

File No. 170701

Committee Item No. \_\_\_\_\_

Board Item No. 44

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_

Date: \_\_\_\_\_

Board of Supervisors Meeting

Date: June 13, 2017

#### 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"/> | DPW Order No. 185979                 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Planning Decision                    |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Tax Certificate                      |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Final Map                            |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Planning Commission Motion No. 19149 |

Prepared by: Lisa Lew

Date: June 8, 2017

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [Final Map 8077 - 2245 Cabrillo Street #1-6]  
2

3 **Motion approving Final Map 8077, a six-unit residential condominium project, located**  
4 **at 2245 Cabrillo Street #1-6, being a subdivision of Assessor's Parcel Block No. 1666,**  
5 **Lot No. 047; 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 8077", a 6 unit residential  
9 condominium project, located at 2245 Cabrillo Street #1-6, being a subdivision of Assessor's  
10 Parcel Block No. 1666, Lot No. 047, comprising four sheets, approved May 23, 2017, by  
11 Department of Public Works Order No. 185979 is hereby approved and said map is adopted  
12 as an Official Final Map 8077; and, be it

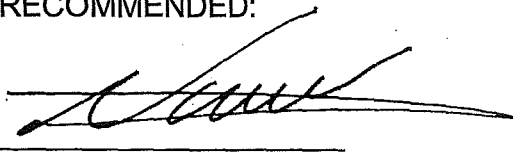
13       FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
14 and incorporates by reference herein as though fully set forth the findings made by the  
15 Planning Department, by its letter dated July 3, 2014, that the proposed subdivision is  
16 consistent with the objectives and policies of the General Plan, and the eight priority policies  
17 of Planning Code, Section 101.1; and, be it

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

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



Edwin M. Lee, Mayor  
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

**Public Works Order No: 185979**

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

APPROVING FINAL MAP 8077, 2245 CABRILLO STREET #1-6, A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS PARCEL NUMBER 1666-047.

**A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT**

The City Planning Department in its letter dated July 3, 2014 stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

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

Transmitted herewith are the following:

1. One (1) paper copy of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 8077", each comprising 4 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated July 3, 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:



5/22/2017

5/23/2017

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.

3279

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

Property Tax Section



José Cisneros, Treasurer

---

**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. 1666 Lot No. 047**

**Address: 2245 Cabrillo 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 5th day of May. This certificate is valid for the earlier of 60 days from this date or December 31, 2017. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.**

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

Property Tax Section



José Cisneros, Treasurer

---

**CERTIFICATE SHOWING TAXES A LIEN, BUT NOT YET DUE**

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

**Block No.            1666            Lot No. 047**

**Address:            2245 Cabrillo St**

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

**Map:                    \$3,036,442**

**Established or estimated tax rate:                    1.2000%**

**Estimated taxes liened but not yet due:                    \$36,438.00**

**Amount of Assessments not yet due:                    \$1,076.00**

**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 5th day of May. This certificate is valid for the earlier of 60 days from this date or December 31, 2017. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.**



RECEIVED

12 JUL -8 AM 11:43

Department of Public Works  
Office of the City and County Surveyor

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

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

Bruce R. Storrs, City and County Surveyor

### TENTATIVE MAP DECISION

NW

Date: February 19, 2014

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

Project ID: 8077			
Project Type: 6 Units Condo Conversion			
Address#	StreetName	Block	Lot
2245	CABRILLO ST	1666	047
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from environmental review per Class 1 California Environmental Quality Act Guidelines.

X

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

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code. Due to the following reasons (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

**Enclosures:**

- Application
- Print of Tentative Map

Sincerely,

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

PLANNING DEPARTMENT

DATE 7-3-2014

LA LAURA AJELLO FOR  
Mr. Scott F. Sanchez, Zoning Administrator





# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

## Planning Commission Motion No. 19149

HEARING DATE: MAY 15, 2014

Date: May 15, 2014  
Case No.: 2014.0330Q  
Project Address: 2245 CABRILLO STREET  
Zoning: RH-2 (Residential, House, Two-Family) District  
40-X Height and Bulk District  
Block/Lot: 1666/047  
Project Sponsor: Cam Perridge  
388 Market Street, Suite 1300  
San Francisco, CA 94111  
Staff Contact: Laura Ajello – (415) 575-9142  
[laura.ajello@sfgov.org](mailto:laura.ajello@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE REVIEW FOR CONSISTENCY WITH THE GENERAL PLAN TO ALLOW A CONDOMINIUM CONVERSION SUBDIVISION OF A THREE-STORY OVER GARAGE, SIX-UNIT BUILDING INTO RESIDENTIAL CONDOMINIUMS WITHIN A RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On February 19, 2014, Cam Perridge (hereinafter "Project Sponsor") filed an application with the Department of Public Works, Bureau of Street Use and Mapping for Planning Department review to allow the Condominium Conversion Subdivision of a three-story-over-garage, six-unit building into residential condominiums within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. The subject building is considered a legal use as the Report of Residential Building Record indicates that the legal authorized occupancy and use is a six-unit dwelling.

On May 15, 2014, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Condominium Conversion Subdivision Application No. 2014.0330Q.

2. The applicant requests Planning Department review of a Condominium Conversion Subdivision Application to allow for the conversion of the multi-unit building.
3. As required by Section 1396 of the San Francisco Subdivision Code, at least three of the units have been owner occupied continuously by one or more of the owners of record for five years prior to the date of application for conversion.
4. Tenants in the subject building were notified of their right-of-first refusal to purchase the unit they occupy, as required by the Subdivision Code, and of other rights to which they are entitled under provisions of the same Code.
5. A search of the Rent Board database did not show any tenant petitions or eviction notices filed with the Rent Board in the last 5 years.
6. On balance, the Project is consistent with the Objectives and Policies of the General Plan, as follows:

## **HOUSING ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 2:**

**RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.**

#### **Policy 2.4:**

Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.

*Property owners are required to correct outstanding code violations identified in a Physical Inspection Report issued by the Department of Building Inspection (DBI). All work must be completed and a DBI Certificate of Final Completion must be issued prior to DPW approval.*

#### **OBJECTIVE 3:**

**PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.**

#### **Policy 3.3:**

Maintain balance in affordability of existing housing stock by supporting affordable moderate ownership opportunities.

*Conversions of rental stock to condominiums help achieve affordable homeownership, providing a category of housing stock for moderate income housing needs. Through the Expedited Conversion Program, properties are eligible to convert from rental units to ownership status so long as owner-occupancy requirements are met.*

*The proposal is a change in form of residential tenure and would not affect landmarks or historic buildings.*

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

*The proposal is a change in form of residential tenure and would not affect public parks or open space.*

8. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
9. The Commission hereby finds that approval of the Condominium Conversion Subdivision would promote the health, safety and welfare of the City.

**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

RECORDING REQUESTED BY: )  
)  
And When Recorded Mail To: )  
)  
)  
)  
Sirkin Law APC )  
388 Market Street, Suite 1300 )  
San Francisco, CA 94111 )  
)  
)  
)  
)  
State: California )

CONFORMED COPY of document recorded  
07/03/2014, 2014J903916  
on \_\_\_\_\_ with document no. \_\_\_\_\_  
This document has not been compared with the original  
SAN FRANCISCO ASSESSOR-RECORDER

Space Above this Line For Recorder's Use

MELINDA XIUYING TAN, MICHELLE MARIE BUCKLES, KEITH LEGOY,  
We ROBERT B. SLEETH, LINDA KILMARTIN, RAYMOND FONG, JANE FONG

the owners 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: 1666; LOT: 047,**  
**COMMONLY KNOWN AS: 2245 Cabrillo Street**

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

Said Restrictions consist of conditions attached to the approval of Condominium Conversion Application No. 2014.0330Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 8077.

The tentative map filed with the present application indicates that the subject building at 2245 Cabrillo 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

**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

a nonconforming use, and any structure occupied by such a use shall not be enlarged, intensified, extended or moved to another location, unless the result will be the elimination of the non-conforming use with exceptions outlined under Section 181(b) of the Code.

2. That the remaining 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 owners 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: 06/25/14 at San Francisco, California.

<p><u>Robert B. Sleeth</u>                  (Owner's Signature)  <u>Raymond Fong</u>                  (Owner's Signature)  <u>Melinda Xiuying Tan</u>                  (Owner's Signature)  <u>Keith Legoy</u>                  (Owner's Signature)</p>	<p><u>Linda Kil Martin</u>                  (Owner's Signature)  <u>Jane Fong</u>                  (Owner's Signature)  <u>Michelle Marie Buckles</u>                  (Owner's Signature)                  (Agent's Signature)</p>
<p>ROBERT B. SLEETH                  RAYMOND FONG                  MELINDA XIUYING TAN                  KEITH LEGOY</p>	<p>LINDA KILMARTIN                  JANE FONG                  MICHELLE MARIE BUCKLES</p>

These signatures must be acknowledged by a notary public before recordation; add Notary Public Certification and Official Notarial Seal.

**ACKNOWLEDGMENT**

State of California  
County of SAN FRANCISCO

On JUNE 26, 2014 before me, STEVE WONG, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared ROBERT B. SLEETH  
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 *Steve Wong* (Seal)

**ACKNOWLEDGMENT**

State of California  
County of SAN FRANCISCO

On JUNE 27, 2014 before me, STEVE WONG, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared MELINDA XIU YING TAN  
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 *Steve Wong* (Seal)

**ACKNOWLEDGMENT**

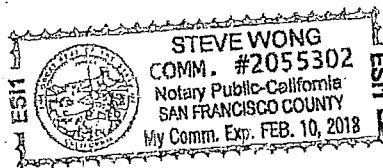
State of California  
County of SAN FRANCISCO)

On JUNE 30, 2014 before me, STEVE WONG, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared MICHELLE MARIE BUCKLES  
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 Steve Wong (Seal)



**OWNERS' STATEMENT**

WE HEREBY STATE THAT WE ARE THE ONLY OWNERS OF THE REAL PROPERTY SUBDIVIDED AND SHOWN ON THIS MAP AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED "FINAL MAP 8077" IN WITNESS WHEREOF WE THE UNDERSIGNED HAVE CAUSED THIS STATEMENT TO BE EXECUTED BY OURSELVES

*Robert Slecht* ROBERT SLECHT  
*Linda Kilmartin* LINDA KILMARTIN  
*Michele-Nare Buckles* MICHELLE-NARE BUCKLES

**BENEFICIARY**  
WILMINGTON PROPERTY HOLDINGS, L.L.C., A CALIFORNIA LIMITED LIABILITY COMPANY, BY LINDA KILMARTIN AS *Managing Member*

**TRUSTEE/BENEFICIARY**  
*PNC Bank* PNC Bank, a division of PNC Bank, N.A.  
*Nancy D. Donovan* Nancy D. Donovan, Attorney in Charge of PNC Bank

**TRUSTEE/BENEFICIARY**  
*Wells Fargo* Wells Fargo Bank, N.A. a California Corporation of Wells Fargo Bank, N.A. a California Corporation

**TRUSTEE/BENEFICIARY**  
*Chase* Chase Bank, N.A. a California Corporation of Chase Bank, N.A. a California Corporation

**BOARD OF SUPERVISORS' APPROVAL**  
ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, APPROVED AND PASSED THROUGH NO. \_\_\_\_\_ A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE CLERK OF SUPERVISORS IN FILE NO. \_\_\_\_\_

**TAX STATEMENT**  
I, \_\_\_\_\_ 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 REPORTS 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.

DATED \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.  
CLERK OF THE BOARD OF SUPERVISORS  
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 LINDA KILMARTIN ON AUGUST 10, 2016, I HEREBY STATE THAT ALL THE NECESSARY DETAILS OF CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MEASUREMENTS AND SURVEY TO ENSURE THE SURVEYED BEING TRACKED AND THAT THE FINAL MAP SUBMITTED IS CONFORMANT TO THE CONVENTIONALLY APPROVED. THE FINAL MAP

*Richard Langford*  
DATE: NOVEMBER 16, 2016  
RICHARD LANGFORD, PLS 00116  
LICENSE EXPIRATION DATE: JAN 30, 2017

**APPROVALS**  
THIS MAP IS APPROVED THIS 75 DAY OF MAY, 2016.  
BY ORDER NO. 165979

*Richard Langford*  
RICHARD LANGFORD, PLS 00116  
DIRECTION OF PUBLIC WORKS AND ADVISORY AGENCY  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**CLERK'S STATEMENT**

I, ANIELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT I HAVE RECEIVED SUPERVISORS' APPROVAL OF THIS MAP ENTITLED "FINAL MAP 8077" IN TESTIMONY WHEREOF I HAVE ORDERED SUBSCRIBED AT HAND AND PLACED THE SEAL OF THE OFFICE TO BE AFFIXED.

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
CLERK OF THE BOARD OF SUPERVISORS  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

**APPROVED AS TO FORM**  
DENNIS J. HENRICHSEN, ATTORNEY  
CITY AND 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 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.

*Richard Langford*  
RICHARD LANGFORD, PLS 00116  
CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO  
DATE: MAY 24, 2017

*Richard Langford*  
RICHARD LANGFORD, PLS 00116

**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016 AT THE REQUEST OF RICHARD LANGFORD, PLS 00116  
CITY AND COUNTY SURVEYOR

*Richard Langford*  
RICHARD LANGFORD, PLS 00116  
CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**FINAL MAP 8077**  
A PORTION OF: OUTSIDE LAND BLOCK 1403  
A SIX UNIT RESIDENTIAL COMMERCIAL PROJECT  
DEVELOP A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED RECORDED FEBRUARY 11, 2015 AS DOCUMENT # 2015-10220072-00  
IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
JUNE 2016  
LANDING LAND SURVEYING  
424 PIERCE COURT  
EMERYVILLE CA 94601  
PHONE 925-335-5200  
8073-2007 (UNLESS OTHERWISE NOTED)  
APR 16-07 2215 CARROLL STREET #1-B

**OWNER'S ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OTHER OFFICER, COMPLETING THIS CERTIFICATE, VERIFIES ONLY THE IDENTITY OF THE PERSONAL 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 10/15/2015  
BEFORE ME, Robert Sleeth, NOTARY PUBLIC,  
PERSONALLY APPEARED, ROBERT SLEETH,  
WHO PROVIDED 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/ 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 Robert Sleeth  
PRINTED NAME Robert Sleeth, Notary Public  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS San Francisco  
COMMISSION EXPIRES March 31, 2017  
COMMISSION NUMBER 2077013 (SEAL OPTIONAL IF COMPLETED)



**OWNER'S ACKNOWLEDGMENT**

A NOTARY PUBLIC OR OTHER OFFICER, COMPLETING THIS CERTIFICATE, VERIFIES ONLY THE IDENTITY OF THE PERSONAL 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 10/15/2015  
BEFORE ME, Raymond Fomic, NOTARY PUBLIC,  
PERSONALLY APPEARED, RAYMOND FOMIC,  
WHO PROVIDED 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/ 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 Raymond Fomic  
PRINTED NAME Raymond Fomic, Notary Public  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS San Francisco  
COMMISSION EXPIRES March 31, 2017  
COMMISSION NUMBER 2077013 (SEAL OPTIONAL IF COMPLETED)



**OWNER'S ACKNOWLEDGMENT**

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STATE OF California  
COUNTY OF San Francisco  
ON 10/15/2015  
BEFORE ME, John M. ..., NOTARY PUBLIC,  
PERSONALLY APPEARED, John M. ...,  
WHO PROVIDED 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/ 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 John M. ...  
PRINTED NAME John M. ...  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS San Francisco  
COMMISSION EXPIRES March 31, 2017  
COMMISSION NUMBER 2077013 (SEAL OPTIONAL IF COMPLETED)



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STATE OF California  
COUNTY OF San Francisco  
ON 10/15/2015  
BEFORE ME, John M. ..., NOTARY PUBLIC,  
PERSONALLY APPEARED, John M. ...,  
WHO PROVIDED 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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HIS/HER/ 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.  
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WITNESS MY HAND  
SIGNATURE John M. ...  
PRINTED NAME John M. ...  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS San Francisco  
COMMISSION EXPIRES March 31, 2017  
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STATE OF California  
COUNTY OF San Francisco  
ON 10/15/2015  
BEFORE ME, John M. ..., NOTARY PUBLIC,  
PERSONALLY APPEARED, John M. ...,  
WHO PROVIDED 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/ 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.  
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WITNESS MY HAND  
SIGNATURE John M. ...  
PRINTED NAME John M. ...  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS San Francisco  
COMMISSION EXPIRES March 31, 2017  
COMMISSION NUMBER 2077013 (SEAL OPTIONAL IF COMPLETED)



**FINAL MAP 8077**

A PORTION OF OUTSIDE LAND BLOCK 403  
OF A UNIT RESIDENTIAL CONDOMINIUM PROJECT,  
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED  
RECORDED FEBRUARY 15, 2015 AS DOCUMENT 2015-0020012-00  
IN THE OFFICIAL RECORDS OF THE  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA,  
JUNE 2015.  
LANGFORD LAND SURVEYING  
444 PRILETTON COURT  
LIVERMORE, CA 94551  
PHONE (925) 630-5200  
WWW.LS-SURV.COM  
SHEET  
2 OF 4  
APR 1986-00, 2015 215 CAMPBELL STREET, P. 1-2

**OWNER'S ACKNOWLEDGMENT**

A NOTARY PUBLIC OF THIS STATE, COMPLETING THIS CERTIFICATE, VERIFIES ONLY THE IDENTITY OF THE PERSON(S) 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 2014 02 20  
BEFORE ME, Prady W. Doherty, NOTARY PUBLIC,  
PERSONALLY APPEARED Michelle Marie Buckles,  
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 EXECUTED THE SAME IN HIS/HER/ITS AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/ITS 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 Prady W. Doherty  
PRINTED NAME Prady W. Doherty  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS San Francisco  
COMMISSION EXPIRES 04/15/2017  
COMMISSION NUMBER 2079043 (REAL OR FORMAL? COMPLETED)



**OWNER/BENEFICIARY'S ACKNOWLEDGMENT**

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STATE OF California  
COUNTY OF San Francisco  
ON 2014 02 20  
BEFORE ME, Prady W. Doherty, NOTARY PUBLIC,  
PERSONALLY APPEARED Linda Martin,  
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 EXECUTED THE SAME IN HIS/HER/ITS AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/ITS 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 Prady W. Doherty  
PRINTED NAME Prady W. Doherty  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS San Francisco  
COMMISSION EXPIRES 04/15/2017  
COMMISSION NUMBER 2079043 (REAL OR FORMAL? COMPLETED)



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STATE OF California  
COUNTY OF San Francisco  
ON 2014 02 20  
BEFORE ME, Prady W. Doherty, NOTARY PUBLIC,  
PERSONALLY APPEARED Prady W. Doherty,  
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 EXECUTED THE SAME IN HIS/HER/ITS AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/ITS SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED EXECUTED THE INSTRUMENT.

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WITNESS MY HAND  
SIGNATURE Prady W. Doherty  
PRINTED NAME Prady W. Doherty  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS San Francisco  
COMMISSION EXPIRES 04/15/2017  
COMMISSION NUMBER 2079043 (REAL OR FORMAL? COMPLETED)



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STATE OF California  
COUNTY OF San Francisco  
ON 2014 02 20  
BEFORE ME, Prady W. Doherty, NOTARY PUBLIC,  
PERSONALLY APPEARED Michelle Marie Buckles,  
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 EXECUTED THE SAME IN HIS/HER/ITS AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/ITS SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED EXECUTED THE INSTRUMENT.

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SIGNATURE Prady W. Doherty  
PRINTED NAME Prady W. Doherty  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS San Francisco  
COMMISSION EXPIRES 04/15/2017  
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STATE OF California  
COUNTY OF San Francisco  
ON 2014 02 20  
BEFORE ME, Prady W. Doherty, NOTARY PUBLIC,  
PERSONALLY APPEARED Michelle Marie Buckles,  
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 EXECUTED THE SAME IN HIS/HER/ITS AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/ITS SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED EXECUTED THE INSTRUMENT.

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WITNESS MY HAND  
SIGNATURE Prady W. Doherty  
PRINTED NAME Prady W. Doherty  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS San Francisco  
COMMISSION EXPIRES 04/15/2017  
COMMISSION NUMBER 2079043 (REAL OR FORMAL? COMPLETED)



**FINAL MAP #077**

A PORTION OF OUTSIDE LAND BLOCK 403  
IN A SKI UNIT RESIDENTIAL CONDOMINIUM PROJECT  
BEING A SURVEY OF CERTAIN PROPERTY DESCRIBED IN THE DEED  
RECORDED FEBRUARY 13, 2014 AS DOCUMENT 2014-K022012-00  
AS SHOWN IN THE OFFICIAL RECORDS OF THE  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
JUNE 2014  
LANDFORD LAND SURVEYING  
1041 PRESTON COURT  
LIVERMORE, CA 94551  
PHONE (925) 230-5200  
FAX (925) 230-5200 (925) 230-5201  
APR 1980-D11-2 2518 CARMICHAEL STREET, #1

SHEET 3 OF 4



