

File No. 140872

Committee Item No. _____

Board Item No. 21

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee: _____
Board of Supervisors Meeting

Date _____
Date September 2, 2014

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER (Use back side if additional space is needed)

- Final Map Routing Sheet - 07/16/2014
- DPW Order No. 182783
- Planning Memo - 01/22/2014
- Tax Certification - 07/02/2014
- Final Map

Completed by: John Carroll Date July 28, 2014
Completed by: _____ Date _____

1 [Final Map 7788 - 530-534 Clipper Street]

2
3 **Motion approving Final Map 7788, a six residential unit condominium project, located at**
4 **530-534 Clipper Street, being a subdivision of Assessor's Block No. 6545, Lot No. 011,**
5 **and adopting findings pursuant to the General Plan, and the eight priority policies of**
6 **City Planning Code, Section 101.1.**

7
8 MOVED, That the certain map entitled "FINAL MAP 7788", a six residential unit
9 condominium project, located at 530-534 Clipper Street, being a subdivision of Assessor's
10 Block No. 6545, Lot No. 011, comprising 5 sheets, approved July 14, 2014, by Department of
11 Public Works Order No. 182783 is hereby approved and said map is adopted as an Official
12 Final Map 7788; and, be it

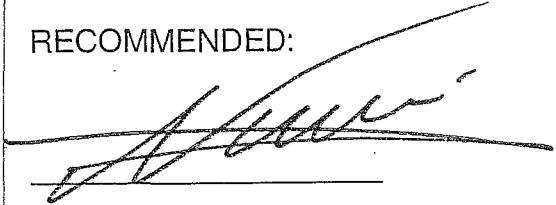
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the City
15 Planning Department, by its letter dated January 22, 2014, that the proposed subdivision is
16 consistent with the objectives 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.

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RECOMMENDED:



Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

16 JUL 22 AM 8:27

[Handwritten signature]

Department of Public Works
Bureau of Street-Use & Mapping
1155 Market Street, 3rd Floor
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

Edwin M. Lee, Mayor
Mohammed Nuru, Director
Fuad S. Sweiss, PE, PLS,
City Engineer & Deputy Director of Engineering

FINAL MAP ROUTING SHEET

Everyone involved in the processing of this Final Map is requested to complete this form so that the department has a written record of the steps taken. Please notify BSM Surveys at 554-5827 or the sender (see below) of any delays or questions.

MAP

Final Map No. 7788	Date Sent: Wednesday, July 16, 2014	Date Due at BOS Before 12PM, Monday, July 21, 2014
Block/Lot 6545 / 011	Map Address 530 – 534 Clipper Street	

SENDER

Name: Cheryl Chan	Telephone: 415-554-4885
Address: 1155 Market Street, 3 rd Floor	Email: Cheryl.Chan@sfdpw.org

ROUTE

Date Received	To	Date Forwarded or Signed
7/16/14	Frank W. Lee Executive Assist. To Director City Hall, Room 348	7/17/14
	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: John.Malamut@sfdpw.org Tel: (415) 554-4622	7/17/14
	Mohammed Nuru Director of Public Works City Hall, Room 348	7/21/14 MNU
	Clerk of Board of Supervisors (BOS) City Hall, Room 244 (Submit a copy of this sheet with map.)	
	When map is submitted to BOS, please return this original routing sheet to sender.	





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: 182783

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

APPROVING FINAL MAP 7788, 530-534 CLIPPER STREET, A SIX RESIDENTIAL UNIT CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS BLOCK NO. 6545, LOT NO. 011.

A SIX RESIDENTIAL UNIT CONDOMINIUM PROJECT

The City Planning Department in its letter dated January 22, 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. Four (4) paper copies 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 7788", each comprising 5 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 22, 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
Director of Public Works



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

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

APPROVED: July 14, 2014

MOHAMMED NURU, DIRECTOR

7/15/2014

7/16/2014

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

X Mohammed Nuru

Nuru, Mohammed
Director, DPW





RECEIVED
14 MAY -5 AM 10: 27

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

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

Bruce R. Storrs, City and County Surveyor

TENTATIVE MAP DECISION

JSW ✓

Date: September 4, 2013

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

Project ID: 7788			
Project Type: 6 Units Condo Conversion			
Address#	StreetName	Block	Lot
530 - 534	CLIPPER ST	6545	011
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
Bruce R. Storrs, P.L.S.
City and County Surveyor

DATE 1/22/14

PLANNING DEPARTMENT

Scott Sanchez for Zoning Administrator Scott Sanchez
Mr. Scott F. Sanchez, Zoning Administrator

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)

And When Recorded Mail To:)

Name: Scott Sanchez)

Zoning Administrator)

Address: 1650 Mission Street)

Suite 400)

City: San Francisco)

)

State: California, 94103)

CONFIRMED COPY of document recorded

04/29/2014, 2014J871397
This document has been compared with the original
SAN FRANCISCO ASSESSOR-RECORDER

Space Above this Line For Recorder's Use

Elizabeth Jackson Espinoza, Matthew Espinoza,
Marlies Lewis, Richard L. Hill, Jr., Bianca Leah Hill, Marie Mahony,
I (We) Brent F. Buck, Paige A. M. Buck, Todd A. Rose, Anne T. Classick, 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: 6545; LOT: 011,

COMMONLY KNOWN AS: 530 - 534 Clipper 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. 2013.1698Q by the Planning Department as a referral from the Department of
Public Works, Bureau of Street-Use and Mapping, Project ID: 7788.

The tentative map filed with the present application indicates that the subject building at 530 - 534
Clipper Street is a six-unit building located in a RH-2 (Residential, Housing, Two Family) Zoning
District. Within the RH-2 Zoning District, a maximum of two dwelling units can be considered
legal and conforming to the Planning Code. The remaining four units must be considered legal,
nonconforming dwelling units.

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

1. That four 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,

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE


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 two 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: 4/22/14 at San Francisco, California.

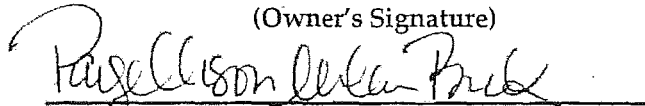
Brent F. Buck



(Owner's Signature)

Date: 4/22/14

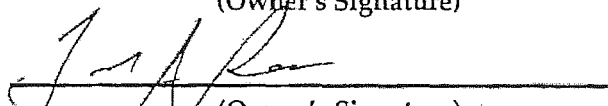
Paige A. M. Buck



(Owner's Signature)

Date: 4.22.14

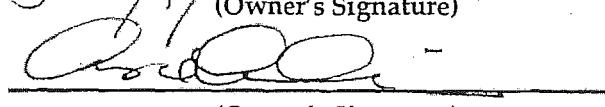
Todd A. Rose



(Owner's Signature)

Date: 4/22/14


Anne T. Classick



(Owner's Signature)

Date: 4/22/14

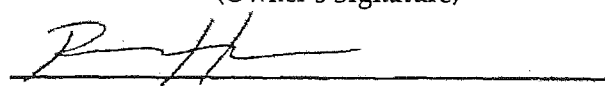
Marlies Lewis



(Owner's Signature)

Date: 4/22/14

Richard L. Hill, Jr.



(Owner's Signature)

Date: 4/25/14

(Agent's Signature)

Signature page
and certificate
bear embossment.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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 two 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: 4/22/14 at San Francisco, California.

Bianca Leah Hill

Bianca Leah Hill
(Owner's Signature)

Date: 4/25/14

Maire Mahony

Maire Mahony
(Owner's Signature)

Date: 4/22/14

Elizabeth Jackson Espinoza

Elizabeth Jackson Espinoza
(Owner's Signature)

Date: 4/22/14

Matthew Espinoza

Matthew Espinoza
(Owner's Signature)

Date: 4/22/14

(Owner's Signature)

(Owner's Signature)

(Agent's Signature)

Signature page
and certificate
bear embossment.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

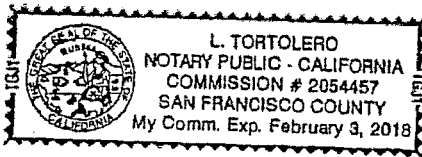
State of California

County of SAN FRANCISCO

On APRIL 25, 2014 before me, L. TORTOLERO, NOTARY PUBLIC

personally appeared RICHARD L. HILL, JR.

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: NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Document Date: APRIL 27, 2014

Number of Pages: 2

Signer(s) Other Than Named Above: VARIOUS

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Individual
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

- Corporate Officer — Title(s): _____
- Individual
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing: _____

Signer Is Representing: _____

Signature page and certificate bear embossment.

ACKNOWLEDGMENT

State of California
County of San Francisco

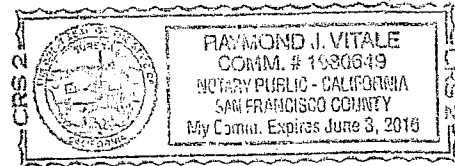
On 22 April 2014 before me, Raymond J. Vitale, Notary Public
(insert name and title of the officer)

personally appeared BRENT F. BUCK, PAIGE A.M. BUCK & TODD A. ROSE
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 Raymond J. Vitale



(Seal)

ACKNOWLEDGMENT

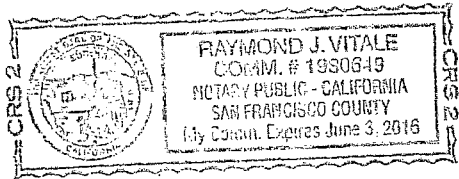
State of California
County of San Francisco

On 22 April 2014 before me, Raymond J. Vitale, Notary Public
(insert name and title of the officer)

personally appeared MARLIES LEWIS & ANNE T. CLASSICK
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 *Raymond J. Vitale* (Seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

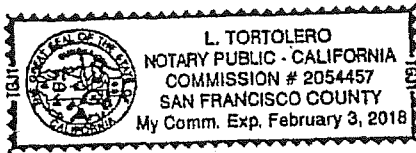
State of California

County of SAN FRANCISCO

On APRIL 25th 2014 before me, L. TORTOLERO, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared BIANCA LEAH HILL
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: [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: NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Document Date: APRIL 23, 2014 Number of Pages: 2

Signer(s) Other Than Named Above: VARIOUS

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

- Corporate Officer -- Title(s): _____
- Individual
- Partner -- Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing: _____

Signer Is Representing: _____

Signature page and certificate bearing embossment.

ACKNOWLEDGMENT

State of California
County of San Francisco

On 22 APRIL 2014 before me, Raymond J. Vitale, Notary Public
(insert name and title of the officer)

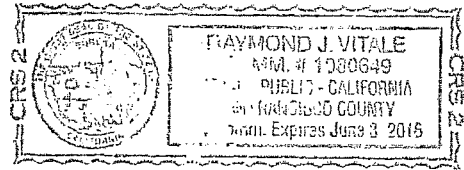
personally appeared ELIZABETH JACKSON ESPINOZA, MATTHEW ESPINOZA & MAIRE MAHONY
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), 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 Raymond J. Vitale

(Seal)





I, José Cisneros, Tax Collector of the City and County San Francisco, State of California, do hereby certify that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 6545 Lot No. 011

Address: 530-534 Clipper St.

for unpaid City & County property taxes or special assessments collected as taxes.



José Cisneros

Tax Collector

Dated this 2nd day of July 2014

OWNERS 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 OF FIVE (5) 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.

BFB
BRENT F. BUCK

Paige Miller Buck
PAIGE A.M. BUCK

T.A. Rose
TODD A. ROSE

Annie T. Classick
ANNIE T. CLASSICK

Marlies Lewis
MARLIES LEWIS

R.L.H.
RICHARD L. HILL JR.

Brian Hill
BRIAN LEAH HILL

Maire Mahony
MAIRE MAHONY

Elizabeth Jackson Espinoza
ELIZABETH JACKSON ESPINOZA

Matthew Espinoza
MATTHEW ESPINOZA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST _____ IN BOOK _____ OF CONDOMINIUM MAPS INCLUSIVE, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AT THE REQUEST OF FORESIGHT LAND SURVEYING.

BY: _____ DATE: _____
COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

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 PAIGE MILLER BUCK IN JULY 2013. 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: *G. Ippolito* DATE: *6-12-14*
GREGORY T. IPPOLITO
L.S. 8648



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 ORDINANCE 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 Storrs*
DATE: *JULY 16, 2014*
BRUCE R. STORRS L.S. 8914



FINAL MAP NO.7788
A 6 UNIT CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY
AS DESCRIBED IN THAT GRANT DEED RECORDED
FEBRUARY 26TH, 2013 IN REEL K841 IMAGE 0142
OFFICIAL RECORDS OF
THE CITY AND COUNTY OF SAN FRANCISCO

**FORESIGHT
LAND SURVEYING**

2410 CALIFORNIA STREET SUITE #2 SAN FRANCISCO, CA 94115
JUNE, 2014 415-735-8180 JOB#13035 SHEET 1 OF 5

AR: 6545, LOT: 11, 530-534 CLIPPER STREET

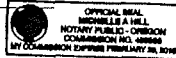
BENEFICIARY

Umpqua Bank FORMERLY CIRCLE BANK
(RECORDED MARCH 30, 2007 IN REEL 3359 OF OFFICIAL RECORDS, IMAGE 0372 UNDER
RECORDER'S SERIAL NUMBER 2007-1362488)

BY: Jay P. Mortensen TITLE: Senior Vice President
PRINTED NAME: Jay P. Mortensen

BENEFICIARY'S ACKNOWLEDGMENT

STATE OF CALIFORNIA | OREGON
COUNTY OF Washington)
ON June 25th 2014 BEFORE ME, (Michelle A. Hill)
PERSONALLY APPEARED Jay P. Mortensen, WHO PROVED TO ME ON THE BASIS OF
SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I WARE 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: Jay P. Mortensen
(Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION No.: 455939
MY COMMISSION EXPIRES: 8-20-2015
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Washington



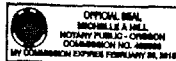
BENEFICIARY

Umpqua Bank FORMERLY CIRCLE BANK
(RECORDED MARCH 30, 2007 IN REEL 3359 OF OFFICIAL RECORDS, IMAGE 0375 UNDER
RECORDER'S SERIAL NUMBER 2007-1362488)

BY: Jay P. Mortensen TITLE: Senior Vice President
PRINTED NAME: Jay P. Mortensen

BENEFICIARY'S ACKNOWLEDGMENT

STATE OF CALIFORNIA | OREGON
COUNTY OF Washington)
ON June 25th 2014 BEFORE ME, (Michelle A. Hill)
PERSONALLY APPEARED Jay P. Mortensen, WHO PROVED TO ME ON THE BASIS OF
SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I WARE 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: Jay P. Mortensen
(Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION No.: 455939
MY COMMISSION EXPIRES: 8-20-2015
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Washington



BENEFICIARY

Umpqua Bank FORMERLY CIRCLE BANK
(RECORDED MARCH 30, 2007 IN REEL 3359 OF OFFICIAL RECORDS, IMAGE 0381 UNDER
RECORDER'S SERIAL NUMBER 2007-1362485)

BY: Jay P. Mortensen TITLE: Senior Vice President
PRINTED NAME: Jay P. Mortensen

BENEFICIARY'S ACKNOWLEDGMENT

STATE OF CALIFORNIA | OREGON
COUNTY OF Washington)
ON June 25th 2014 BEFORE ME, (Michelle A. Hill)
PERSONALLY APPEARED Jay P. Mortensen, WHO PROVED TO ME ON THE BASIS OF
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SIGNATURE: Jay P. Mortensen
(Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION No.: 455939
MY COMMISSION EXPIRES: 8-20-2015
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Washington



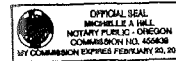
BENEFICIARY

Umpqua Bank FORMERLY CIRCLE BANK
(RECORDED MAY 15, 2008 IN REEL 1862 OF OFFICIAL RECORDS, IMAGE 0137 UNDER
RECORDER'S SERIAL NUMBER 2008-1742721)

BY: Jay P. Mortensen TITLE: Senior Vice President
PRINTED NAME: Jay P. Mortensen

BENEFICIARY'S ACKNOWLEDGMENT

STATE OF CALIFORNIA | OREGON
COUNTY OF Washington)
ON June 25th 2014 BEFORE ME, (Michelle A. Hill)
PERSONALLY APPEARED Jay P. Mortensen, WHO PROVED TO ME ON THE BASIS OF
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WITNESS MY HAND AND OFFICIAL SEAL.
SIGNATURE: Jay P. Mortensen
(Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION No.: 455939
MY COMMISSION EXPIRES: 8-20-2015
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Washington



BENEFICIARY

STERLING BANK AND TRUST F.S.B.
(RECORDED OCTOBER 7, 2010 IN REEL K243 OF OFFICIAL RECORDS, IMAGE 0009 UNDER
RECORDER'S SERIAL NUMBER 2010-1062300)

BY: Stephen H. Adams TITLE: Senior Vice President
PRINTED NAME: Stephen H. Adams

BENEFICIARY'S ACKNOWLEDGMENT

STATE OF CALIFORNIA |
COUNTY OF SAN FRANCISCO)
ON JUNE 20, 2014 2017 BEFORE ME, (NICK DEMOPoulos (Notary Public))
PERSONALLY APPEARED STEPH ADAMS, WHO PROVED TO ME ON THE BASIS OF
SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I WARE SUBSCRIBED TO THE
WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN
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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: Stephen H. Adams
(Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2047194
MY COMMISSION EXPIRES: DEC 27, 2017
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO



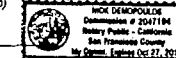
BENEFICIARY

STERLING BANK AND TRUST F.S.B.
(RECORDED FEBRUARY 26, 2013 IN REEL K841 OF OFFICIAL RECORDS, IMAGE 0143 UNDER
RECORDER'S SERIAL NUMBER 2013-1008278)

BY: Steph H. Adams TITLE: Senior Vice President
PRINTED NAME: Stephen H. Adams

BENEFICIARY'S ACKNOWLEDGMENT

STATE OF CALIFORNIA |
COUNTY OF SAN FRANCISCO)
ON JUNE 20, 2014 2017 BEFORE ME, (NICK DEMOPoulos (Notary Public))
PERSONALLY APPEARED STEPH ADAMS, WHO PROVED TO ME ON THE BASIS OF
SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I WARE SUBSCRIBED TO THE
WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN
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SIGNATURE: Stephen H. Adams
(Note: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)
NOTARY PUBLIC, STATE OF CA COMMISSION No.: 2047194
MY COMMISSION EXPIRES: DEC 27, 2017
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO



FINAL MAP NO. 7788
A 8 UNIT CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY
AS DESCRIBED IN THAT GRANT DEED RECORDED
FEBRUARY 26TH, 2013 IN REEL K841 IMAGE 0142
OFFICIAL RECORDS OF
THE CITY AND COUNTY OF SAN FRANCISCO

FORESIGHT
LAND SURVEYING

2410 CALIFORNIA STREET SUITE #2 SAN FRANCISCO, CA 94115
JUNE, 2014 415-735-8180 JOB# 13055 SHEET 3 OF 5
AB: 8545 LOT: 11 530-534 CLIPPER STREET

838

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. 7788".

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

BY: _____
DATE: _____

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

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

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

DATED _____ DAY OF _____, 20____.

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

APPROVALS

THIS MAP IS APPROVED THIS 14th DAY OF JULY, 2014

BY ORDER NO. 182783

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

FINAL MAP NO. 7788
A 6 UNIT CONDOMINIUM PROJECT
A SUBDIVISION OF THAT REAL PROPERTY
AS DESCRIBED IN THAT GRANT DEED RECORDED
FEBRUARY 26TH, 2013 IN REEL K841 IMAGE 0142
OFFICIAL RECORDS OF
THE CITY AND COUNTY OF SAN FRANCISCO

**FORESIGHT
LAND SURVEYING**

2410 CALIFORNIA STREET SUITE #2 SAN FRANCISCO, CA 94115
JUNE 2014 415-735-6180 JOB#13055 SHEET 4 OF 5

AB: 8545 LOT: 11 530-534 CLIPPER STREET

REFERENCES

- (R1) GRANT DEED RECORDED IN REEL K841 IMAGE 0142
- (R2) CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NO. 230 & 231, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, CITY AND COUNTY OF SAN FRANCISCO
- (R3) 18 PM 54-55
- (R4) 50CM 47-49

NOTES

- 1) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. MONUMENT LINES AS SHOWN.
- 2) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
- 3) RECORD = MEASURED UNLESS OTHERWISE NOTED.
- 4) THE SUBJECT PROPERTY IS SUBJECT TO THE NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE RECORDED APRIL 29, 2014 AS DOCUMENT NO. 2014-J871397-00.

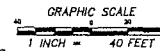
NOTE

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

UNIT NO	ASSESSOR PARCEL NUMBER
530	LOT 61
532	LOT 62
534	LOT 63
530 A	LOT 64
532 B	LOT 65
534 C	LOT 66

BASIS OF SURVEY

THE BLOCK LINES OF BLOCK 6545 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE LINE IDENTIFIED AS THE BASIS OF SURVEY. THIS WAS DETERMINED BY OCCUPANCY AND A SURVEY OF THE LINES OF POSSESSION WITHIN THE SUBJECT BLOCK IN THE FORM OF BUILDING STRUCTURES, FENCES, RETAINING WALLS, AND SURVEY POINTS OF UNKNOWN ORIGIN ("L" CUTS). OTHER STREET LINES SHOWN HEREON WERE NOT ESTABLISHED. THEY ARE SHOWN TO FACILITATE THE LOCATION OF THE MONUMENTS USED IN THIS SURVEY.



GENERAL NOTES

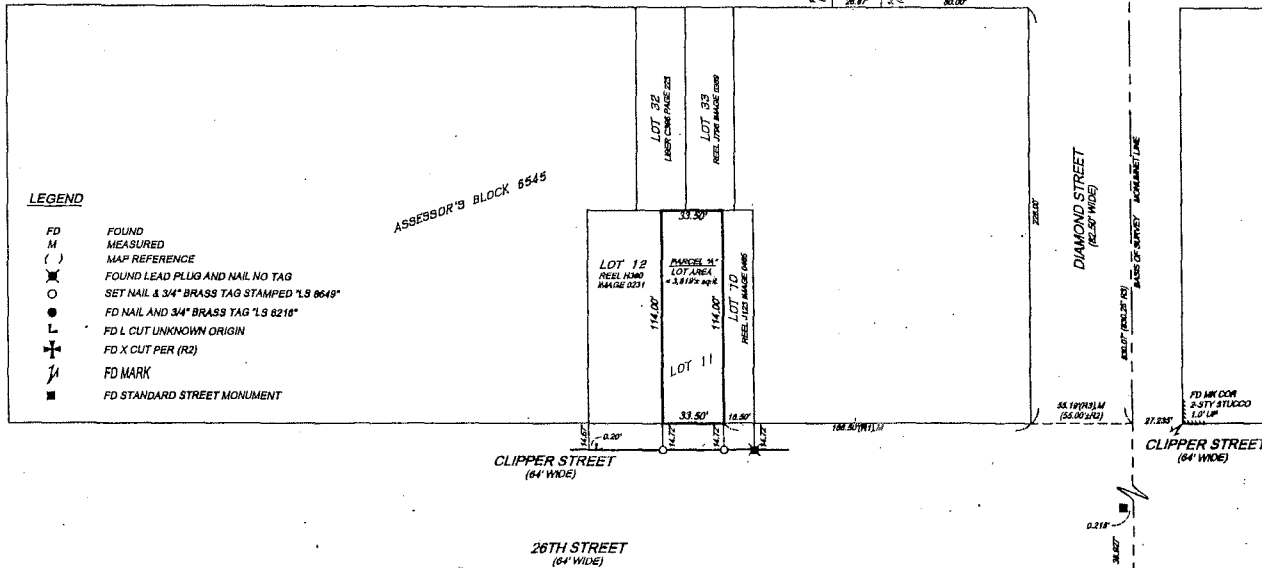
- A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO SIX MAXIMUM NUMBER OF DWELLING UNITS.
- B) ALL INGRESS (ES), EGRESS (ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S) AND EXITING COMPONENTS, 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.
- C) 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:
 - (I) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
 - (II) 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
 - D) IN THE EVENT THE AREAS IDENTIFIED IN (C)(II) 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 HOMEOWNERS' PROPERTY.
 - E) 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.
 - F) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER CLIPPER 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).
 - G) 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.

DOUGLASS STREET
(66' WIDE)

LEGEND

- FD FOUND
- M MEASURED
- () MAP REFERENCE
- ✕ FOUND LEAD PLUG AND NAIL NO TAG
- SET NAIL & 3/4" BRASS TAG STAMPED "LS 8649"
- FD NAIL AND 3/4" BRASS TAG "LS 8216"
- L FD L CUT UNKNOWN ORIGIN
- ✕ FD X CUT PER (R2)
- ⚡ FD MARK
- FD STANDARD STREET MONUMENT

ASSESSOR'S BLOCK 6545



FINAL MAP NO. 7788
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FORESIGHT
 LAND SURVEYING
 2410 CALIFORNIA STREET SUITE #2 SAN FRANCISCO, CA 94115
 JUNE, 2014 415-735-8180 JCR#13055 SHEET 5 OF 5

AB: 6545 LOT: 11 430-534 CLIPPER STREET

88