

File No. 140051

Committee Item No. _____

Board Item No. 38

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date January 28, 2014

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 Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <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"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

(Use back side if additional space is needed)

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| <input type="checkbox"/> | <input type="checkbox"/> |
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| <input type="checkbox"/> | <input type="checkbox"/> |

Completed by: John Carroll

Date January 22, 2014

Completed by: _____

Date _____

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

1 [Final Map 7096 - 1489-1495 Valencia Street]

2
3 **Motion approving Final Map 7096, an eight residential unit and one commercial unit,**
4 **Mixed-Use Condominium Project, located at 1489-1495 Valencia Street, being a**
5 **subdivision of Assessor's Block No. 6530, Lot Nos. 041 and 042, and adopting findings**
6 **pursuant to the General Plan, and City Planning Code, Section 101.1.**

7
8 MOVED, That the certain map entitled "FINAL MAP 7096", comprising 11 sheets,
9 approved January 14, 2014, by Department of Public Works Order No. 182119 is hereby
10 approved and said map is adopted as an Official Final Map 7096; and, be it

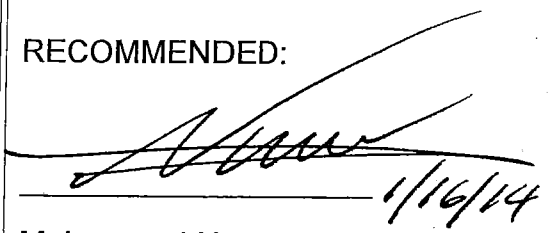
11 FURTHER MOVED, That the Board of Supervisors adopts as its own and incorporates
12 by reference herein as though fully set forth the findings made by the City Planning
13 Department, by its letter dated May 14, 2012, that the proposed subdivision is consistent with
14 the objectives and policies of the General Plan, and the eight priority policies of Planning
15 Code, Section 101.1; and, be it

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

20 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
21 the subdivider with all applicable provisions of the Subdivision Code and amendments thereto.

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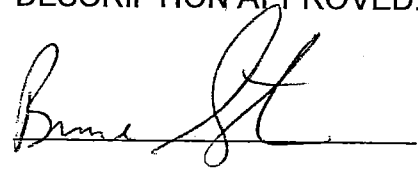
RECOMMENDED:



1/16/14

Mohammed Nuru
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor



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



Phone: (415) 554-5827
 Fax: (415) 554-5324
www.sfdpw.org
Subdivision.Mapping@sfdpw.org

RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO

31 JAN 16 PM 4:28

AK

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

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. 7096	Date Sent: Thursday, January 16, 2014	Date Due at BOS Tuesday, January 21, 2014
Block/Lot 6530 / 041, 042	Map Address 1489 – 1495 Valencia 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
1/16/14	Frank W. Lee Executive Assist. To Director City Hall, Room 348	
1/16/14	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: John.Malamut@sfdpw.org Tel: (415) 554-4622	
1/16/14	Mohammed Nuru Director of Public Works City Hall, Room 348	MNU 1/16/14
	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: 182119

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

APPROVING FINAL MAP 7096, 1489 – 1495 VALENCIA STREET, AN EIGHT RESIDENTIAL UNIT AND ONE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT, BEING A SUBDIVISION OF ASSESSORS BLOCK NO. 6530, LOT NOS. 041 AND 042.

AN EIGHT RESIDENTIAL UNIT AND ONE COMMERCIAL UNIT MIXED-USE CONDOMINIUM PROJECT

The City Planning Department in its letter dated May 14, 2012, 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 7096", each comprising 11 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 14, 2012, 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:

Bruce R. Storrs, PLS
City and County Surveyor, DPW

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

APPROVED: January 14, 2014

1/16/2014

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

APPROVED:

Mohammed Nuru
Director of Public Works

MOHAMMED NURU, DIRECTOR

1/16/2014

X Mohammed Nuru

Nuru, Mohammed
Director, DPW



City and County of San Francisco



RECEIVED

12 MAY 15 PM 3: 20



Phone: (415) 554-5827
Fax: (415) 554-5324

<http://www.sfdpw.com>
subdivision.mapping@sfdpw.org

Department of Public Works
Office of the City and County Surveyor

875 Stevenson Street, Room 410
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

Date: April 24, 2012

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

2012.0616Q SE

Project ID: 7096			
Project Type: 2 Unit Condominium Conversion			
Address#	StreetName	Block	Lot
1489 - 1491	VALENCIA ST	6530	042
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

Pursuant to Section 1325 of the City and County of San Francisco Subdivision Code and Section 4.105 of the 1996 City Charter, a print of the above referenced Map is submitted for your review, CEQA and General Plan conformity determination. Under the provisions of the Subdivision Map Act and the City and County of San Francisco Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the receipt of the application or CEQA Determination per SMA 664521(c). Under these same state and local codes, DPW is required to approve, conditionally approve, or disapprove the above referenced map within 50 days of the receipt of the application or CEQA Determination per SMA 664521(c). Failure to do so constitutes automatic approval. Thank you for your timely review of this Map.

Enclosures:

- Print of Parcel Map
- List "B"
- Proposition "M" Findings
- Photos

Sincerely,

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 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):

PLANNING DEPARTMENT

DATE 5/14/12

Mr. Scott F. Sanchez, Zoning Administrator

"IMPROVING THE QUALITY OF LIFE IN SAN FRANCISCO" We are dedicated individuals committed to teamwork, customer service and continuous improvement in partnership with the community.



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. 6530 Lot No. 042

Address: 1489-1491 Valencia St.

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

José Cisneros

Tax Collector

Dated this 4th day of December 2013



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. 6530 Lot No. 043

Address: 1493 Valencia St.

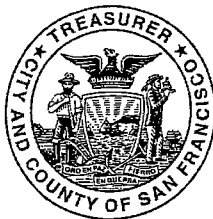
for unpaid City & County property taxes or special assessments collected as taxes.



José Cisneros

Tax Collector

Dated this 4th day of December 2013



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. 6530 Lot No. 044

Address: 1495 Valencia St.

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

A handwritten signature in black ink, appearing to read "José Cisneros", written over a horizontal line.

José Cisneros

Tax Collector

Dated this 4th day of December 2013



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. 6530 Lot No. 045

Address: 1495 Valencia St. #2

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


José Cisneros

Tax Collector

Dated this 4th day of December 2013



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. 6530 Lot No. 046

Address: 1495 Valencia St. #3

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

José Cisneros

Tax Collector

Dated this 4th day of December 2013



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. 6530 Lot No. 047

Address: 1495 Valencia St. #4

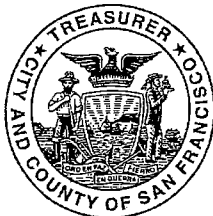
for unpaid City & County property taxes or special assessments collected as taxes.

A handwritten signature of José Cisneros, consisting of a stylized, cursive name.

José Cisneros

Tax Collector

Dated this 4th day of December 2013



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. 6530 Lot No. 048

Address: 1495 Valencia St. #5

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

A handwritten signature in black ink, appearing to read "José Cisneros", written over a horizontal line.

José Cisneros

Tax Collector

Dated this 4th day of December 2013



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. 6530 Lot No. 049

Address: 1495 Valencia St. #6

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



José Cisneros

Tax Collector

Dated this 4th day of December 2013



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



RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2014 JAN 22 PM 4:07

AK

Department of Public Works
Office of the City and County Surveyor
1155 Market Street, 3rd Floor
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

January 21, 2014

Project ID:	7096		
Project Type:	8 Unit Residential and 1 Unit Commercial Mixed-Use Condominium Project		
Address #	Street Name	Block	Lot
1489 - 1495	Valencia Street	6530	041, 042

To Whom It May Concern:

I have reviewed the file for this project per your request. The Final Map 7096 indicates Lots 041 and 042 of Assessor's Block 6530.

The reference for the Lot 041 was the former lot number that became "Parcel A" by a previous Final Map 5582 (Book 113CM, Pages 33-36), attached. Final Map 5582, Parcel A contained Lots 043-049, superseding the former Lot 041, as shown on the Final Map 5582. This Final Map 5582 also created Parcel B, which was assigned Assessor Parcel Number 042.

The current map is actually subdividing the former Parcel B (former Lot 042) as shown on the Final Map 5582, creating the new Lot Nos., 050-051, as shown on the current Final Map 7096.

The file contains tax certificates for the Lots 042, and 043-049. All lots that were created by the former Final Map 5582, and therefore all the lots within this proposed subdivision are accounted for with these tax certificates.

Please let me know if you have any further questions.

Thank you,

Robert Hanley, LS
Chief Surveyor

TAX STATEMENT

I, ANGELA CALYLA, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUBSCRIBER 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 OTHER MONIES DUE TO THE CITY AND COUNTY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, IN CONNECTION WITH THE SPECIAL ASSESSMENT'S COLLECTED AS TAXES.

DATED DAY OF 2011

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

CLERK'S STATEMENT

I, ANGELA CALYLA, 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 ACTION NO. ADOPTED APPROVED THIS MAP ENTITLED: "FINAL MAP NO. 7096" IN TESTIMONY WHEREOF I HAVE HEREBY SIGNED MY HAND AND CAUSED THE SEAL OF THE OFFICE TO BE AFFIXED.

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

APPROVALS:
THIS MAP IS APPROVED THIS 14th DAY OF JANUARY 2011

BY ORDER NO. 182119

BY:
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM:
DENNIS J. HEREDIA, CITY ATTORNEY

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

BOARD OF SUPERVISORS' APPROVAL:

ON 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.

JOB # 167-11

NOTES:

THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE TERMS AND PROVISIONS AS DESCRIBED IN THE FOLLOWING RECORDED DOCUMENTS:
SPECIFIC TERMS OF COVENANTS, CONDITIONS AND RESTRICTIONS OF 1488-1489 VALENCIA STREET, SAN FRANCISCO, CALIFORNIA
RECORDED ON FEBRUARY 24, 2010
DOC. 2010-031045-00, ON REEL 1069 AT MAKE 0088
NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE:
RECORDED MARCH 18, 2011,
DOC. 2011-113274-00, REEL 1069 AT MAKE 0087

FINAL MAP NO. 7096

BEING A MIXED-USE
(8 UNIT RESIDENTIAL & 1 UNIT COMMERCIAL)
CONDOMINIUM PROJECT

BEING A MERGER AND RE-SUBDIVISION OF PARCEL "X" (LOT 041) AND PARCEL "E", (LOT 042), AS SHOWN ON "FINAL MAP NO. 6597" FILED FOR RECORD ON FEBRUARY 4, 2010, IN BOOK 119 OF CONDOMINIUM MAPS, AT PAGES 33 THROUGH 36, INCLUSIVE, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.
ALSO BEING A PORTION OF MISSION BLOCK NO. 103
CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA
JANUARY, 2013



Frederick T. Saher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
441 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 261-7960 FAX (415) 261-7965
SHEET TWO OF ELEVEN SHEETS
AB: 6530 LOTS: 041 & 042 1488-1489 VALENCIA STREET

OWNER'S ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
COUNTY OF San Francisco) SS
ON 2/14/2013, BEFORE ME, John Mazzeros (INSERT NAME) NOTARY PUBLIC,

PERSONALLY APPEARED: John Mazzeros
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBMITTED TO THE INSTRUMENT AUTHORIZED COMPLETION, AND THAT HE(S) HAD HERETOFORER EXECUTED THE SAME IN LIKE MANNER AUTHORIZED COMPLETION, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) ON 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: John Mazzeros PRINTED NAME: John Mazzeros
DATE: 02/14/2013 COMMISSION # OF NOTARY: 1924632
COMMISSION EXPIRES: _____
PRINCIPAL COUNTY OF BUSINESS: _____



TRUSTEEN/BENEFICIARY ACKNOWLEDGEMENT:

Wells Fargo Bank N/A
BY: Yvonne X. Slaughter TITLE: Vice President
PRINTED NAME: Yvonne X. Slaughter
STATE OF: New York
COUNTY OF: Franklin
ON 2-19-2013, BEFORE ME, John Mazzeros (INSERT NAME) NOTARY PUBLIC,

PERSONALLY APPEARED: Yvonne X. Slaughter
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBMITTED TO THE INSTRUMENT AUTHORIZED COMPLETION, AND THAT HE(S) HAD HERETOFORER EXECUTED THE SAME IN LIKE MANNER AUTHORIZED COMPLETION, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) ON 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: Yvonne X. Slaughter PRINTED NAME: Yvonne X. Slaughter
DATE: 2-19-2013 COMMISSION # OF NOTARY: 1924632
COMMISSION EXPIRES: _____
PRINCIPAL COUNTY OF BUSINESS: _____



FINAL MAP NO. 7096

BEING A MIXED-USE
(8 UNIT RESIDENTIAL & 1 UNIT COMMERCIAL)
CONDOMINIUM PROJECT

BEING A MEMBER AND RE-SUBDIVISION OF PARCEL, NO. (LOT 041) AND PARCEL, NO. (LOT 042), AS SHOWN ON FINAL MAP NO. 6807 FILED FOR RECORD ON FEBRUARY 4, 2010, IN BOOK 119 OF CONDOMINIUM MAPS, AT PAGES 33 THROUGH 36, INCLUSIVE, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.
ALSO BEING A PORTION OF MISSION BLOCK NO. 143
CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA
JANUARY, 2013



Frederick T. Scharf & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
441 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 871-7800 FAX (415) 871-7805

SHEET FOUR OF ELEVEN SHEETS
AB-6530, LOTS: 041 & 042 1400-1408 VALENCA STREET

OWNERS ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
ON 1/12/2015 BEFORE ME, JANE MURKIN, NOTARY PUBLIC

PERSONALLY APPEARED, NEEL N. MEHTA AND SHREYA K. SHH
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S)
WHOSE NAMES I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT THE SIGNATURE(S) EXECUTED BY THE PERSON(S) ON THE INSTRUMENT AUTHORIZED CAPACITY(IES), AND
THAT AT HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) ON THE ENTIRE
UPON RESULT OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT;

WITNESS MY HAND AND OFFICIAL SEAL
NEEL N. MEHTA
SHREYA K. SHH
PRINTED NAME:
COMMISSION # OF NOTARY:
COMMISSION EXPIRES:
PRINCIPAL COUNTY OF BUSINESS:



TRUSTEES/ENERGICARY ACKNOWLEDGEMENT

Montage Electronic Registration Systems, Inc.
BY: Murali Dhanraj, Vice President
PRINTED NAME: Murali Dhanraj
STATE OF CALIFORNIA, New York
COUNTY OF Santa Clara, San Jose
ON 3-19-2015 BEFORE ME, Jennifer Kober, NOTARY PUBLIC

PERSONALLY APPEARED, Murali Dhanraj
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S)
WHOSE NAMES I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT THE SIGNATURE(S) EXECUTED BY THE PERSON(S) ON THE INSTRUMENT AUTHORIZED CAPACITY(IES), AND
THAT AT HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) ON THE ENTIRE
UPON RESULT OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT;

WITNESS MY HAND AND OFFICIAL SEAL
Jennifer Kober
PRINTED NAME:
COMMISSION # OF NOTARY:
COMMISSION EXPIRES:
PRINCIPAL COUNTY OF BUSINESS:



TRUSTEES/ENERGICARY ACKNOWLEDGEMENT

BY: TITLE:
PRINTED NAME:
STATE OF CALIFORNIA
COUNTY OF
ON BEFORE ME, NOTARY PUBLIC

PERSONALLY APPEARED,
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S)
WHOSE NAMES I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT THE SIGNATURE(S) EXECUTED BY THE PERSON(S) ON THE INSTRUMENT AUTHORIZED CAPACITY(IES), AND
THAT AT HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) ON THE ENTIRE
UPON RESULT OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT;

WITNESS MY HAND AND OFFICIAL SEAL
PRINTED NAME:
COMMISSION # OF NOTARY:
COMMISSION EXPIRES:
PRINCIPAL COUNTY OF BUSINESS:

FINAL MAP NO. 7096
BEING A MIXED-USE
(8 UNIT RESIDENTIAL & 1 UNIT COMMERCIAL)
CONDOMINIUM PROJECT

BEING A MERGER AND RE-SUBDIVISION OF PARCEL NO. 1 (LOT 041) AND
PARCEL NO. 2 (LOT 042), AS SHOWN ON FINAL MAP NO. 5827, FILED FOR
RECORD ON FEBRUARY 4, 2010, IN BOOK 113 OF CONDOMINIUM MAPS, AT
PAGES 33 THROUGH 36, INCLUSIVE, ON FILE IN THE OFFICE OF THE
RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.
ALSO BEING A PORTION OF MAPSHEET BLOCK NO. 183
CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA
JANUARY, 2013



Frederick T. Selner & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
411 LOMBARD STREET, SAN FRANCISCO, CA 94113
PHONE (415) 397-7880 FAX (415) 397-7880

OWNER'S ACKNOWLEDGEMENT:

STATE OF CALIFORNIA
COUNTY OF San Francisco
ON 1/16/2013 BEFORE ME, DOCK MANNERS NOTARY PUBLIC,
(INSERT NAME)

PERSONALLY APPEARED: BRYAN PARK
WHO PROVED TO ME ON THE BASIS OF A VALID IDENTIFICATION TO BE THE PERSON(S)
THAT I HEREBY EXECUTED THE SAME IN HIS/HER AUTHORIZED AND ACKNOWLEDGED TO ME
AND THAT I HEREBY EXECUTED THE SAME IN HIS/HER AUTHORIZED AND ACKNOWLEDGED TO ME
AND THAT BY HIS/HER AUTHORITY ON THE INSTRUMENT AUTHORIZED AND ACKNOWLEDGED TO ME
UPON BELIEF 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 PARAGRAPHS IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE: [Signature] PRINTED NAME: Dock Manners
DATE: 1/16/2013 COMMISSION # OF NOTARY: 1924532
COMMISSION EXPIRES: _____
PRINCIPAL COUNTY OF BUSINESS: San Francisco



TRUSTEER/BENEFICIARY ACKNOWLEDGEMENT:

Wells Fargo Bank, N.A.
Tracy Higgins Vice President
Lorna L. Saenger
PRINTED NAME: Lorna L. Saenger
STATE OF California COUNTY OF San Francisco
ON 1-19-2013 BEFORE ME, JENNIFER L. KOSTER NOTARY PUBLIC,
(INSERT NAME)

PERSONALLY APPEARED: LORNA L. SAENGER
WHO PROVED TO ME ON THE BASIS OF A VALID IDENTIFICATION TO BE THE PERSON(S)
THAT I HEREBY EXECUTED THE SAME IN HIS/HER AUTHORIZED AND ACKNOWLEDGED TO ME
AND THAT I HEREBY EXECUTED THE SAME IN HIS/HER AUTHORIZED AND ACKNOWLEDGED TO ME
AND THAT BY HIS/HER AUTHORITY ON THE INSTRUMENT AUTHORIZED AND ACKNOWLEDGED TO ME
UPON BELIEF 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 PARAGRAPHS IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE: [Signature] PRINTED NAME: Jennifer L. Koster
DATE: 1/19/2013 COMMISSION # OF NOTARY: N/A
COMMISSION EXPIRES: _____
PRINCIPAL COUNTY OF BUSINESS: San Francisco



FINAL MAP NO. 7096
BEING A MIXED-USE
(8 UNIT RESIDENTIAL & 1 UNIT COMMERCIAL)
CONDOMINIUM PROJECT

BEING A MEMBER AND RE SUBMISSION OF PARCEL N° (LOT 041) AND
PARCEL N° (LOT 042) OF THE "SPRINKLE MAP NO. 5527" FILED FOR
RECORD IN THE COUNTY OF SAN FRANCISCO, CALIFORNIA, IN BOOK 113 OF CONDOMINIUM MAPS, AT
PAGE 33 THROUGH 36, INCLUSIVE, ON FILE IN THE OFFICE OF THE
RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.
ALSO BEING A PORTION OF MISSION BLOCK NO. 181
CITY AND COUNTY OF SAN FRANCISCO



Frederick T. Seiner & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
411 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 261-7800 FAX (415) 261-7805

SHEET SIX OF ELEVEN SHEETS
AB-9830 LOTS 041 & 042 1400-1499 VALERDA STREET
CALIFORNIA
JANUARY, 2013

OWNER'S ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF San Francisco

ON 12th day of June, 1982, before me, Stuart M. Hines, Notary Public,

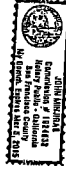
DAVID HARPER
(INSERT NAME)
NOTARY PUBLIC

PERSONALLY appeared, Stuart M. Hines, a resident of the County of San Francisco, State of California, who proved to me on the basis of satisfactory evidence to be the person whose name(s) appear subscribed to the within instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed. He acknowledged to me on the basis of satisfactory evidence that he is the person(s) whose name(s) appear subscribed to the within instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed. 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: Stuart M. Hines
PRINTED NAME: Stuart M. Hines

COMMISSION EXPIRES: 03/25/85
COMMISSION # OF NOTARY: 19228632

Principal County of Business: San Francisco



FINAL MAP NO. 7096
BEING A MIXED-USE
(8 UNIT RESIDENTIAL & 1 UNIT COMMERCIAL)
CONDOMINIUM PROJECT

BEING A LEGAL AND RE-SUBDIVISION OF PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



Frederick T. Saher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
411 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 541-7700 FAX (415) 541-7705

ALSO BEING A PORTION OF MISSION BLOCK NO. 183
CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA
JANUARY, 2013
SHEET SEVEN OF ELEVEN SHEETS
48-0830 LOTS: 041 & 042 1488-1489 VALENZUELA STREET

OWNER'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF Santa Barbara
ON 12/19/2012, BEFORE ME, Tabby Martinez, Notary Public

PERSONALLY APPEARED, MARTIN F. SHERET
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S)
WHOSE NAME(S) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT HE(SHE) EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND
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: Tabby Martinez
PRINTED NAME: Tabby Martinez
COMMISSION # OF NOTARY: 1224632
COMMISSION EXPIRES:
PRINCIPAL COUNTY OF BUSINESS:



TRUSTEENOTARY ACKNOWLEDGEMENT

Bank of America, N.A.
BY: [Signature]
PRINTED NAME: James D. Book
TITLE: Assistant Vice President
STATE OF CALIFORNIA
COUNTY OF Santa Barbara
ON 12/19/2012, BEFORE ME, Andrea Foss, Notary Public

PERSONALLY APPEARED, James D. Book, Assistant Vice President,
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S)
WHOSE NAME(S) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT HE(SHE) EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND
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: Andrea Foss
PRINTED NAME: Andrea Foss
COMMISSION # OF NOTARY: 1889949-B
COMMISSION EXPIRES:
PRINCIPAL COUNTY OF BUSINESS: Santa Barbara

TRUSTEENOTARY ACKNOWLEDGEMENT

Mortgage Electronic Registration Systems, Inc. as nominee for Quicken Loans Inc.
BY: Eric Gallant
PRINTED NAME: Eric Gallant
STATE OF CALIFORNIA
COUNTY OF Alameda
ON 12/19/2012, BEFORE ME, Tabatha D'Amico, Notary Public

PERSONALLY APPEARED, Eric Gallant
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S)
WHOSE NAME(S) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT HE(SHE) EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND
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: Tabatha D'Amico
PRINTED NAME: Tabatha D'Amico
COMMISSION # OF NOTARY: N/A
COMMISSION EXPIRES:
PRINCIPAL COUNTY OF BUSINESS: Alameda



FINAL MAP NO. 7096
BEING A MIXED-USE
(8 UNIT RESIDENTIAL & 1 UNIT COMMERCIAL)
CONDOMINIUM PROJECT

BEING A NUMBER AND RE-SUBDIVISION OF PARCEL, X, (LOT 041) AND
PARCEL, Y, (LOT 042), AS SHOWN ON FINAL MAP NO. 5567 FILED FOR
RECORD ON FEBRUARY 4, 2010, IN BOOK 115 OF CONDOMINIUM MAPS, AT
PAGES 33 THROUGH 36, INCLUSIVE, ON FILE IN THE OFFICE OF THE
RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.
ALSO BEING A PORTION OF MESSON BLOCK NO. 108
CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA
JANUARY, 2013



Frederick T. Salner & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 871-7300 FAX (415) 871-7300



OWNER'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)
ON 12/12/13 BEFORE ME, John Minczewski, NOTARY PUBLIC,

PERSONALLY APPEARED, JOY DAVID FONG AND LUYRA ANON
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S)
WHOSE NAMES I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT THEY HAD EITHER EXECUTED THE SAME IN HERETOFORER AUTHORIZED CAPACITIES, AND
THAT BY HERETOFORER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) ON THE ENTRY
UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

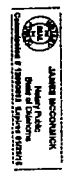
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT
THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL.
John Minczewski
Signature: John Minczewski
Printed Name: John Minczewski
Commission Expires: 12/29/12
Principal County of Business: San Francisco



TRUSTEES/BENEFICIARY ACKNOWLEDGEMENT
Caliber Home Loans
BY: [Signature] AND Special Loans
Printed Name: [Signature]
Title: AND Special Loans
State of California)
County of Alameda)
On 12/12/13 before me, James M. Cervick, Notary Public,

PERSONALLY APPEARED, [Signature]
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S)
WHOSE NAMES I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT THEY HAD EITHER EXECUTED THE SAME IN HERETOFORER AUTHORIZED CAPACITIES, AND
THAT BY HERETOFORER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) ON THE ENTRY
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]
Printed Name: James M. Cervick
Commission Expires: 12/09/13
Principal County of Business: Alameda



TRUSTEES/BENEFICIARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF OAKLAND)
ON 12/12/13 BEFORE ME, George Pfeiffer, NOTARY PUBLIC,

PERSONALLY APPEARED, GEORGE PFEIFFER
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S)
WHOSE NAMES I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT THEY HAD EITHER EXECUTED THE SAME IN HERETOFORER AUTHORIZED CAPACITIES, AND
THAT BY HERETOFORER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) ON THE ENTRY
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.
George Pfeiffer
Signature: George Pfeiffer
Printed Name: George Pfeiffer
Commission Expires: 12/29/12
Principal County of Business: Oakland



PERSONALLY APPEARED, [Signature]
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S)
WHOSE NAMES I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT THEY HAD EITHER EXECUTED THE SAME IN HERETOFORER AUTHORIZED CAPACITIES, AND
THAT BY HERETOFORER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) ON THE ENTRY
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]
Printed Name: Bonita E. Urbats
Commission Expires: 12/29/12
Principal County of Business: Oakland

JOB # 167-31

Handwritten note: 23 minutes for [Signature] Flagstar Bank, FSB

FINAL MAP NO. 7096
BEING A MIXED-USE
(8 UNIT RESIDENTIAL & 1 UNIT COMMERCIAL)
CONDOMINIUM PROJECT

BEING A MEMBER AND RESUBDIVISION OF PARCEL, AC. LOT 2(1) AND
PARCEL, B.E., (LOT 2(2)), AS SHOWN ON FINAL MAP NO. 7096, FILED FOR
RECORD ON FEBRUARY 4, 2010, IN BOOK 113 OF CONDOMINIUM MAPS, AT
PAGES 33 THROUGH 36, INCLUSIVE, ON FILE IN THE OFFICE OF THE
RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.
ALSO BEING A PORTION OF MASSON BLOCK NO. 183
CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA
JANUARY, 2013



Fredrick T. Sopher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
541 LOMBARD STREET, SAN FRANCISCO, CA 94113
PHONE (415) 867-7200 FAX (415) 867-7200

466 6630 LOT# 641 & 642 1466 NISSA WALENKA STREET
SHEET TEN OF ELEVEN SHEETS

OWNERS STATEMENT

WE HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND HOLDERS OF SECURITY INTEREST OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP THAT WE ARE THE ONLY PERSONS WHOSE CONSENT TO MAKING AND RECORDING OF SAID MAP AS SHOWN WITHIN THE FOREGOING PARAGRAPHS ON THE GROUND WITHIN THE MEANING OF PARAGRAPH 133161(b) OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND RECORDING OF SAID MAP UNDER PARAGRAPH 133161(b) OF THE CIVIL CODE OF THE STATE OF CALIFORNIA.

BY: *[Signature]*
BY: LAWYER, WERNER, MANAGER
1489 VALENCIA DEVELOPMENT, LLC A CALIFORNIA LIMITED LIABILITY COMPANY

OWNERS STATEMENT
STATE OF CALIFORNIA
COUNTY OF San Francisco
ON: 12-21-09 BEFORE ME, Robert Mervin Mather, Public
PERSONALLY APPEARED: Tim O. Warner
IDENTIFY UNDER PARAGRAPH 133161(b) OF THE CIVIL CODE OF THE STATE OF CALIFORNIA.

WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT BY HIS/HER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) ON THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PARAGRAPH 133161(b) OF THE CIVIL CODE OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL.
SIGNATURE: *[Signature]*
PRINCIPAL COUNTY OF BUSINESS: San Francisco
COMMISSION EXPIRES: 3-31-11
COMMISSION # OF NOTARY: 1325933



TRUSTEES STATEMENT

BY: Wm. Eric Galt, M.A.
BY: Theresa Ann Mada
TITLE: Vice Rector
PRINT NAME: Theresa Ann Mada

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA
ON: 12-21-09 BEFORE ME, Carolina M. Mather, Public
PERSONALLY APPEARED: Thomas A. Mather, Jr.
IDENTIFY UNDER PARAGRAPH 133161(b) OF THE CIVIL CODE OF THE STATE OF CALIFORNIA.

WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAMES I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT BY HIS/HER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) ON THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PARAGRAPH 133161(b) OF THE CIVIL CODE OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL.



OWNERS STATEMENT
STATE OF CALIFORNIA
COUNTY OF San Francisco
ON: 12-21-09 BEFORE ME, Robert Mervin Mather, Public
PERSONALLY APPEARED: Tim O. Warner
IDENTIFY UNDER PARAGRAPH 133161(b) OF THE CIVIL CODE OF THE STATE OF CALIFORNIA.



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY CONFORMANT WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF AN OWNER ON JANUARY 31, 2009. I HEREBY STATE THAT I AM A LICENSED SURVEYOR IN THE STATE OF CALIFORNIA AND THAT I AM THE ONLY PERSON WHOSE CONSENT TO MAKING AND RECORDING OF SAID MAP AS SHOWN WITHIN THE FOREGOING PARAGRAPHS ON THE GROUND WITHIN THE MEANING OF PARAGRAPH 133161(b) OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND THAT I HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND RECORDING OF SAID MAP UNDER PARAGRAPH 133161(b) OF THE CIVIL CODE OF THE STATE OF CALIFORNIA.



DATE: 12-21-09
FREDERICK T. SEHAR, P.S.
LICENSE NO. 6718
LICENSE EXPIRES MARCH 31, 2010

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 REQUIRED, AND ANY CORRECTIONS TO THE TENTATIVE MAP THAT ALL THE REQUIREMENTS OF THE REQUIREMENTS OF THE TENTATIVE MAP, IF ANY, I HEREBY STATE THAT ALL THE REQUIREMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE WORKMAN'S ARE SUBJECT TO BEHAVE THE SURVEY TO BE RETRACED.

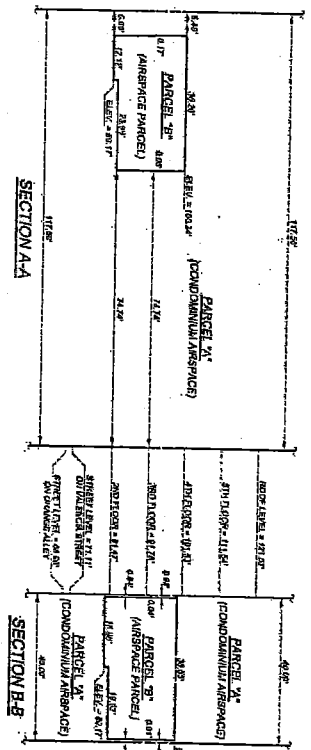
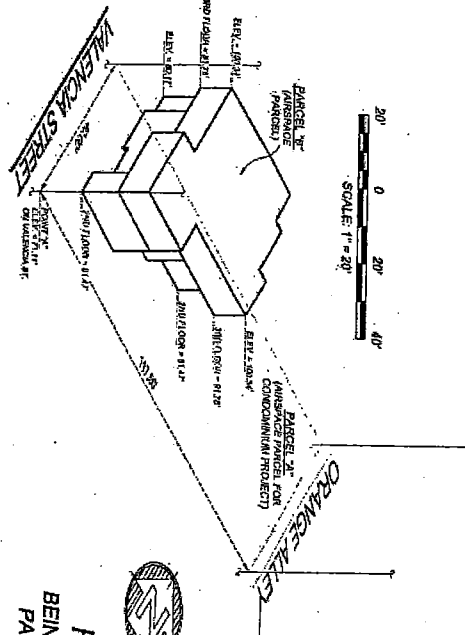
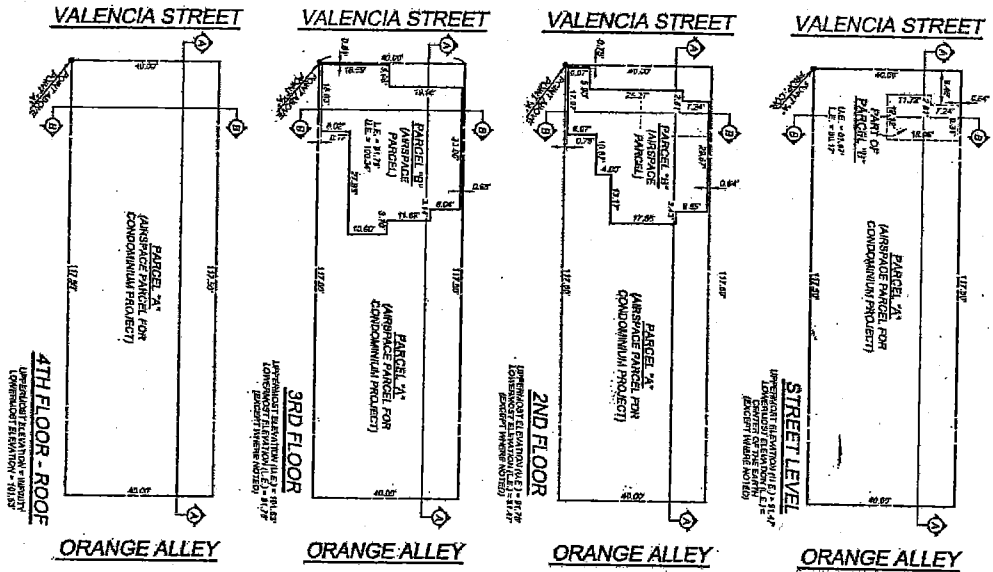


BRUCE E. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO
DATE: 12-21-09
MY LICENSE EXPIRES SEPTEMBER 30, 2011

FINAL MAP NO. 5582
BEING A 2 AIRSPACE SUBDIVISION:
PARCEL "A" BEING A MIXED-USE
CONDOMINIUM PROJECT
(6 RESIDENTIAL UNITS AND 1 COMMERCIAL UNIT)
AND PARCEL "B" BEING A ONE LOT AIRSPACE
BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED
IN THAT CERTAIN DEED FILED FOR RECORD ON JUNE 20, 2000 ON BEEL
J023 AT IMAGE 0435 OF OFFICIAL RECORDS, IN THE OFFICE OF THE
RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.
ALSO BEING A PORTION OF MISSION BLOCK NO. 183
CITY AND COUNTY OF SAN FRANCISCO



Frederick T. Sehar & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 224-7800 FAX (415) 224-7806



LOT #	PARCEL "A" (SQ. FT.)	PARCEL "B" (SQ. FT.)	PARCEL "C" (SQ. FT.)	TOTAL
1ST FLOOR	4,700	4,700	4,700	14,100
2ND FLOOR	3,858	1,132	4,700	9,690
3RD FLOOR	3,373	1,327	4,700	9,399
4TH FLOOR	4,700	0	4,700	9,400
5TH FLOOR	4,700	0	4,700	9,400
6TH FLOOR	4,700	0	4,700	9,400
7TH FLOOR	4,700	0	4,700	9,400
ROOF	4,700	0	4,700	9,400
TOTAL	25,741	2,459	28,000	

PARCEL TOTAL

FINAL MAP NO. 5582
 BEING A 2 AIRSPACE SUBDIVISION:
 PARCEL "A" BEING A MIXED-USE
 CONDOMINIUM PROJECT
 (6 RESIDENTIAL UNITS AND 1 COMMERCIAL UNIT)
 AND PARCEL "B" BEING A ONE LOT AIRSPACE
 CONDOMINIUM PROJECT
 BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED
 IN THAT CERTAIN DEED FILED FOR RECORD ON JUNE 30, 2009 ON BEHALF
 OF THE CITY AND COUNTY OF SAN FRANCISCO, IN THE OFFICE OF THE
 RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.
 ALSO BEING A PORTION OF MISSION BLOCK NO. 183
 CITY AND COUNTY OF SAN FRANCISCO
 SCALE AS SHOWN

Frederick T. Seher & Associates, Inc.
 PROFESSIONAL LAND SURVEYORS
 841 LONGBARO STREET, SAN FRANCISCO, CA 94133
 PHONE (415) 821-7800 FAX (415) 821-7855

CALIFORNIA
 DECEMBER, 2008

SHEET FOUR OF FOUR SHEETS
 1489-1488 VALENCIA STREET
 1489-1489 LOT 1008

