

File No. 160545

Committee Item No. \_\_\_\_\_  
Board Item No. 40

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

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

Date: \_\_\_\_\_  
Date: May 24, 2016

#### Cmte Board

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion                                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Resolution                                   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/> | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/> | <input type="checkbox"/>            | Youth Commission Report                      |
| <input type="checkbox"/> | <input type="checkbox"/>            | Introduction Form                            |
| <input type="checkbox"/> | <input type="checkbox"/>            | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Public Correspondence                        |

#### OTHER

- |                          |                                     |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DPW Order No. 184866 - May 9, 2016</u>   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Decision and Notice of Special Restrictions</u><br><u>- June 20, 2014</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificates - April 15, 2016</u>  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u>   |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____   |

Prepared by: Brent Jalipa  
Prepared by: \_\_\_\_\_

Date: May 19, 2016  
Date: \_\_\_\_\_

1 [Final Map 7888 - 219 Cumberland Street]

2

3 **Motion approving Final Map 7888, a 6 residential unit condominium project, located**  
4 **at 219 Cumberland Street, being a subdivision of Assessor’s Parcel Block No. 3600, Lot**  
5 **No. 042, and adopting findings pursuant to the General Plan, and the eight priority**  
6 **policies of Planning Code, Section 101.1.**

7

8       MOVED, That the certain map entitled “FINAL MAP 7888,” a 6 residential unit  
9 condominium project, located at 219 Cumberland Street, being a subdivision of Assessor’s  
10 Parcel Block No. 3600, Lot No. 042, comprising 4 sheets, approved May 9, 2016, by  
11 Department of Public Works Order No. 184866 is hereby approved and said map is adopted  
12 as an Official Final Map 7888; 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 June 20, 2014, that the proposed subdivision is  
16 consistent with the objectives and policies of the General Plan, and the eight priority policies  
17 of Planning Code, Section 101.1; and, be it

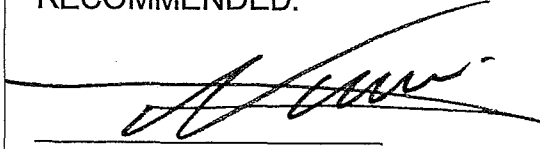
18       FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes  
19 the Director of the Department of Public Works to enter all necessary recording information on  
20 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk’s  
21 Statement as set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

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

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RECOMMENDED:



Mohammed Nuru  
Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS  
City and County Surveyor



Edwin M. Lee, Mayor  
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

**DPW Order No: 184866**

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

APPROVING FINAL MAP 7888, 219 CUMBERLAND STREET, A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 042 IN ASSESSORS BLOCK NO. 3600.

**A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT**

The City Planning Department in its letter dated June 20, 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 7888", 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 June 6, 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:

BY   
 2016 MAY 11 PM 1:27  
 RECEIVED  
 BOARD OF SUPERVISORS  
 SAN FRANCISCO



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



City and County of San Francisco



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

<http://www.sfdpw.com>  
[subdivision.mapping@sfdpw.org](mailto:subdivision.mapping@sfdpw.org)

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

RECEIVED

17 JUL 15 PM 1:28

Edwin M. Lee, Mayor  
Mohammed Nuru, Director

Fuad S. Sweiss, PE, PLS,  
City Engineer & Deputy Director of Engineering

### TENTATIVE MAP DECISION

Date: October 16, 2013

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

Project ID: 7888			
Project Type: 6 Unit Condominium Conversion			
Address#	Street Name	Block	Lot
219	CUMBERLAND ST	3600	042
Tentative Map Referral			

SW

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

DATE 6/20/2014

PLANNING DEPARTMENT

*Scott Sanchez*  
For Scott Sanchez  
Mr. Scott F. Sanchez, Zoning Administrator

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

RECORDING REQUESTED BY:	)	
	)	
And When Recorded Mail To:	)	CONFORMED COPY of document recorded
	)	07/10/2014, 2014J906223
Name: Scott Sanchez	)	on _____ with document no. _____
Zoning Administrator	)	This document has not been compared with the original
Address: 1650 Mission Street	)	SAN FRANCISCO ASSESSOR-RECORDER
Suite 400	)	
City: San Francisco	)	
	)	
State: California, 94103	)	Space Above this Line For Recorder's Use

I (We) MARY LEIGH HENNEBERRY, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows:

**(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)**  
**BEING ASSESSOR'S BLOCK: 3600; LOT: 042,**  
**COMMONLY KNOWN AS: 219 Cumberland Street**

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

Said Restrictions consist of conditions attached to the approval of Condominium Conversion Application No. 2013.1584Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 7888.

The tentative map filed with the present application indicates that the subject building at 219 Cumberland Street is a six-unit building located in a RH-2 (Residential, Housing, Two Family) Zoning District. Within the RH-2 Zoning District, a maximum of two dwelling units can be considered legal and conforming to the Planning Code. The remaining four units must be considered legal, nonconforming dwelling units.

The restrictions and conditions of which notice is hereby given are:

1. That four of the dwelling units shall be designated as nonconforming dwelling units if and when any future expansion occurs. Section 181 of the Planning Code provides that a nonconforming use, and any structure occupied by such a use shall not be enlarged,

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

intensified, extended or moved to another location, unless the result will be the elimination of the non-conforming use with exceptions outlined under Section 181(b) of the Code.

- 2. That the remaining two dwelling units shall remain legal and conforming, subject to all of the restrictions of the Code, and any other applicable City Codes. In case of conflict, the more restrictive City Code shall apply.
- 3. Minor modifications as determined by the Zoning Administrator may be permitted.
- 4. The property owner(s) shall record a copy of these conditions with the Office of the Recorder of the City and County of San Francisco as part of the property records for the block and lot identified above.

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code. This document would no longer be in effect and would be null and void.

MARY LEIGH HENNEBERRY Mary Leigh Henberry (Signature)  
 (Print Name)

Dated: JULY 3, 2014 at SAN LEANDRO, California.  
 (Month, Day) (City)

\_\_\_\_\_ (Signature)  
 \_\_\_\_\_ (Print Name)

Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
 (Month, Day) (City)

\_\_\_\_\_ (Signature)  
 \_\_\_\_\_ (Print Name)



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

Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

**Each signature must be acknowledged by a notary public before recordation; add Notary Public Certification(s) and Official Notarial Seal(s) below.**

G:\Documents\CONDOS\2013.1584Q\_219 Cumberland Street\Condo NSR 219 Cumberland Street.docx



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**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.            3600            Lot No.    042**

**Address:            219 Cumberland 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 15th day of April. This certificate is valid for the earlier of 60 days from this date or December 31, 2016. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.**



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**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.            3600            Lot No. 042**

**Address:            219 Cumberland St**

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

**Map:                    \$3,040,706**

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

**Estimated taxes liened but not yet due:                    \$36,489.00**

**Amount of Assessments not yet due:                    \$1,280.00**

**These estimated taxes and special assessments have been paid.**

David Augustine, Tax Collector

**Dated this 15th day of April. This certificate is valid for the earlier of 60 days from this date or December 31, 2016. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.**

**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 7888." IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS:

Mary Leigh Henberry  
MARY LEIGH HENBERRY

David Malespin  
DAVID MALESPIN

Melissa P. Cohen  
MELISSA P. COHEN

Sean O'Toole  
SEAN O'TOOLE

Cathy L. Tsai  
CATHY L. TSAI

Matthew Dimaggio  
MATTHEW DIMAGGIO

**OWNER'S ACKNOWLEDGMENT:**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO

ON 2/11/2017

BEFORE ME, Susan Hanna, NOTARY PUBLIC,

PERSONALLY APPEARED MARY LEIGH HENBERRY, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Susan Hanna

NOTARY PUBLIC, STATE OF CA COMMISSION NO. 2044991

MY COMMISSION EXPIRES: 01/11/2017

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

**OWNER'S ACKNOWLEDGMENT:**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO

ON 2/19/2016

BEFORE ME, Susan Hanna, NOTARY PUBLIC,

PERSONALLY APPEARED DAVID MALESPIN, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Susan Hanna

NOTARY PUBLIC, STATE OF CA COMMISSION NO. 2044991

MY COMMISSION EXPIRES: 10/11/2017

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

**OWNER'S ACKNOWLEDGMENT:**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO

ON February 25 2016

BEFORE ME, Britt Collier Brown, NOTARY PUBLIC,

PERSONALLY APPEARED SEAN O'TOOLE, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Britt Collier Brown

NOTARY PUBLIC, STATE OF CA COMMISSION NO. 2096571

MY COMMISSION EXPIRES: 01/01/2019

COUNTY OF PRINCIPAL PLACE OF BUSINESS: EI Dorado

**OWNER'S ACKNOWLEDGMENT:**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO

ON 2/22/2016

BEFORE ME, Susan Hanna, NOTARY PUBLIC,

PERSONALLY APPEARED MELISSA P. COHEN, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Susan Hanna

NOTARY PUBLIC, STATE OF CA COMMISSION NO. 2044991

MY COMMISSION EXPIRES: 10/11/2017

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

**RECORDER'S STATEMENT:**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_ AT \_\_\_ M. IN BOOK \_\_\_\_\_ OF CONDOMINIUM MAPS, AT PAGES \_\_\_\_\_, AT THE REQUEST OF MICHAEL J. FOSTER.

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

**OWNER'S ACKNOWLEDGMENT:**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO

ON 2/19/2016

BEFORE ME, Susan Hanna, NOTARY PUBLIC,

PERSONALLY APPEARED MATTHEW DIMAGGIO, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Susan Hanna

NOTARY PUBLIC, STATE OF CA COMMISSION NO. 2044991

MY COMMISSION EXPIRES: 10/11/2017

COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

**OWNER'S ACKNOWLEDGMENT:**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO

ON February 29 2016

BEFORE ME, Debra No Conlon, NOTARY PUBLIC,

PERSONALLY APPEARED CATHY L. TSAI, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Debra No Conlon

NOTARY PUBLIC, STATE OF CA COMMISSION NO. 2065085

MY COMMISSION EXPIRES: May 17, 2018

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Los Angeles

**FINAL MAP NO. 7888**

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT  
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED  
RECORDED ON JUNE 28, 2011, AS Doc.-2011-J206294-00  
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
DECEMBER, 2015

**BAY AREA LAND SURVEYING INC.**

961 MITCHELL WAY  
EL SOBRANTE, CA 94803  
(510) 223-5187

SHT. 1 OF 4

ASSESSOR'S BLOCK 3600, LOT 042, 219 CUMF

998

666

**BENEFICIARY'S STATEMENT:**

THE UNDERSIGNED AS BENEFICIARY, UNDER THE DEED OF TRUST RECORDED ON NOVEMBER 26, 2008, AT SERIES NUMBER 2008-1684705-00 IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED FINAL MAP NO. 7888.

IN WITNESS WHEREOF, THE UNDERSIGNED, STERLING BANK AND TRUST, F.S.B., HAVING EXECUTED THIS STATEMENT THIS 15 DAY OF January 2016

BY: [Signature] BY: Stephen M. Adams  
TITLE: Senior Vice President TITLE: \_\_\_\_\_

**BENEFICIARY'S STATEMENT:**

THE UNDERSIGNED AS BENEFICIARY, UNDER THE DEED OF TRUST RECORDED ON AUGUST 19, 2010, AT SERIES NUMBER 2010-J025223-00, IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP ENTITLED FINAL MAP NO. 7888.

IN WITNESS WHEREOF, THE UNDERSIGNED, NCB, FSB, HAVING EXECUTED THIS STATEMENT THIS 10 DAY OF February 2016

BY: [Signature] BY: \_\_\_\_\_  
JANET E. CAPP  
TITLE: VP PROJECT MGR NCB, N/A TITLE: \_\_\_\_\_

**BENEFICIARY'S ACKNOWLEDGMENT:**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO  
ON JANUARY 15, 2016  
BEFORE ME, NICK DEMOPOULOS, NOTARY PUBLIC,  
PERSONALLY APPEARED STEPHEN 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/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.  
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
WITNESS MY HAND AND OFFICIAL SEAL:  
SIGNATURE [Signature]  
NOTARY PUBLIC, STATE OF CA, COMMISSION NO.: 2047194  
MY COMMISSION EXPIRES: OCT 27, 2017  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: SAN FRANCISCO

**BENEFICIARY'S ACKNOWLEDGMENT:**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO  
ON FEBRUARY 10, 2016  
BEFORE ME, JANET E. CAPP, NOTARY PUBLIC,  
PERSONALLY APPEARED JANET E. CAPP  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.  
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
WITNESS MY HAND AND OFFICIAL SEAL:  
SIGNATURE [Signature]  
NOTARY PUBLIC, STATE OF CA, COMMISSION NO.: 2011-RE-365835  
MY COMMISSION EXPIRES: 04 APRIL 28, 2016  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Hillsboro, OH - Highland County

**FINAL MAP NO. 7888**

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT  
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED  
RECORDED ON JUNE 28, 2011, AS Doc.-2011-J206294-00  
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
DECEMBER, 2015  
BAY AREA LAND SURVEYING INC.

981 MITCHELL WAY  
EL SOBRANTE, CA 94803  
(510) 223-8167  
SHT. 2 OF 4

ASSESSOR'S BLOCK 3600, LOT 042, 219 CUMBERLAND ST.

**APPROVALS:**

THIS MAP IS APPROVED THIS 9<sup>TH</sup> DAY OF MAY, 2016, BY ORDER NO. 164266

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

**APPROVED AS TO FORM:**

DENNIS J. HERRERA, CITY ATTORNEY

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

**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

**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. \_\_\_\_\_

**OFFER OF LIFE TIME LEASE:**

THIS CONVERSION IS ALLOWED BY THE EXPEDITED CONVERSION PROGRAM.  
OFFER OF LIFETIME LEASE:

RECORDED NOVEMBER 30, 2015, AS DOC. NO. 2015K162487

AGREEMENT TO PROVIDE LIFE TIME LEASE:

RECORDED MAY 02, 2015, AS DOC. NO. 2016K239439

**OFFER OF LIFE TIME LEASE:**

THIS CONVERSION IS ALLOWED BY THE EXPEDITED CONVERSION PROGRAM.  
OFFER OF LIFETIME LEASE:

RECORDED NOVEMBER 30, 2015, AS DOC. NO. 2015K162488

AGREEMENT TO PROVIDE LIFE TIME LEASE:

RECORDED MAY 02, 2015, AS DOC. NO. 2016K239439

**OFFER OF LIFE TIME LEASE:**

THIS CONVERSION IS ALLOWED BY THE EXPEDITED CONVERSION PROGRAM.  
OFFER OF LIFETIME LEASE:

RECORDED NOVEMBER 30, 2015, AS DOC. NO. 2015K162489

AGREEMENT TO PROVIDE LIFE TIME LEASE:

RECORDED MAY 02, 2015, AS DOC. NO. 2016K239439

**OFFER OF LIFE TIME LEASE:**

THIS CONVERSION IS ALLOWED BY THE EXPEDITED CONVERSION PROGRAM.  
OFFER OF LIFETIME LEASE:

RECORDED DECEMBER 2, 2015, AS DOC. NO. 2015K163170

AGREEMENT TO PROVIDE LIFE TIME LEASE:

RECORDED MAY 02, 2015, AS DOC. NO. 2016K239439

**CLERK'S STATEMENT:**

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. \_\_\_\_\_ ADOPTED \_\_\_\_\_ 20\_\_ APPROVED THIS MAP ENTITLED, "FINAL MAP NO. 7888."

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

**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 ORDINANCES APPLICABLE AT THE TIME OF THE 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

DATE: MAY 9 2016  
BY: Bruce R. Storrs  
BRUCE R. STORRS L.S. 6914



**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 DENNIS CRADER IN AUGUST 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 ENABLE THE SURVEY TO BE RETRACED.



DATE: DECEMBER 18, 2015  
Michael J. Foster  
MICHAEL J. FOSTER, L.S. 7170

**FINAL MAP NO. 7888**

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT  
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON JUNE 28, 2011, AS Doc. 2011-J206234-00  
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
DECEMBER, 2015

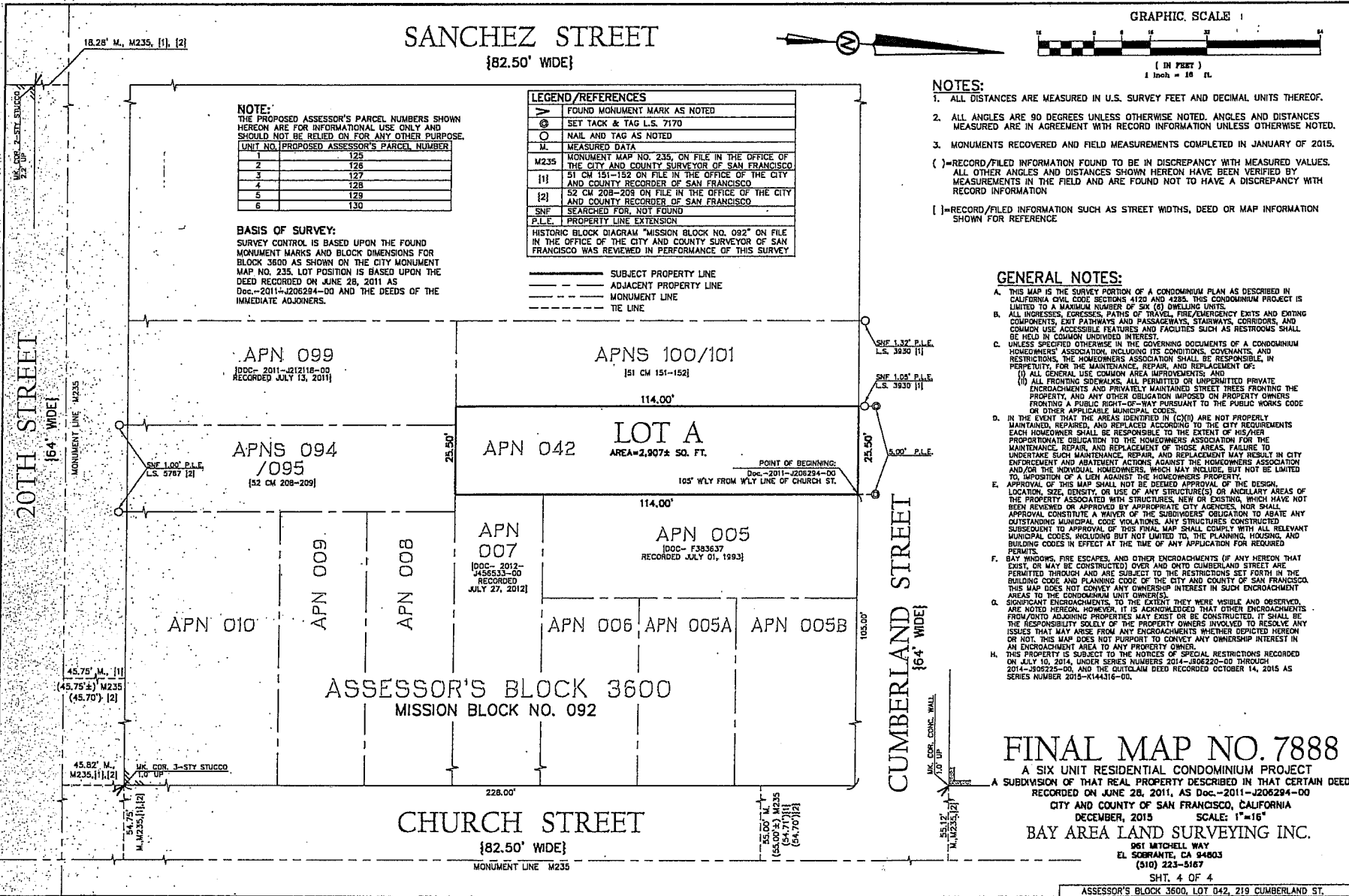
BAY AREA LAND SURVEYING INC.

961 MITCHELL WAY  
EL SOBRANTE, CA 94803  
(510) 223-5167  
SHT. 3 OF 4

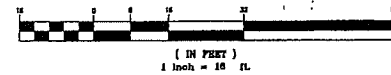
ASSESSOR'S BLOCK 3600, LOT 042, 219 CUMBE

1000

1001



GRAPHIC SCALE



NOTES:

- ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET AND DECIMAL UNITS THEREOF.
  - ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED. ANGLES AND DISTANCES MEASURED ARE IN AGREEMENT WITH RECORD INFORMATION UNLESS OTHERWISE NOTED.
  - MONUMENTS RECOVERED AND FIELD MEASUREMENTS COMPLETED IN JANUARY OF 2015.
- ( )-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 FOUND NOT TO HAVE A DISCREPANCY WITH RECORD INFORMATION
- [ ]-RECORD/FILED INFORMATION SUCH AS STREET WIDTHS, DEED OR MAP INFORMATION SHOWN FOR REFERENCE

GENERAL NOTES:

- THIS MAP IS THE SURVEY PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4288. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF SIX (6) DWELLING UNITS.
- ALL INGRESSSES, EGRESSSES, PATHS OF TRAVEL, FIRE/EMERGENCY EXITS AND EXIT COMPONENTS, EXIT PATHWAYS AND PASSAGEWAYS, STAIRWAYS, CORRIDORS, AND COMMON USE ACCESSIBLE FEATURES AND FACILITIES SUCH AS RESTROOMS 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:  
 (1) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND  
 (2) 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 THAT THE AREAS IDENTIFIED IN (C)(1) 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 APPROVAL CONSTITUTE A WAIVER OF THE SUBMITTER'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 (IF ANY HEREON THAT EXIST, OR MAY BE CONSTRUCTED) OVER AND ONTO CUMBERLAND 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 OWNERS.
- SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS FROM/ONTO ADJOINING 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 DEFINED HEREON OR NOT. THIS MAP DOES NOT PURPORT TO CONVEY ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREA TO ANY PROPERTY OWNER.
- THIS PROPERTY IS SUBJECT TO THE NOTICES OF THE REAL RESTRICTIONS RECORDED ON JULY 10, 2014, UNDER SERIES NUMBERS 2014-J06220-00 THROUGH 2014-J06225-00, AND THE DECLAM DEED RECORDED OCTOBER 14, 2015 AS SERIES NUMBER 2015-K14416-00.

FINAL MAP NO. 7888

A SIX UNIT RESIDENTIAL CONDOMINIUM PROJECT  
A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON JUNE 28, 2011, AS Doc.-2011-J206294-00

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA  
DECEMBER, 2015 SCALE: 1"=16'

BAY AREA LAND SURVEYING INC.  
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SHT. 4 OF 4

ASSESSOR'S BLOCK 3600, LOT 042, 219 CUMBERLAND ST.

