

File No. 150073

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

Board Item No. 34

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_  
Board of Supervisors Meeting

Date \_\_\_\_\_  
Date February 3, 2015

#### 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 (Use back side if additional space is needed)

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Routing Sheet - 1/15/2015</u>                                 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 183243</u>                                      |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Memo - 01/22/2014</u>                                |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certification Block No. 2831 Lot No. 001 - 12/17/2014</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Mylar Maps</u>  |

Completed by: John Carroll Date January 29, 2015

Completed by: \_\_\_\_\_ Date \_\_\_\_\_

1 [Final Map 7696 - 1200-1204 Castro Street]

2  
3 **Motion approving Final Map 7696, a five unit residential Condominium Project, located**  
4 **at 1200-1204 Castro Street, being a subdivision of Assessor's Block No. 2831, Lot No.**  
5 **001, and adopting findings pursuant to the General Plan, and the eight priority policies**  
6 **of City Planning Code, Section 101.1.**

7  
8       MOVED, That the certain map entitled "FINAL MAP 7696", a five residential unit  
9 Condominium Project, located at 1200-1204 Castro Street, being a subdivision of Assessor's  
10 Block No. 2831, Lot No. 001, comprising 3 sheets, approved January 5, 2015, by Department  
11 of Public Works Order No. 183243 is hereby approved and said map is adopted as an Official  
12 Final Map 7696; and, be it

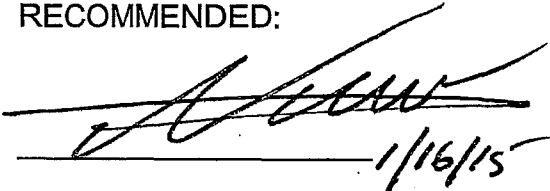
13       FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
14 and incorporates by reference herein as though fully set forth the findings made by the City  
15 Planning Department, by its letter dated January 22, 2014, that the proposed subdivision is  
16 consistent with the objectives and policies of the General Plan and the eight priority policies of  
17 Planning Code, Section 101.1; and, be it

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

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

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RECOMMENDED:



1/16/15

Mohammed Nuru

Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS

City and County Surveyor



RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2015 JAN 16 PM 4:05

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

Bruce R. Storrs, City and County Surveyor

Edwin M. Lee, Mayor  
Mohammed Nuru, Director  
Fuad S. Sweiss, PE, PLS,

City Engineer & Deputy Director of Engineering

## FINAL MAP ROUTING SHEET

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

### MAP

Final Map No. 7696	Date Sent: January 15, 2015	Date Due at BOS January 23, 2015
Block/Lot 2831/001	Map Address 1200-1204 Castro Street	

### SENDER

Name: Seema Adina	Telephone: 415-584-5818
Address: 1155 Market Street, 3 <sup>rd</sup> Floor	Email: Seema.Adina@sfdpw.org

### ROUTE

Date Received	To	Date Forwarded or Signed
1/15/15	Frank W. Lee Executive Assist. To Director City Hall, Room 348	
1/16/15	John Malamut / Susan Cleveland-Knowles City Attorney Office Email: <a href="mailto:John.Malamut@sfdpw.org">John.Malamut@sfdpw.org</a> Tel: (415) 554-4622	
1/16/15	Mohammed Nuru Director of Public Works City Hall, Room 348	MCMW 1/16/15
	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.	



City and County of San Francisco

San Francisco Department of Public Works



Office of the City and County Surveyor  
1155 Market St, 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: 183243**

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

APPROVING FINAL MAP 7696, 1200-1204 CASTRO ST, A FIVE UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 001 IN ASSESSORS BLOCK NO. 2831.

A FIVE UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated January 22, 2014, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

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

Transmitted herewith are the following:

1. 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 7696", each comprising 3 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated January 22, 2014, from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

It is recommended that the Board of Supervisors adopt this legislation.

RECOMMENDED:

APPROVED:

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

Mohammed Nuru



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

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

APPROVED: January 5, 2015

MOHAMMED NURU, DIRECTOR

1/5/2015

1/5/2015

**X** Bruce R. Storrs

Storrs, Bruce  
City and County Surveyor

**X** Mohammed Nuru

Nuru, Mohammed  
Director, DPW



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



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

Date: July 31, 2013

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

Project ID: 7696			
Project Type: 5 Units Condo Conversion			
Address#	Street Name	Block	Lot
1200 - 1204	CASTRO ST	2831	001
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

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


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

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

**Enclosures:**

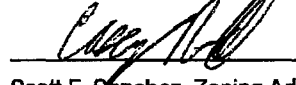
- Application
- Print of Tentative Map

Sincerely,

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

DATE 1/22/14

PLANNING DEPARTMENT

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



---

**I, David Augustine, 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. 2831 Lot No. 001**

**Address: 1200 – 1204 Castro St.**

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

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

**David Augustine**

**Tax Collector**

**Dated this 17<sup>th</sup> day of December 2014**



**BOARD OF SUPERVISORS' APPROVAL:**

ON \_\_\_\_\_ 20\_\_\_\_, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, APPROVED AND PASSED MOTION NO. \_\_\_\_\_, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. \_\_\_\_\_

**TAX STATEMENT:**

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

DATED \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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

**CLERK'S 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 SAID BOARD OF SUPERVISORS BY ITS MOTION NO. \_\_\_\_\_ ADOPTED \_\_\_\_\_ 20\_\_\_\_ APPROVED THIS MAP ENTITLED "FINAL MAP 7696," 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

**APPROVED AS TO FORM:**

DENNIS J. HERRERA, CITY ATTORNEY

BY: \_\_\_\_\_  
DEPUTY CITY ATTORNEY  
CITY AND COUNTY OF SAN FRANCISCO

**APPROVALS:**

THIS MAP IS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY ORDER NO. \_\_\_\_\_

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
MOHAMMED NURU  
DIRECTOR OF PUBLIC WORKS AND ADVISORY AGENCY  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**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 7696," IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS:  
GARY T. MCCAULEY  
PAULINE E. HOWLAND  
MARK E. DVORAK  
GARY A. GOLDBERG  
MARC RASIG  
SUZANNE RASIG  
GREGORY MCCAULEY  
RYAN MCCAULEY

TRUSTEE/BENEFICIARY:  
D. TEIXEIRA CREDIT OFFICER FIRST REPUBLIC BANK  
SIGNED \_\_\_\_\_ PRINTED NAME \_\_\_\_\_ TITLE & COMPANY \_\_\_\_\_

**TRUSTEE/BENEFICIARY'S ACKNOWLEDGMENT:**

STATE OF California  
COUNTY OF San Francisco  
ON December 30, 2014  
BEFORE ME, Tatyana Tamara, NOTARY PUBLIC,  
PERSONALLY APPEARED Delia Brasil Teixeira

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 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  
SIGNATURE Tatyana Tamara  
PRINTED NAME Tatyana Tamara  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS California  
COMMISSION EXPIRES March 17, 2018  
COMMISSION NUMBER 2061977 (SEAL OPTIONAL IF COMPLETED)



**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 GARY GOLDBERG IN JUNE OF 2013. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

I FURTHER STATE THAT THE MONUMENTS SHOWN ARE OF THE CHARACTER AND OCCURRY THE POSITIONS INDICATED, AND THE MONUMENTS ARE SUFFICIENT TO ALLOW THE SURVEY TO BE RETRACED.



DATE: DECEMBER 9, 2014  
Richard L. Langford  
RICHARD L. LANGFORD, P.L.S. 6895  
LICENSE EXPIRATION DATE: JUNE 30, 2015

**CITY AND COUNTY SURVEYOR'S STATEMENT:**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.



BRUCE R. STORRS, CITY AND COUNTY SURVEYOR  
CITY AND COUNTY OF SAN FRANCISCO  
BY: Bruce St  
DATE: January 14, 2015  
BRUCE R. STORRS L.S. 6814

**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF CONDOMINIUM MAPS, AT PAGES \_\_\_\_\_, AT THE REQUEST OF RICHARD L. LANGFORD, P.L.S.

SIGNED: \_\_\_\_\_  
COUNTY RECORDER  
CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA

**FINAL MAP 7696**

A FIVE UNIT RESIDENTIAL CONDOMINIUM PROJECT  
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED RECORDED MARCH 11, 2013 AS DOCUMENT 2013-0617077-00  
IN THE OFFICIAL RECORDS OF THE  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

SEPTEMBER 2014

LANGFORD LAND SURVEYING  
424 PRESTON COURT  
LIVERMORE, CA 94551  
PHONE (916) 830-6200  
90613-3023 DRAWING-3023CASTLONO

SHEET  
1 OF 3

ASSESSOR'S BLOCK 2831 LOT 1, 1200 CASTRO STREET

2867

**OWNER'S ACKNOWLEDGMENT:**

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO  
ON NOV. 9, 2014  
BEFORE ME, MARIA C. SANTOS, NOTARY PUBLIC,  
PERSONALLY APPEARED GARY T. MCCAULEY  
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  
SIGNATURE [Signature]  
PRINTED NAME MARIA C. SANTOS  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO  
COMMISSION EXPIRES OCT. 18, 2016  
COMMISSION NUMBER 1991733 (SEAL OPTIONAL IF COMPLETED)

**OWNER'S ACKNOWLEDGMENT:**

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO  
ON NOV. 9, 2014  
BEFORE ME, MARIA C. SANTOS, NOTARY PUBLIC,  
PERSONALLY APPEARED PAULINE E. HOWLAND  
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  
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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 [Signature]  
PRINTED NAME MARIA C. SANTOS  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO  
COMMISSION EXPIRES OCT. 18, 2016  
COMMISSION NUMBER 1991733 (SEAL OPTIONAL IF COMPLETED)

**OWNER'S ACKNOWLEDGMENT:**

STATE OF CA  
COUNTY OF SAN FRANCISCO  
ON NOV. 12, 2014  
BEFORE ME, DENNY S. WU, NOTARY PUBLIC,  
PERSONALLY APPEARED MARK E. DVORAK  
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  
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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 [Signature]  
PRINTED NAME Denny S. Wu  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS SAN MATEO  
COMMISSION EXPIRES 06.29.2015  
COMMISSION NUMBER 199396 (SEAL OPTIONAL IF COMPLETED)

**OWNER'S ACKNOWLEDGMENT:**

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO  
ON NOV. 13, 2014  
BEFORE ME, MARIA C. SANTOS, NOTARY PUBLIC,  
PERSONALLY APPEARED GARY J. GOLDBERG  
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  
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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 [Signature]  
PRINTED NAME MARIA C. SANTOS  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO  
COMMISSION EXPIRES OCT. 18, 2016  
COMMISSION NUMBER 1991733 (SEAL OPTIONAL IF COMPLETED)

**OWNER'S ACKNOWLEDGMENT:**

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO  
ON NOV. 12, 2014  
BEFORE ME, MARIA C. SANTOS, NOTARY PUBLIC,  
PERSONALLY APPEARED MARC BASIO  
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  
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OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
WITNESS MY HAND  
SIGNATURE [Signature]  
PRINTED NAME MARIA C. SANTOS  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO  
COMMISSION EXPIRES OCT. 18, 2016  
COMMISSION NUMBER 1991733 (SEAL OPTIONAL IF COMPLETED)

**OWNER'S ACKNOWLEDGMENT:**

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO  
ON NOV. 13, 2014  
BEFORE ME, MARIA C. SANTOS, NOTARY PUBLIC,  
PERSONALLY APPEARED BIZANNE RABO  
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  
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SIGNATURE [Signature]  
PRINTED NAME MARIA C. SANTOS  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO  
COMMISSION EXPIRES OCT. 18, 2016  
COMMISSION NUMBER 1991733 (SEAL OPTIONAL IF COMPLETED)

**OWNER'S ACKNOWLEDGMENT:**

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO  
ON NOV. 10, 2014  
BEFORE ME, MARIA C. SANTOS, NOTARY PUBLIC,  
PERSONALLY APPEARED GREGORY MCCAULEY  
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  
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SIGNATURE [Signature]  
PRINTED NAME MARIA C. SANTOS  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO  
COMMISSION EXPIRES OCT. 18, 2016  
COMMISSION NUMBER 1991733 (SEAL OPTIONAL IF COMPLETED)

**OWNER'S ACKNOWLEDGMENT:**

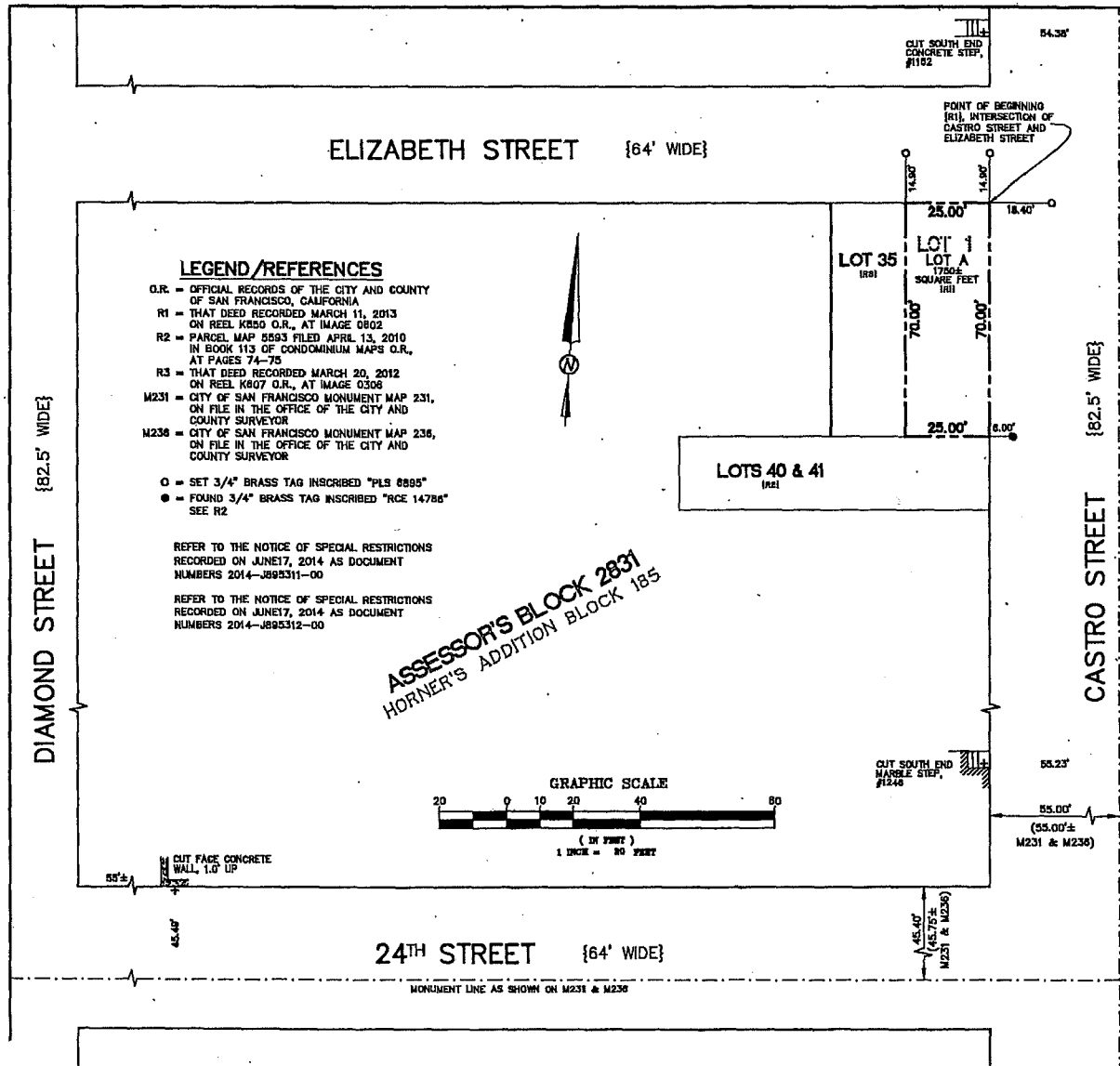
STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO  
ON NOV. 5, 2014  
BEFORE ME, MARIA C. SANTOS, NOTARY PUBLIC,  
PERSONALLY APPEARED RYAN MCCAULEY  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE  
PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT  
AND ACKNOWLEDGED TO 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  
SIGNATURE [Signature]  
PRINTED NAME MARIA C. SANTOS  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS SAN FRANCISCO  
COMMISSION EXPIRES OCT. 18, 2016  
COMMISSION NUMBER 1991733 (SEAL OPTIONAL IF COMPLETED)

**FINAL MAP 7696**  
A FIVE UNIT RESIDENTIAL CONDOMINIUM PROJECT  
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED  
RECORDED MARCH 11, 2013 AS DOCUMENT 2013-J617077-00  
IN THE OFFICIAL RECORDS OF THE  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
SEPTEMBER 2014

LANFORD LAND SURVEYING  
124 PRESTON COURT  
LIVERMORE, CA 94551  
PHONE (510) 530-8200  
JOB#13-3023 DRAWING=3023CAST.DWG  
SHEET  
2 OF 3

ASSESSOR'S BLOCK 2831 LOT 1, 1200 CASTRO STREET

2868



**NOTES:**

- ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- THE DISTANCES SHOWN FROM MONUMENT LINES TO RIGHT-OF-WAY LINES REPRESENT A BOUNDARY SOLUTION BASED ON THE ANALYSIS OF BOUNDARY EVIDENCE INCLUDING A REVIEW OF DOCUMENTS AND FIELD MEASUREMENTS TO MONUMENTS AND IMPROVEMENTS.

( ) = RECORD/FILED INFORMATION FOUND TO BE IN DISCREPANCY WITH MEASURED VALUES. ALL OTHER ANGLES AND DISTANCES SHOWN HEREON HAVE BEEN VERIFIED BY MEASUREMENTS IN THE FIELD AND ARE NOT FOUND TO BE IN DISCREPANCY WITH RELEVANT RECORD INFORMATION.

[ ] = RECORD/FILED INFORMATION SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION SHOWN FOR REFERENCE.

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

UNIT NO.	PROPOSED ASSESSOR PARCEL NUMBER
1	44
2	43
3	45
4	47
5	48

**GENERAL NOTES:**

- THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4283. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF FIVE DWELING UNITS.
- ALL INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE EMERGENCY EXIT(S), AND EXITING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAY(S), CORRIDOR(S), ELEVATOR(S), AND COMMON USE ACCESSIBLE FEATURE(S) AND FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
- UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS AND RESTRICTIONS, THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
  - ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
  - ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.
- IN THE EVENT THE AREAS IDENTIFIED IN (C) (i) OR (ii) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO, IMPOSITION OF A LIEN AGAINST THE HOMEOWNERS' PROPERTY.
- APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES. NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.
- BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS OF ANY SHOWN HEREON, THAT EXIST (OR THAT MAY BE CONSTRUCTED) ON OR OVER ELIZABETH STREET OR CASTRO STREET ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).
- ENCROACHMENT FROM/ONTO ADJOINING PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE THEREFROM. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

**FINAL MAP 7696**

A FIVE UNIT RESIDENTIAL CONDOMINIUM PROJECT BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED RECORDED MARCH 11, 2013 AS DOCUMENT 2013-1817077-00 IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

SEPTEMBER 2014

**LANGFORD LAND SURVEYING**  
424 PRESTON COURT  
LIVERMORE, CA 94551  
PHONE (916) 430-5200  
JOB# 13-3023 DRAWING# 3023CAST.DWG

SHEET  
3 OF 3

MARK ON CORNER  
TERRAZZO COLUMN  
1.0" UP #4003

ASSESSOR'S BLOCK 2831 LOT 1, 1200

2869

