

File No. 161260

Committee Item No. _____

Board Item No. 51

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: November 29, 2016

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

- Public Works Order No. 185419 - November 4, 2016
- Planning Tentative Map Memo - May 10, 2016
- Tax Certificates - October 21, 2016
- Final Maps

Prepared by: Brent Jalipa

Date: November 21, 2016

Prepared by: _____

Date: _____

1 [Final Map 8891 - 1201 Tennessee Street]

2
3 **Motion approving Final Map 8891, a 263 residential unit and two commercial unit,**
4 **mixed-use condominium project, located at 1201 Tennessee Street, being a subdivision**
5 **of Assessor's Parcel Block No. 4172, Lot No. 022, and adopting findings pursuant to**
6 **the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

7
8 MOVED, That the certain map entitled "FINAL MAP 8891," a 263 residential unit and
9 two commercial unit, mixed-use condominium project, located at 1201 Tennessee Street,
10 being a subdivision of Assessor's Parcel Block No. 4172, Lot No. 022, comprising three
11 sheets, approved November 4, 2016, by Department of Public Works Order No. 185419 is
12 hereby approved and said map is adopted as an Official Final Map 8891; and, be it

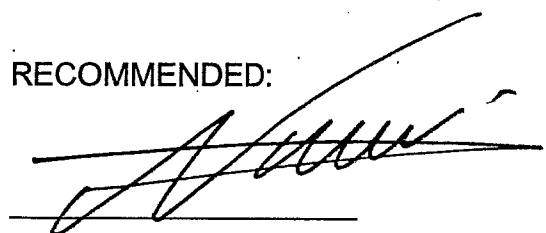
13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the
15 Planning Department, by its letter dated May 10, 2016, that the proposed subdivision is
16 consistent with the objectives and policies 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.


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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: 185419

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

APPROVING FINAL MAP 8891, 1201 TENNESSEE STREET, A 263 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 022 IN ASSESSORS BLOCK NO. 4172.

A 263 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated May 10, 2016, 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 8891", 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 May 10, 2016, 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:

2016 NOV 16 AM 8:48
 BOARD OF SUPERVISORS
 STAFF SERVICES
 RESOLVE



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

11/3/2016

11/4/2016

X Bruce R. Storrs

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

X Edgar Lopez

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



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



City and County of San Francisco
San Francisco Public Works · Bureau of Street-Use and Mapping

1155 Market Street, 3rd Floor · San Francisco, CA 94103
sfpublicworks.org · tel 415-554-5810 · fax 415-554-6161



TENTATIVE MAP DECISION

Date: December 15, 2015

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

Project ID: 8891			
Project Type: 263 Residential and 2 Commercial units Mixed-Use New Construction Condominium project			
Address#	StreetName	Block	Lot
1201	TENNESSEE ST	4172	022
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

Please review and respond to this referral within 30 days in accordance with the Subdivision Map Act.

Sincerely,

Robert Hanley	Digitally signed by: Robert Hanley DN: CN = Robert Hanley C = US O = BSM OU = DPW Date: 2015.12.15 14:13:17 -08'00'
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for, Bruce R. Storrs, P.L.S.
City and County Surveyor

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 California Environmental Quality Act (CEQA) environmental review as categorically exempt Class 2012.0493E, CEQA Determination Date April 23, 2014, based on the attached checklist.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

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 reason(s):

PLANNING DEPARTMENT

Signed Esmeralda Jardines
Digitally signed by Esmeralda Jardines
 DN: cn=esmeralda.jardines, o=City of San Francisco, ou=City Planning, email=Esmeralda.Jardines@sf.gov, c=US
 Date: 2016.05.10 11:34:50 -07'00'

Date May 10, 2016

Planner's Name Esmeralda Jardines
for, Scott F. Sanchez, Zoning Administrator



**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. 4172 Lot No. 022

Address: 2660 03Rd Street

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 21st day of October. 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. 4172 Lot No. 022

Address: 2660 03Rd Street

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

Map: \$32,256,049

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$387,073.00

Amount of Assessments not yet due: \$6,502.00

These estimated taxes and special assessments have been paid.

A handwritten signature in black ink, appearing to read "David Augustine".

David Augustine, Tax Collector

Dated this 21st day of October. 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.

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF AND HOLDERS OF RECORD TITLE INTEREST IN THE REAL PROPERTY SUBMITTED AND SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND HAVE CAUSED THIS STATEMENT TO BE EXECUTED. IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNER: 1201 TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: James Duffy
NAME: James Duffy
TITLE: Vice President

BENEFICIARY: PNC BANK NATIONAL ASSOCIATION

BY: Robert Post
NAME: Robert Post
TITLE: Assistant Vice President

OWNER'S ACKNOWLEDGEMENT:

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.

STATE OF California
COUNTY OF LOS ANGELES
ON October 20, 2016 BEFORE ME, L.M. TORRES MORALES, NOTARY PUBLIC
PERSONALLY APPEARED JAMES 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/IT/ THEY EXECUTED THE SAME IN HIS/HER/ITS/ THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/ITS/ 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]

NOTARY PUBLIC, STATE OF CALIFORNIA, COMMISSION NO.: 2107275
MY COMMISSION EXPIRES: APR 17, 2017
COUNTY OF PRINCIPAL PLACE OF BUSINESS: LOS ANGELES

BENEFICIARY'S ACKNOWLEDGEMENT:

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.

STATE OF California
COUNTY OF LOS ANGELES
ON October 20, 2016 BEFORE ME, L.M. TORRES MORALES, NOTARY PUBLIC
PERSONALLY APPEARED JASON CAMPBELL
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 HIS/HER/ITS/ THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/ITS/ 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]

NOTARY PUBLIC, STATE OF CALIFORNIA, COMMISSION NO.: 2107275
MY COMMISSION EXPIRES: APR 17, 2017
COUNTY OF PRINCIPAL PLACE OF BUSINESS: LOS ANGELES

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 SUBMITTER 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 SUBMISSION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES.

DATED _____ DAY OF _____, 20__.

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

CLERK'S STATEMENT:

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____ ADOPTED _____, 20__, APPROVED THIS MAP ENTITLED "FINAL MAP 8891".

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

APPROVALS:

THIS MAP IS APPROVED THIS 4 DAY OF NOVEMBER, 2016
BY ORDER NO. 165413

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

BOARD OF SUPERVISOR'S 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. _____

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 ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF 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 Storrs DATE: NOVEMBER 22, 2016
BRUCE R. STORRS L.S. 8914



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 1201 TENNESSEE, LLC ON OCTOBER 8, 2016. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THESE POSITIONS BEFORE JULY 1, 2017 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: B. B. Ron DATE: 10-27-16

BENJAMIN B. RON
P.L.S. No. 5015



RECORDER'S CERTIFICATE OR STATEMENT:

FILED THIS _____ DAY OF _____, 20__
AT _____ M. IN BOOK _____ OF CONDOMINIUM MAPS, AT PAGES _____
AT THE REQUEST OF MARTIN M. RON ASSOCIATES.

SIGNED: _____

COUNTY RECORDER
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

FINAL MAP 8891

A 263 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT
MIXED-USE CONDOMINIUM PROJECT
A SUBDIVISION OF THE LANDS DESCRIBED IN
THAT CERTAIN GRANT DEED RECORDED SEPTEMBER 22, 2014,
DOCUMENT NO. 2014-J953085, OFFICIAL RECORDS

CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
Land Surveyors
859 Harrison Street, Suite 200
San Francisco California

NOVEMBER 2016

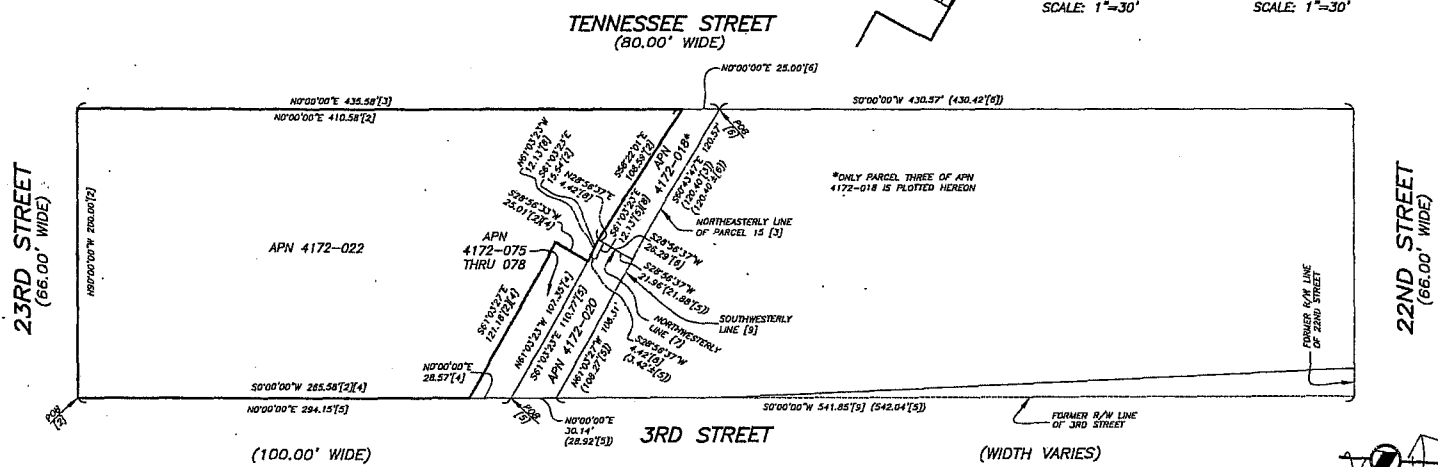
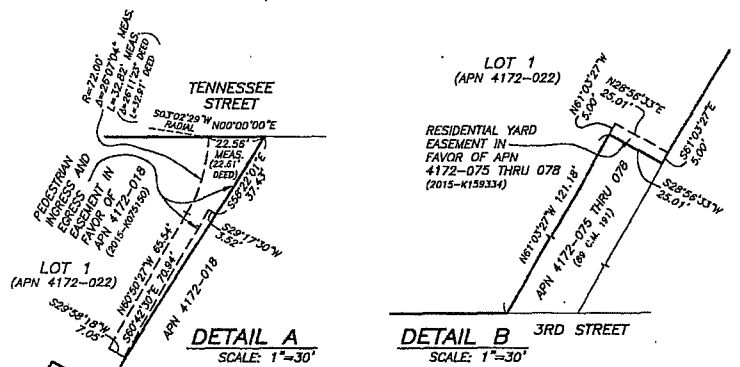
APN 4172-022

1201

STREET

DEED & MAP REFERENCES:

- [1] CITY OF SAN FRANCISCO MONUMENT MAP NO. 326 & 328 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- [2] "GRANT DEED" RECORDED SEPTEMBER 22, 2014, DOCUMENT NO. 2014-1953065, OFFICIAL RECORDS.
- [3] PARCEL 15 OF THAT CERTAIN DOCUMENT RECORDED MARCH 19, 1908 IN BOOK 157 OF DEEDS AT PAGE 23.
- [4] THAT CERTAIN PARCEL MAP RECORDED MARCH 7, 2005 IN BOOK 89 OF CONDOMINIUM MAPS AT PAGES 191-194, SAN FRANCISCO COUNTY RECORDS.
- [5] "QUITCLAIM DEED" RECORDED DECEMBER 20, 2002, DOCUMENT NO. 2002-1011404, OFFICIAL RECORDS.
- [6] PARCEL THREE OF THAT CERTAIN INTERSPOUSAL TRANSFER DEED RECORDED AUGUST 17, 2005, DOCUMENT NO. 2005-1010464, OFFICIAL RECORDS.
- [7] PARCEL 19 OF THAT CERTAIN DOCUMENT RECORDED JANUARY 24, 1913 IN BOOK 685 OF DEEDS AT PAGE 240.
- [8] THAT CERTAIN DOCUMENT RECORDED JANUARY 14, 1920 IN BOOK 92, PAGE 47, OFFICIAL RECORDS.
- [9] THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 4, 1915 IN BOOK 527 OF DEEDS AT PAGE 298 AND THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 28, 1915 IN BOOK 975 OF DEEDS AT PAGE 36.
- [10] THAT CERTAIN PARCEL MAP RECORDED AUGUST 21, 1985 IN BOOK 48 OF PARCEL MAPS AT PAGES 90-91, SAN FRANCISCO COUNTY RECORDS.
- [11] THAT CERTAIN PARCEL MAP RECORDED DECEMBER 23, 1988 IN BOOK 43 OF PARCEL MAPS AT PAGES 37-38, SAN FRANCISCO COUNTY RECORDS.
- [12] THAT CERTAIN PARCEL MAP RECORDED JUNE 2, 1997 IN BOOK 43 OF PARCEL MAPS AT PAGE 78, SAN FRANCISCO COUNTY RECORDS.
- [13] THAT CERTAIN MAP RECORDED JUNE 10, 1999 IN BOOK 58 OF CONDOMINIUM MAPS AT PAGES 202-204, SAN FRANCISCO COUNTY RECORDS.
- [14] THAT CERTAIN PARCEL MAP RECORDED JULY 24, 1998 IN BOOK 57 OF CONDOMINIUM MAPS AT PAGES 22-24, SAN FRANCISCO COUNTY RECORDS.
- [15] THAT CERTAIN PARCEL MAP RECORDED MARCH 1, 1999 IN BOOK 44 OF PARCEL MAPS AT PAGES 7-8, SAN FRANCISCO COUNTY RECORDS.
- [16] THAT CERTAIN MAP RECORDED JUNE 8, 2002 IN BOOK 74 OF CONDOMINIUM MAPS AT PAGES 99-102, SAN FRANCISCO COUNTY RECORDS.
- [17] FINAL MAP 1389 RECORDED JULY 28, 2008 IN BOOK 98 OF CONDOMINIUM MAPS AT PAGES 58-64, SAN FRANCISCO COUNTY RECORDS.
- [18] FINAL MAP NO. 2080 RECORDED SEPTEMBER 21, 2009 IN BOOK 111 OF CONDOMINIUM MAPS AT PAGES 65-67, SAN FRANCISCO COUNTY RECORDS.
- [19] FINAL MAP NO. 8977 RECORDED FEBRUARY 18, 2015 IN BOOK 126 OF CONDOMINIUM MAPS AT PAGES 184-188, SAN FRANCISCO COUNTY RECORDS.



- NOTES:**
1. DIMENSIONS SHOWN ON SHEET 3 HEREON THAT ARE NOT WITHIN PARENTHESES ARE MEASURED.
 2. LOTS ADJOINING THE SUBJECT PROPERTY SHOWN HEREON WERE PLOTTED TO CONFIRM THAT THERE ARE NO TITLE GAPS OR OVERLAPS ALONG THE EXTERIOR SUBJECT PROPERTY LINES. DUE TO AMBIGUITY AND ERRORS IN ADJOINING DEEDS, ASSUMPTIONS WERE MADE TO FIND A PRACTICAL SOLUTION. THE DIMENSIONS OF ADJOINING PROPERTIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO BE A SURVEY OF SAID PROPERTIES.

ADJOINING PARCELS

FINAL MAP 8891
 A 263 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT
 A SUBDIVISION OF THE LANDS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED SEPTEMBER 22, 2014, DOCUMENT NO. 2014-1953065, OFFICIAL RECORDS
 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
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 San Francisco, California

