 (FIVE) COMMERCIAL CONDOMINIUM UNITS,
PARCEL "B" WILL CONTAIN 21 (TWENTY ONE) RESIDENTIAL CONDOMINIUM
UNITS AND 5 (FIVE) COMMERCIAL CONDOMINIUM UNITS,
EACH BEING A MIXED-USE CONDOMINIUM PROJECT ON A SINGLE LOT

CITY & COUNTY OF SAN FRANCISCO

STATE OF CALIFORNIA
DATE: AUGUST 2013

BARRY A. PIERCE
TRANSAMERICAN ENGINEERS & ASSOCIATES

SHEET 1 OF 2
AB: 3980, LOT: 8, ADDRESS: 1717 17TH STREET



- LEGEND**
- PROPERTY LINE
 - ADJACENT PARCEL LINES
 - RIGHT OF WAY LINE
 - MONUMENT LINE
 - NEW LOT LINE
 - MARK MONUMENT MAP
 - FOUND CITY MONUMENT
 - FOUND NAIL & TAG (UO)
 - FOUND CROSS CUT
 - SET NAIL & TAG LS 6975
- ABBREVIATIONS**
- AB ASSESSOR'S BLOCK
 - CM CONDOMINIUM MAP
 - LS LAND SURVEYOR
 - MEAS MEASURED
 - OR OFFICIAL RECORDS
 - () RECORD DATA
 - SQ. FT. SQUARE FEET
- REFERENCES**
- (1) MONUMENT MAP 311
 - (2) 42 PM 86

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
PARCEL A	AB 3980 LOT 10
PARCEL B	AB 3980 LOT 11

PARCEL "A"	
UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
101 - 105	57 - 61
201 - 207	62 - 68
301 - 307	69 - 75
401 - 402	76 - 77
404 - 407	78 - 81

SPECIAL NOTES CONTINUED

- THIS PROPERTY IS SUBJECT "RECIPROCAL EASEMENT AND ENCROACHMENT AGREEMENT" OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED ON SEPTEMBER 12, 2008 IN BOOK J725, PAGE 0477, OFFICIAL RECORDS.
- THIS PROPERTY IS SUBJECT "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED ON JANUARY 26, 2011 IN BOOK K319, PAGE 0339, OFFICIAL RECORDS.
- THIS PROPERTY IS SUBJECT "NOTICE OF SPECIAL RESTRICTIONS" OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED ON JANUARY 26, 2011 IN BOOK K319, PAGE 0340, OFFICIAL RECORDS.
- THIS PROPERTY IS SUBJECT "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" OF THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED ON JUNE 7, 2012 IN BOOK K663, PAGE 0567, OFFICIAL RECORDS.

PARCEL "B"	
UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
101 - 105	90 - 94
201 - 207	95 - 101
301 - 307	102 - 108
401 - 407	109 - 115

GENERAL NOTES

- THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTION 1351(e). THE CONDOMINIUM PROJECT FOR PARCEL "A" IS LIMITED TO 20 (TWENTY) MAXIMUM NUMBER OF DWELLING UNITS AND 5 (FIVE) COMMERCIAL UNITS AND THE CONDOMINIUM PROJECT FOR PARCEL "B" IS LIMITED TO 21 (TWENTY ONE) MAXIMUM NUMBER OF DWELLING UNITS AND 5 (FIVE) COMMERCIAL 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 HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS, AND RESTRICTIONS, THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
 - ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
 - 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, CAROLINA STREET AND DE HARO 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).
- ENCROACHMENT FROM/ONTO ADJOINING PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE THEREFROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

SPECIAL NOTES

- CITY MONUMENT LINES PER MONUMENT MAP No. 311 DATED 7/69 AND REVISED 7/83 FILED IN THE OFFICE OF THE CITY ENGINEER. NO OTHER VERSION OF SUCH MONUMENT MAP SHALL BE USED TO RETRACE THIS IN THE SURVEY.
- THE SURVEY OF LOT 8 HEREON WAS ESTABLISHED BY A FIELD SURVEY. SUCH SURVEY WAS BASED UPON THAT CERTAIN DEED K873 PAGE 0024 RECORDED APRIL 11, 2013 AND IN CONFORMANCE WITH COMPELLING EVIDENCE OF OCCUPATION AND FIELD DATA SUCH AS OLD "L" CUTS, BUILDINGS, STRUCTURES, FENCES AND OFFICIAL CURBS AND SIDE WALKS.
- 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.
- ALL DEFLECTION ANGLES HEREON ARE 90 OR 45 DEGREES UNLESS EXPRESSLY OTHERWISE INDICATED.
- 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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BEING A SUBDIVISION OF THAT REAL PROPERTY
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