

File No. 150849

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

Board Item No. 22

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

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

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

Board of Supervisors Meeting

Date: September 8, 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>DPW Order No. 183863</u>                                    |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Memo – November 12, 2013</u>                       |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Treasurer/Tax Collector Certificate – September 1, 2015</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u>  |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____  |

Completed by: John Carroll

Date: September 3, 2015

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

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

1 [Final Map 7718 - 223-227 Guerrero Street]  
2

3 **Motion approving Final Map 7718, a six residential unit Condominium Project, located**  
4 **at 223-227 Guerrero Street, being a subdivision of Assessor's Block No. 3546, Lot No.**  
5 **015, and adopting findings pursuant to the General Plan, and the eight priority policies**  
6 **of Planning Code, Section 101.1.**  
7

8       MOVED, That the certain map entitled "FINAL MAP 7718", a six residential unit  
9 Condominium Project, located at 223-227 Guerrero Street, being a subdivision of Assessor's  
10 Block No. 3546, Lot No. 015, comprising 4 sheets, approved July 31, 2015, by Department of  
11 Public Works Order No. 183863 is hereby approved and said map is adopted as an Official  
12 Final Map 7718; and, be it

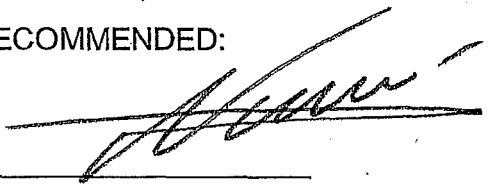
13       FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own  
14 and incorporates by reference herein as though fully set forth the findings made by the City  
15 Planning Department, by its letter dated November 22, 2013, that the proposed subdivision is  
16 consistent with 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.  
25

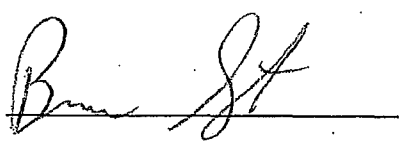
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RECOMMENDED:



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 94111  
(415) 554-5827 www.sfdpw.org



Edwin M. Lee, Mayor  
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

**DPW Order No: 183863**

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

APPROVING FINAL MAP 7718, 223-227 GUERRERO STREET, A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 015 IN ASSESSORS BLOCK NO. 3546.

**A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT**

The City Planning Department in its letter dated November 22, 2013, 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 7718", 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 November 22, 2013, 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

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2013 NOV 26 PM 1:17



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

APPROVED:

MOHAMMED NURU, DIRECTOR

7/31/2015

7/31/2015

**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.



RECEIVED

13 NOV 26 AM 10:23

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

2013.1459Q (SE)

Date: August 7, 2013

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

Project ID:	7718		
Project Type:	6 Units Condo Conversion		
Address#	StreetName	Block	Lot
223 - 227	GUERRERO ST	3546	015
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

PLANNING DEPARTMENT

DATE 11/22/13

Mr. Scott F. Sanchez, Zoning Administrator



---

**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.        3546        Lot No.    015  
Address:        223 - 227    GUERRERO ST

Estimated probable assessed value of property within the proposed Subdivision/Parcel  
Map:                                \$ 2,762,048

Established or estimated tax rate:                                1.2000%  
Estimated taxes liened but not yet due:                                \$33,144.57  
Amount of Assessment not yet due:                                \$1,306.43

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 September 1, 2015. This certificate is valid for the earlier of 60 days from this date or December 31, 2015. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



---

**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.        3546        Lot No.    015  
Address:        223 - 227    GUERRERO   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 September 1, 2015. This certificate is valid for the earlier of 60 days from this date or December 31, 2015. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.**



OWNER'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Francisco
ON March 20, 2014
BEFORE ME, Jason Whipple, NOTARY PUBLIC,
PERSONALLY APPEARED JOHN E. WALKER
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/HEY 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 Jason Whipple
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES 12/17/2014
COMMISSION NUMBER 1915838 (SEAL OPTIONAL IF COMPLETED)

OWNER'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Francisco
ON 2/11/2014
BEFORE ME, R. ROMERO, NOTARY PUBLIC,
PERSONALLY APPEARED LISA P. BERES
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/HEY 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 R. ROMERO
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES 8/6/2016
COMMISSION NUMBER 1989380 (SEAL OPTIONAL IF COMPLETED)

OWNER'S ACKNOWLEDGMENT:

STATE OF Massachusetts
COUNTY OF Suffolk
ON 3/15/14
BEFORE ME, Katherine McCabe Scott, NOTARY PUBLIC,
PERSONALLY APPEARED NORMAN A. BERES
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/HEY 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 Katherine McCabe Scott
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS Suffolk
COMMISSION EXPIRES April 3, 2016
COMMISSION NUMBER N/A (SEAL OPTIONAL IF COMPLETED)

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 7718,"
IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT
TO BE EXECUTED.
OWNERS:
John E. Walker, Lisa P. Beres
Norman A. Beres, Colleen T. Rafferty
John R. Butler, Yanni-Ching Kwang
Joseph M. Butler, Hatti A. Liu
Paul A. Young, Peggy L. Young

TRUSTEE/BENEFICIARY:

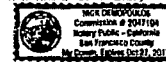
Stephen H. Adams, Senior Vice President, Citibank Trust
Federal Deposit Insurance Corporation
as Receiver of United Commercial Bank
P. Ponnavaan, First Vice President, East West Bank
Attorney-in-Fact

OWNER'S ACKNOWLEDGMENT:

STATE OF Massachusetts
COUNTY OF Suffolk
ON 2/11/14
BEFORE ME, Katherine McCabe Scott, NOTARY PUBLIC,
PERSONALLY APPEARED COLLEEN T. RAFFERTY
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/HEY 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 Katherine McCabe Scott
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS Suffolk
COMMISSION EXPIRES April 3, 2016
COMMISSION NUMBER N/A (SEAL OPTIONAL IF COMPLETED)

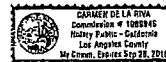
TRUSTEE/BENEFICIARY'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF San Francisco
ON April 11, 2014
BEFORE ME, Nick Demopoulos, NOTARY PUBLIC,
PERSONALLY APPEARED Stephen H. Adams
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/HEY 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 Nick Demopoulos
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS San Francisco
COMMISSION EXPIRES OCT 27 2017
COMMISSION NUMBER 2047174 (SEAL OPTIONAL IF COMPLETED)



TRUSTEE/BENEFICIARY'S ACKNOWLEDGMENT:

STATE OF California
COUNTY OF Los Angeles
ON 2/11/14
BEFORE ME, Carmen Dela Riva, NOTARY PUBLIC,
PERSONALLY APPEARED Peggy L. Young
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/HEY 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 Carmen Dela Riva
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
PRINCIPAL COUNTY OF BUSINESS Los Angeles
COMMISSION EXPIRES 9/29/16
COMMISSION NUMBER 1880976 (SEAL OPTIONAL IF COMPLETED)



FINAL MAP 7718

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED
RECORDED AUGUST 11, 2011 ON REEL K458 AT IMAGE 0180
IN THE OFFICIAL RECORDS OF THE
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

FEBRUARY 2014

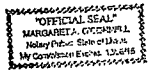
LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (510) 530-5200
J68713-2281 DRAWING-2281CONO.DWG

SHEET
2 OF 4

ASSESSOR'S BLOCK 3546 LOT #5
223-223A-225-225A-227-227A GUERRERO STREET

**OWNER'S ACKNOWLEDGMENT:**

STATE OF Illinois  
COUNTY OF Cook  
ON February 21, 2014  
BEFORE ME, Margaret A. O'Connell, NOTARY PUBLIC,  
PERSONALLY APPEARED JENNIFER A. BUTLER  
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/HEY 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 Margaret A. O'Connell  
PRINTED NAME MARGARET A. O'CONNELL  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS Cook  
COMMISSION EXPIRES 12/6/15  
COMMISSION NUMBER 057982 (SEAL OPTIONAL IF COMPLETED)



**OWNER'S ACKNOWLEDGMENT:**

STATE OF Alabama  
COUNTY OF Lee  
ON February 21, 2014  
BEFORE ME, Yann-Ching Hwang, NOTARY PUBLIC,  
PERSONALLY APPEARED YANN-CHING HWANG  
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/HEY EXECUTED THE SAME IN  
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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 Yann-Ching Hwang  
PRINTED NAME Sabrina M. Bacard  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS Lee  
COMMISSION EXPIRES 06-26-2017  
COMMISSION NUMBER N/A (SEAL OPTIONAL IF COMPLETED)

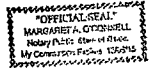


**OWNER'S ACKNOWLEDGMENT:**

STATE OF Maryland  
COUNTY OF Montgomery  
ON February 21, 2014  
BEFORE ME, Debra Rinehart, NOTARY PUBLIC,  
PERSONALLY APPEARED PAUL A. YOUNG  
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/HEY 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 Paul Young Debra Rinehart  
PRINTED NAME Paul A. Young Debra Rinehart  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS Montgomery  
COMMISSION EXPIRES Oct 30 2014  
COMMISSION NUMBER n/a (SEAL OPTIONAL IF COMPLETED)

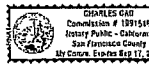
**OWNER'S ACKNOWLEDGMENT:**

STATE OF Illinois  
COUNTY OF Cook  
ON February 21, 2014  
BEFORE ME, Margaret A. O'Connell, NOTARY PUBLIC,  
PERSONALLY APPEARED JOHN R. BUTLER  
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/HEY 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 Margaret A. O'Connell  
PRINTED NAME MARGARET A. O'CONNELL  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS Cook  
COMMISSION EXPIRES 12/6/15  
COMMISSION NUMBER 057982 (SEAL OPTIONAL IF COMPLETED)



**OWNER'S ACKNOWLEDGMENT:**

STATE OF California  
COUNTY OF San Francisco  
ON 2/17/14  
BEFORE ME, Charles Cao, NOTARY PUBLIC,  
PERSONALLY APPEARED GENE HWANG  
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/HEY EXECUTED THE SAME IN  
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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 Charles Cao  
PRINTED NAME Charles Cao  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS San Francisco  
COMMISSION EXPIRES 9/17/16  
COMMISSION NUMBER 1491516 (SEAL OPTIONAL IF COMPLETED)

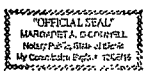


**OWNER'S ACKNOWLEDGMENT:**

STATE OF Montgomery  
COUNTY OF Montgomery  
ON February 23, 2014  
BEFORE ME, \_\_\_\_\_, NOTARY PUBLIC,  
PERSONALLY APPEARED PEGGY L. YOUNG  
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/HEY 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 Peggy L. Young Debra Rinehart  
PRINTED NAME Peggy L. Young Debra Rinehart  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS Montgomery  
COMMISSION EXPIRES Oct 30 2014  
COMMISSION NUMBER n/a (SEAL OPTIONAL IF COMPLETED)

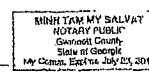
**OWNER'S ACKNOWLEDGMENT:**

STATE OF Illinois  
COUNTY OF Cook  
ON February 21, 2014  
BEFORE ME, Margaret A. O'Connell, NOTARY PUBLIC,  
PERSONALLY APPEARED JOANNE M. BUTLER  
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/HEY 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 Margaret A. O'Connell  
PRINTED NAME MARGARET A. O'CONNELL  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS Cook  
COMMISSION EXPIRES 12/6/15  
COMMISSION NUMBER 057982 (SEAL OPTIONAL IF COMPLETED)



**OWNER'S ACKNOWLEDGMENT:**

STATE OF Georgia  
COUNTY OF Gwinnett  
ON February 21, 2014  
BEFORE ME, Minh Tam Salvat, NOTARY PUBLIC,  
PERSONALLY APPEARED HATHI A. LIM  
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/HEY 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 Minh Tam Salvat  
PRINTED NAME Minh Tam Salvat  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
PRINCIPAL COUNTY OF BUSINESS Gwinnett  
COMMISSION EXPIRES 07/20/2017  
COMMISSION NUMBER \_\_\_\_\_ (SEAL OPTIONAL IF COMPLETED)



**FINAL MAP 7718**

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT  
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED  
RECORDED AUGUST 11, 2011 ON REEL K458 AT PAGE 0160  
IN THE OFFICIAL RECORDS OF THE  
CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

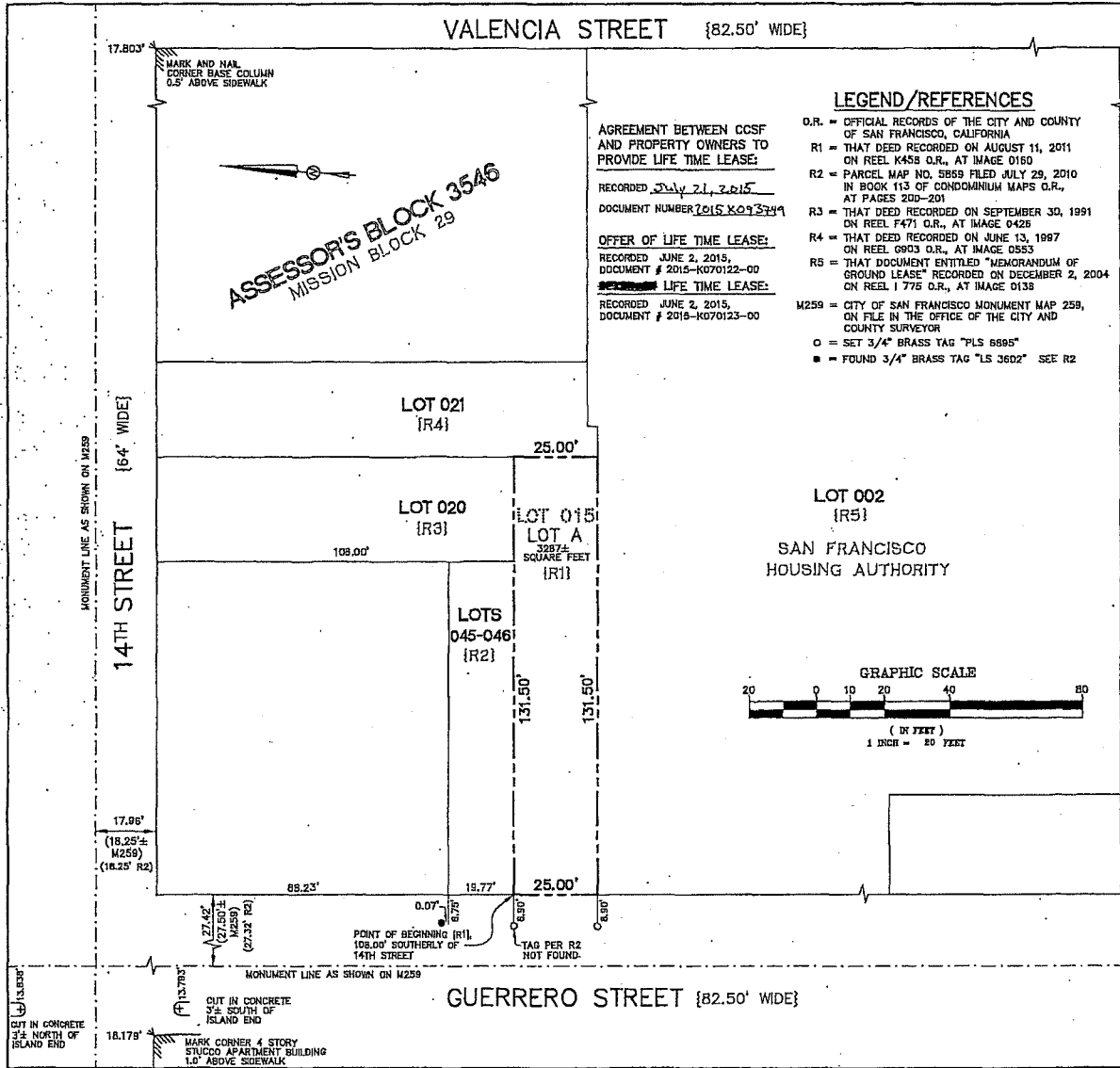
FEBRUARY 2014

LANGFORD LAND SURVEYING  
424 PRESTON COURT  
LIVERMORE, CA 94551  
PHONE: (925) 530-5200  
JOB#13-2281 DRAWING#2281COND.DWG

SHEET  
3 OF 4

ASSESSOR'S BLOCK 3846 L01 015  
223-273A-223-223A-223-297A GUERRERO STREET

870



**LEGEND/REFERENCES**

AGREEMENT BETWEEN CCSF AND PROPERTY OWNERS TO PROVIDE LIFE TIME LEASE:  
 RECORDED July 21, 2015  
 DOCUMENT NUMBER 2015 K093749

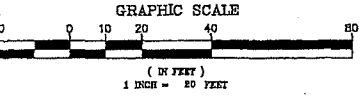
OFFER OF LIFE TIME LEASE:  
 RECORDED JUNE 2, 2015,  
 DOCUMENT # 2015-K070122-00

LIFE TIME LEASE:  
 RECORDED JUNE 2, 2015,  
 DOCUMENT # 2015-K070123-00

O.R. = OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
 R1 = THAT DEED RECORDED ON AUGUST 11, 2011 ON REEL K458 O.R., AT IMAGE 0160  
 R2 = PARCEL MAP NO. 5859 FILED JULY 29, 2010 IN BOOK 113 OF CONDOMINIUM MAPS O.R., AT PAGES 200-201  
 R3 = THAT DEED RECORDED ON SEPTEMBER 30, 1991 ON REEL F471 O.R., AT IMAGE 0426  
 R4 = THAT DEED RECORDED ON JUNE 13, 1997 ON REEL 0903 O.R., AT IMAGE 0553  
 R5 = THAT DOCUMENT ENTITLED "MEMORANDUM OF GROUND LEASE" RECORDED ON DECEMBER 2, 2004 ON REEL I 775 O.R., AT IMAGE 0138

M259 = CITY OF SAN FRANCISCO MONUMENT MAP 259, ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR

○ = SET 3/4" BRASS TAG "PLS 8695"  
 ■ = FOUND 3/4" BRASS TAG "LS 3602" SEE R2



**NOTES:**

1. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL FEET.
  2. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
  3. 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 MOTHS, 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
223	47
223A	48
225	49
225A	50
227	51
227A	52

**GENERAL NOTES:**

- A. THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF SIX DWELLING UNITS.
- B. ALL (INGRESS(ES), EGRESS(ES), PATH(S) OF TRAVEL, FIRE/EMERGENCY EXIT(S), AND EXTING COMPONENTS, EXIT PATHWAY(S) AND PASSAGEWAY(S), STAIRWAYS(S), CORRIDORS), ELEVATORS(S), AND COMMON USE ACCESSIBLE FEATURES(S) AND FACILITIES SUCH AS RESTROOMS THAT THE BUILDING CODE REQUIRES FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.
- C. UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS AND RESTRICTIONS, THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
  - (i) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
  - (ii) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.
- D. IN THE EVENT THE AREAS IDENTIFIED IN (C) (i) 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 LIDN AGAINST THE HOMEOWNER'S PROPERTY.
- E. APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANGLIARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES. NOT 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, ZONING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.
- F. BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS (IF ANY SHOWN HEREON, THAT EXIST, OR THAT MAY BE CONSTRUCTED) ONTO OR OVER GUERRERO STREET ARE PERMITTED THROUGH AND ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNER(S).
- G. SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM OTHER ADJACENT PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM ANY ENCROACHMENTS WHETHER DETECTED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.

**FINAL MAP 7718**

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED RECORDED AUGUST 11, 2011 ON REEL K458 AT IMAGE 0160 IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA  
 FEBRUARY 2014

LANGFORD LAND SURVEYING  
 424 PRESTON COURT  
 LIVERMORE, CA 94551  
 PHONE (910) 530-5200  
 JOB#13-2281 DRAWING#2281COND.DWG

SHEET  
 4 OF 4

ASSESSOR'S BLOCK 3546 LOT 015  
 223-223A-225-225A-227-227A GUERRERO STREET

**BOARD OF SUPERVISORS' APPROVAL:**

ON \_\_\_\_\_, 201\_\_\_\_, 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 CALMILLO, 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 CONTROLLER OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS 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 \_\_\_\_\_, 201\_\_\_\_

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

**CLERK'S STATEMENT:**

I, ANGELA CALMILLO, 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 \_\_\_\_\_  
201\_\_\_\_ APPROVED THIS MAP ENTITLED "FINAL MAP 7718." 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

**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 JENNIFER BUTLER IN JULY 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 OCCUPY THE POSITIONS INDICATED, AND THE MONUMENTS ARE SUFFICIENT TO ALLOW THE SURVEY TO BE RETRACED.



DATE: JUNE 19, 2015

Richard L. Langford  
RICHARD L. LANGFORD, P.L.S. 6895  
LICENSE EXPIRATION DATE: JUNE 30, 2017

**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 R. Storrs

DATE: August 6, 2015  
BRUCE R. STORRS L.S. 6914



**APPROVALS:**

THIS MAP IS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_  
BY ORDER NO. \_\_\_\_\_

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

**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, AT \_\_\_\_\_ 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 7718**

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT  
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN THE DEED RECORDED AUGUST 11, 2011 ON REEL K458 AT IMAGE 0160  
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FEBRUARY 2014

LANGFORD LAND SURVEYING  
424 PRESTON COURT  
LIVERMORE, CA 94551  
PHONE (916) 530-5200  
JOB#13-2201 DRAWING-2201COND.DWG

SHEET  
1 OF 4

ASSESSOR'S BLOCK 3548 LOT#15  
223-223A-225-225A-227-227A GUERRERO STREET

872