

File No. 161338

Committee Item No. _____

Board Item No. 78.

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: December 13, 2016

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

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 185480 - November 21, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Ten Map Referral - January 8, 2015</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificate - November 29, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: John Carroll

Date: December 9, 2016

Prepared by: _____

Date: _____

1 [Final Map 8380 - 178-188 Albion Street]

2
3 Motion approving Final Map 8380, a 6 residential unit condominium project, located
4 at 178-188 Albion Street, being a subdivision of Assessor's Parcel Block No. 3568,
5 Lot No. 035, and adopting findings pursuant to the General Plan, and the eight priority
6 policies of Planning Code, Section 101.1.

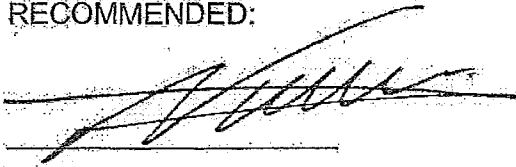
7
8 MOVED, That the certain map entitled "FINAL MAP 8380," a 6 residential unit
9 condominium project, located at 178-188 Albion Street, being a subdivision of Assessor's
10 Parcel Block No. 3568, Lot No. 035, comprising 3 sheets, approved November 21, 2016, by
11 Department of Public Works Order No. 185480 is hereby approved and said map is adopted
12 as an Official Final Map 8380; 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
15 Planning Department, by its letter dated January 8, 2015, that the proposed subdivision is
16 consistent with the objectives and policies of the General Plan and the eight priority policies of
17 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.

1 RECOMMENDED:

2 

3
4 Mohammed Nuru

5 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: 185480

CITY AND COUNTY OF SAN FRANCISCO
SAN FRANCISCO PUBLIC WORKS

APPROVING FINAL MAP 8380, 178-188 ALBION STREET, A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 035 IN ASSESSORS BLOCK NO. 3568.

A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated January 8, 2015, 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 8380", 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 January 8, 2015, 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:

RECEIVED
CITY AND COUNTY OF SAN FRANCISCO
6 DEC - 6 PM 4:11



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

11/21/2016

11/21/2016

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

15 JAN 12 PM 1:12

 Department of Public Works
 Office of the City and County Surveyor

 Edwin M. Lee, Mayor
 Mohammed Nuru, Director

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

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

Bruce R. Storrs, City and County Surveyor

TENTATIVE MAP DECISION

Date: September 9, 2014

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

2014-14680

Project ID: 8380			
Project Type: 6 Units Condo Conversion			
Address#	Street Name	Block	Lot
178 - 188	ALBION ST	B568	035
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.

_____ 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, P.L.S.
 City and County Surveyor

PLANNING DEPARTMENT

DATE 1/8/15

Mr. Scott F. Sanchez, Zoning Administrator

 per CPC Motion No.
 19309

IMPROVING THE QUALITY OF LIFE IN SAN FRANCISCO

Customer Service

Teamwork

Continuous Improvement



**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. 3568 Lot No. 035

Address: 178 - 188 Albion 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 29th day of November. This certificate is valid for the earlier of 60 days from this date or December 31, 2016. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



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. 3568 Lot No. 035

Address: 178 - 188 Albion St

Estimated probable assessed value of property within the proposed Subdivision/Parcel
Map: \$3,120,867

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$37,451.00

Amount of Assessments not yet due: \$1,354.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 29th day of November. This certificate is valid for the earlier of 60 days from this date or December 31, 2016. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.

OWNERS' STATEMENT

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF THE REAL PROPERTY SUBDIVIDED AND SHOWN ON THIS MAP, AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED, FINAL MAP 8380. IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS:

[Signature] *[Signature]*
CAROL A. HARRIS AL SEARAH
[Signature] *[Signature]*
JENNIFER ANN LEE JON DARRISON
[Signature] *[Signature]*
RYAN M. DEBATTISTA ADAM MOORE
[Signature] *[Signature]*
MICHAEL GUINA

TRUSTEE/BENEFICIARY:

[Signature]
SIGNED *[Signature]* PRINTED NAME: *[Signature]* TITLE & COMPANY: *[Signature]*

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 JOEL DARRISON IN APRIL OF 2014, I HEREBY 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, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



DATE: AUGUST 13, 2016
[Signature]
RICHARD L. LANGFORD, PLS. 8993
LICENSE EXPIRATION DATE: JUNE 30, 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, AND ANY APPROVED ALTERATION 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 E. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO

[Signature] DATE: NOVEMBER 18, 2016
BRUCE E. STORRS, PLS. 8914



APPROVALS

THIS MAP IS APPROVED THIS 21 DAY OF NOVEMBER, 2016.
BY ORDER NO. W4180

BY: *[Signature]* DATE: _____
MICHAEL MURPHY
DIRECTOR OF PUBLIC WORKS AND AIRPORTS AGENCY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

CLERK'S STATEMENT

ANGELA CALVALLO, 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 THE MOTION NO. 2016-11 HAS ADOPTED AND APPROVED THIS MAP ENTITLED, FINAL MAP 8380, BY TESTIMONY THEREOF, I HAVE HERETO 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

BOARD OF SUPERVISORS' APPROVAL

ON _____ 20____, THE BOARD OF SUPERVISORS 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 SUPERVISORS IN FILE NO. _____.

TAX STATEMENT

ANGELA CALVALLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUBDIVISION HAS BEEN 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

APPROVED AS TO FORM

BERNARD J. HERRERA, CITY ATTORNEY

BY: _____
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____, IN THE COUNTY OF _____, STATE OF CALIFORNIA, AT THE REQUEST OF MICHAEL LANGFORD, PLS.

BOOKED _____
COUNTY RECORDS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 8380

A PORTION OF MISSION BLOCK 33
A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED
RECORDED OCTOBER 23, 2015 AS DOCUMENT 2015-114904-00-1
IN THE OFFICIAL RECORDS OF THE
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

JULY 2016
LANDFORD LAND SURVEYING
424 PRESTON COURT
EMERYVILLE, CA 94601
PHONE 415.636.0200
FAX 415.636.0200

SHEET
1 OF 3

APN 2668-010 176-106 ALBION STREET

OWNER'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICIAL 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
ON 07/11/2016

BEFORE ME, DAVID SARAFANOFF, D.S.A., NOTARY PUBLIC,
PERSONALLY APPEARED: DAVE A. READ
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/IT/ THEY EXECUTED THE SAME IN
PERSON/ THEIR AUTHORIZED CAPACITIES, 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
SIGNATURE: David Sarafanoff
PRINTED NAME: DAVID SARAFANOFF, D.S.A.
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS: SAN FRANCISCO
COMMISSION EXPIRES: 12/31/2017
COMMISSION NUMBER: 20531120 (SEAL OPTIONAL IF COMPLETED)

OWNER'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICIAL 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
ON 07/11/2016

BEFORE ME, DAVID SARAFANOFF, D.S.A., NOTARY PUBLIC,
PERSONALLY APPEARED: JOEL BARSON
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/IT/ THEY EXECUTED THE SAME IN
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STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON 07/11/2016

BEFORE ME, DAVID SARAFANOFF, D.S.A., NOTARY PUBLIC,
PERSONALLY APPEARED: ADAM MOORE
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/IT/ THEY EXECUTED THE SAME IN
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WITNESS MY HAND
SIGNATURE: David Sarafanoff
PRINTED NAME: DAVID SARAFANOFF, D.S.A.
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
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STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON 07/11/2016

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PERSONALLY APPEARED: JOEL BARSON
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
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STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON 07/11/2016

BEFORE ME, DAVID SARAFANOFF, D.S.A., NOTARY PUBLIC,
PERSONALLY APPEARED: RYAN A. DEBASTIS
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/IT/ THEY EXECUTED THE SAME IN
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SIGNATURE: David Sarafanoff
PRINTED NAME: DAVID SARAFANOFF, D.S.A.
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS: SAN FRANCISCO
COMMISSION EXPIRES: 12/31/2017
COMMISSION NUMBER: 20531120 (SEAL OPTIONAL IF COMPLETED)

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STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON 07/11/2016

BEFORE ME, DAVID SARAFANOFF, D.S.A., NOTARY PUBLIC,
PERSONALLY APPEARED: ADAM MOORE
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
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STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON 07/11/2016

BEFORE ME, DAVID SARAFANOFF, D.S.A., NOTARY PUBLIC,
PERSONALLY APPEARED: MICHAEL GUINA
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
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SIGNATURE: David Sarafanoff
PRINTED NAME: DAVID SARAFANOFF, D.S.A.
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PRINCIPAL COUNTY OF BUSINESS: SAN FRANCISCO
COMMISSION EXPIRES: 12/31/2017
COMMISSION NUMBER: 20531120 (SEAL OPTIONAL IF COMPLETED)

TRUSTEE/BENEFICIARY'S ACKNOWLEDGMENT:

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STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON 07/11/2016

BEFORE ME, DAVID SARAFANOFF, D.S.A., NOTARY PUBLIC,
PERSONALLY APPEARED: DAVID SARAFANOFF, D.S.A.
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE
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PRINTED NAME: DAVID SARAFANOFF, D.S.A.
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS: SAN FRANCISCO
COMMISSION EXPIRES: 12/31/2017
COMMISSION NUMBER: 20531120 (SEAL OPTIONAL IF COMPLETED)

FINAL MAP 8380

A PORTION OF SECTION BLOCK 30
A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED
RECORDED OCTOBER 23, 2015 AS DOCUMENT 2015-04094-00
IN THE OFFICIAL RECORDS OF THE
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

JULY 2016

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