

File No. 180909

Committee Item No. _____

Board Item No. 55

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: September 25, 2018

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"/> | 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>Public Works Order No. 188363 - September 5, 2018</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Department Map Decision - November 30, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Tax Certificates - September 18, 2018</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Final Maps</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: Brent Jalipa

Date: September 20, 2018

Prepared by: _____

Date: _____

1 [Final Map 8928 - 785 San Jose Avenue]

2
3 **Motion approving Final Map 8928, a six residential unit condominium project, located at**
4 **785 San Jose Avenue, being a subdivision of Assessor’s Parcel Block No. 6635, Lot No.**
5 **027; and adopting findings pursuant to the General Plan, and the priority policies of**
6 **Planning Code, Section 101.1.**

7
8 MOVED, That the certain map entitled “FINAL MAP 8928”, a six residential unit
9 condominium project, located at 785 San Jose Avenue, being a subdivision of Assessor’s
10 Parcel Block No. 6635, Lot No. 027, comprising five sheets, approved September 5, 2018, by
11 Department of Public Works Order No. 188363 is hereby approved and said map is adopted
12 as an Official Final Map 8928; and, be it

13 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
14 and incorporates by reference herein as though fully set forth the findings made by the
15 Planning Department, by its letter dated November 30, 2016, that the proposed subdivision is
16 consistent with the objectives and policies of the General Plan, and the 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.

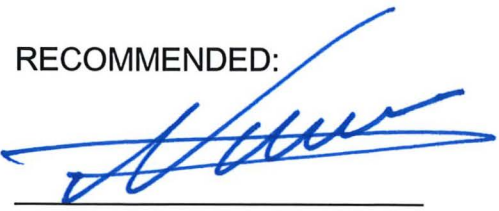
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DESCRIPTION APPROVED:



Bruce R. Storrs, PLS
City and County Surveyor

RECOMMENDED:



Mohammed Nuru
Director of Public Works



Office of the City and County Surveyor
1155 Market Street, 3rd Floor
San Francisco, Ca 94103
(415) 554-5827 ■ www.SFPublicWorks.org



London N. Breed, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

Public Works Order No: 188363

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

APPROVING FINAL MAP 8928, 785 SAN JOSE AVENUE, A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 027 IN ASSESSORS BLOCK NO. 6635.

A 6 UNIT RESIDENTIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated November, 30, 2016 stated that the subdivision is consistent 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 8928", comprising 5 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, 30, 2016, from the City Planning Department stating the subdivision is consistent 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:



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

9/4/2018

9/5/2018

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.



**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. 6635 Lot No. 027

Address: 785 San Jose Ave

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 18th day of September. This certificate is valid for the earlier of 60 days from this date or December 31, 2018. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



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. 6635 Lot No. 027

Address: 785 San Jose Ave

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

Map: \$3,605,506

Established or estimated tax rate: 1.2000%

Estimated taxes liened but not yet due: \$43,267.00

Amount of Assessments not yet due: \$1,517.00

These estimated taxes and special assessments have been paid.

David Augustine, Tax Collector

Dated this 18th day of September. This certificate is valid for the earlier of 60 days from this date or December 31, 2018. If this certificate is no longer valid please contact the Office of Treasurer and Tax Collector to obtain another certificate.



City and County of San Francisco
 San Francisco Public Works · Bureau of Street-Use and Mapping
 1155 Market Street, 3rd Floor · San Francisco, CA 94103
 sfpublishworks.org · tel 415-554-5810 · fax 415-554-6161



TENTATIVE MAP DECISION

Date: February 10, 2016

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

Project ID 8928			
Project Type 6 Units Condo Conversion			
Address#	StreetName	Block	Lot
785	SAN JOSE AVE	6635	027
Tentative Map Referral			

Attention: Mr. Scott F. Sanchez

Please review and respond to this referral within 30 days in accordance with the Subdivision Map Act.

Sincerely,

Robert Hanley
 Digitally signed by: Robert Hanley
 DN: CN = Robert Hanley C = US O = BSM OU = DPW
 Date: 2016.02.10 15:41:33 -08'00'

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

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from California Environmental Quality Act (CEQA) environmental review as categorically exempt Class N/A, CEQA Determination Date N/A, based on the attached checklist.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the attached conditions.

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 reason(s):

PLANNING DEPARTMENT

Signed **Jonathan DiSalvo**
 Digitally signed by: Jonathan DiSalvo
 DN: cn=Jonathan DiSalvo, o=City Planning, ou=Current Planning, email=Jonathan.DiSalvo@sfpublishworks.org
 Date: 2016.11.30 15:48:34 -08'00'

Date: 11/30/16

Planner's Name Jonathan DiSalvo
 for, Scott F. Sanchez, Zoning Administrator

OWNERS STATEMENT:

WE HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND HOLDERS OF SECURITY INTERESTS OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY, THAT WE HEREBY CONSENT TO SAID MAP CONSTITUTE AND CONSTITUTE AS A SHARED MAP SHOWING ADJUTANTIZATION ON THE GROUND WITHIN THE MEANING OF PARAGRAPHS 4150 AND 428 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP PURSUANT TO DIVISION 4, PART 5, CHAPTER 3, ARTICLE 4 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA.

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

OWNERS:

JOHN L. HIGGINS, KATHY L. HIGGINS, KATHY L. HIGGINS, SHANNON JOELLE ENGINEER, REBECCA MULLABONE, LAUREN JETER, MICHAEL SCHWABT, ARTHUR CARLTON WHITE, JR., CARLOS ROCHA AND OLIVIA ROCHA, CO-TRUSTEES OF THE ROCHA LIVING TRUST DATED DECEMBER 7, 2011, CARLOS ROCHA, AND OLIVIA ROCHA

JOHN C. HIGGINS

[Signature]
KAREN J. HIGGINS

KATHY L. HIGGINS

[Signature]
SHANNON JOELLE ENGINEER

LEE MULLABONE

[Signature]
REBECCA MULLABONE

LAUREN JETER

[Signature]
MICHAEL SCHWABT

CARLOS ROCHA, TRUSTEE

[Signature]
OLIVIA ROCHA, TRUSTEE

OLIVIA ROCHA

[Signature]
OLIVIA ROCHA

ARTHUR CARLTON WHITE, JR.

[Signature]
ARTHUR CARLTON WHITE, JR.

OWNERS ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE SIGNATURES OF THE PERSONS WHOSE NAMES ARE SET FORTH HEREIN AND NOT THE TRUTH, ACCURACY OR VALIDITY OF THE INFORMATION ATTACHED, AND NOT THE TRUTH, ACCURACY OR VALIDITY OF THE DOCUMENT.

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

ON Dec. 9, 2014 BEFORE ME, ARTHUR E. BRAUN NOTARY PUBLIC

[Signature]
(INSERT NAME)

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

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: *[Signature]*

PRINTED NAME: Arthur E. Braun

COMMISSION EXPIRES: June 13, 2024

COMMISSION # OF NOTARY: not issued in state of SC

PRINCIPAL COUNTY OF BUSINESS: Charleston

JOB # 1743-13

BENEFICIARIES:

STERLING BANK & TRUST, F.S.B.

BY: *[Signature]*

PRINT NAME: Stephen H. Adams

NATIONAL COOPERATIVE BANK, N.A.

BY: *[Signature]*

PRINT NAME: Janet E. Cupp

BANK OF MARY

BY: *[Signature]*

PRINT NAME: Tracie McNeary

REDWOOD CREDIT UNION

BY: *[Signature]*

PRINT NAME: Nicole Probs

[Signature]
Senior Vice President, Sterling Bank & Trust

[Signature]
VP, Neb. Mt. Project Mgr.

[Signature]
Sr. Vice President

[Signature]
MORTGAGE MANAGER

RECORDER'S STATEMENT:

FILED THIS 20 DAY OF AT M. IN BOOK OF CONDOMINIUM MAPS, AT PAGE(S) AT THE REQUEST OF FREDERICK T. SEHER.

SIGNED COUNTY RECORDER

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SHANNON JOELLE ENGINEER ON SEPTEMBER 18, 2013. I HEREBY STATE THAT I AND THE ENGINEERS ARE SATISFIED AND BELIEVE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

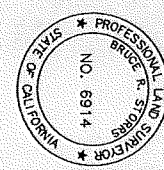


[Signature]
DATE: 07-03-18

CITY AND COUNTY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO
BY: *[Signature]*
BRUCE R. STORRS, LS 8714
DATE: August 13, 2018



**FINAL MAP NO. 8928
A SIX UNIT RESIDENTIAL
CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON JULY 09, 2015, DOCUMENT NUMBER 2015408767-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA, ALSO BEING LOT 9 AND A PORTION OF LOT 8, AS SHOWN ON THE MAP OF THE WOODWARD SUBDIVISION LOTS 403 TO 410 PRECINCT VALLEY LANDS, CITY AND COUNTY OF SAN FRANCISCO



Fredenrick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 871-7800 FAX (415) 921-7855

SHEET ONE OF FIVE SHEETS

APRIL 8635-027

785 SAN JOSE AVENUE

OWNER'S ACKNOWLEDGMENT.

A NOTARY PUBLIC ON 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 October 17th 2018 BEFORE ME, Margaret M. O'Dowd, NOTARY PUBLIC
PERSONALLY APPEARED: CARLOS KOCHA AND OLIVIA KOCHA
(INSERT NAME)

WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES I HAVE HEREIN SET FORTH AS HAVING EXECUTED THE SAME IN HIS/HER/IT(S) AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/IT(S) 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.
Margaret M. O'Dowd
SIGNATURE
MARGARET M. O'DOWD
PRINTED NAME
November 5, 2018
COMMISSION EXPIRES: 2013908
COMMISSION # OF NOTARY:
SAN FRANCISCO County
PRINCIPAL COUNTY OF BUSINESS:

OWNER'S ACKNOWLEDGMENT.

A NOTARY PUBLIC ON 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 October 27th 2018 BEFORE ME, Margaret M. O'Dowd, NOTARY PUBLIC
PERSONALLY APPEARED: ARTHUR CHARLTON WATKINS, JR.
(INSERT NAME)

WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES I HAVE HEREIN SET FORTH AS HAVING EXECUTED THE SAME IN HIS/HER/IT(S) AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/IT(S) 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.
Margaret M. O'Dowd
SIGNATURE
MARGARET M. O'DOWD
PRINTED NAME
November 5, 2018
COMMISSION EXPIRES: 2013908
COMMISSION # OF NOTARY:
SAN FRANCISCO County
PRINCIPAL COUNTY OF BUSINESS:

OWNER'S ACKNOWLEDGMENT.

A NOTARY PUBLIC ON 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 October 17th 2018 BEFORE ME, Margaret M. O'Dowd, NOTARY PUBLIC
PERSONALLY APPEARED: SHAWN D. J. ENGELBERT HT
(INSERT NAME)

WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES I HAVE HEREIN SET FORTH AS HAVING EXECUTED THE SAME IN HIS/HER/IT(S) AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/IT(S) 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.
Margaret M. O'Dowd
SIGNATURE
MARGARET M. O'DOWD
PRINTED NAME
November 5, 2018
COMMISSION EXPIRES: 2013908
COMMISSION # OF NOTARY:
SAN FRANCISCO County
PRINCIPAL COUNTY OF BUSINESS:

OWNER'S ACKNOWLEDGMENT.

A NOTARY PUBLIC ON 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 12/12/2017, BEFORE ME, Maggie H. Lim, NOTARY PUBLIC
PERSONALLY APPEARED: Lauren Deter and Michael Chandy
(INSERT NAME)

WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES I HAVE HEREIN SET FORTH AS HAVING EXECUTED THE SAME IN HIS/HER/IT(S) AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/IT(S) 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.
Maggie H. Lim
SIGNATURE
MAGGIE H. LIM
PRINTED NAME
November 16, 2020
COMMISSION EXPIRES: 2168705
COMMISSION # OF NOTARY:
San Francisco, California
PRINCIPAL COUNTY OF BUSINESS:

OWNER'S ACKNOWLEDGMENT.

A NOTARY PUBLIC ON 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 October 17th 2018 BEFORE ME, Margaret M. O'Dowd, NOTARY PUBLIC
PERSONALLY APPEARED: LEE MULLA BONE AND REGINA MULLA BONE
(INSERT NAME)

WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES I HAVE HEREIN SET FORTH AS HAVING EXECUTED THE SAME IN HIS/HER/IT(S) AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/IT(S) 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.
Margaret M. O'Dowd
SIGNATURE
MARGARET M. O'DOWD
PRINTED NAME
November 5, 2018
COMMISSION EXPIRES: 2013908
COMMISSION # OF NOTARY:
SAN FRANCISCO County
PRINCIPAL COUNTY OF BUSINESS:

FINAL MAP NO. 8928
A SIX UNIT RESIDENTIAL
CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON JULY 08, 2015, DOCUMENT NUMBER 2015-088767-00 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA, ALSO BEING LOT 9 AND A PORTION OF LOT 8, AS SHOWN ON THE "MAP OF THE WOODWARD SUBDIVISION LOTS 403 TO 410 PRECINCT VALLEY LANDS" CITY AND COUNTY OF SAN FRANCISCO



Fredrick T. Seiter & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7880 FAX (415) 871-7855

APN: 6833-027 785 SAN JOSE AVENUE
SHEET TWO OF FIVE SHEETS

BENEFICIARY 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) SS Nick Demopoulos) NOTARY PUBLIC
ON Nov 29, 2017 BEFORE ME, (INSERT NAME)

PERSONALLY APPEARED: STEPHEN A DAMO
THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE(S) EITHER EXECUTED THE SAME IN HIS/HER/ITSELF AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ITSELF 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] PRINTED NAME: Nick Demopoulos

COMMISSION EXPIRES: OCT 27, 2021 COMMISSION # OF NOTARY: 2216324

San Francisco
PRINCIPAL COUNTY OF BUSINESS

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 Nov 7, 2017 BEFORE ME, Maggie H Lim) NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: Kathrine Leigh Higgins

PERSONALLY APPEARED: Kathrine Leigh Higgins
THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE(S) EITHER EXECUTED THE SAME IN HIS/HER/ITSELF AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ITSELF 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] PRINTED NAME: Maggie H Lim

COMMISSION EXPIRES: November 16, 2020 COMMISSION # OF NOTARY: # 2168705

San Francisco
PRINCIPAL COUNTY OF BUSINESS



BENEFICIARY 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 Highland) SS Monique Green) NOTARY PUBLIC
ON Nov 8, 2017 BEFORE ME, (INSERT NAME)

PERSONALLY APPEARED: DAVE E. GREEN
THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE(S) EITHER EXECUTED THE SAME IN HIS/HER/ITSELF AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ITSELF 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] PRINTED NAME: Monique E Green

COMMISSION EXPIRES: April 8, 2021 COMMISSION # OF NOTARY: 2016-RE-576558

Highland
PRINCIPAL COUNTY OF BUSINESS

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 SOUTH CAROLINA

COUNTY OF Charleston)
ON Nov 1, 2017 BEFORE ME, Kristin D Campbell) NOTARY PUBLIC
(INSERT NAME)

PERSONALLY APPEARED: Kristin D Campbell

PERSONALLY APPEARED: Kristin D Campbell
THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE(S) EITHER EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE 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 SOUTH CAROLINA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: [Signature] PRINTED NAME: Kristin D Campbell

COMMISSION EXPIRES: 2/23/2021 COMMISSION # OF NOTARY: # of notary not issued in S.C.

Charleston
PRINCIPAL COUNTY OF BUSINESS

BENEFICIARY 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 Marin) SS D. E. Murray) NOTARY PUBLIC
ON November 29, 2017 BEFORE ME, (INSERT NAME)

PERSONALLY APPEARED: Robbie McLaughlin
THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE(S) EITHER EXECUTED THE SAME IN HIS/HER/ITSELF AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ITSELF 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] PRINTED NAME: D. E. Murray

COMMISSION EXPIRES: Dec 10, 2017 COMMISSION # OF NOTARY: 2016830

Marin
PRINCIPAL COUNTY OF BUSINESS



FINAL MAP NO. 8928
A SIX UNIT RESIDENTIAL
CONDOMINIUM PROJECT

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON JULY 29, 2015, DOCUMENT NUMBER 2015-008776700 OF OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA. ALSO BEING LOT 9 AND A PORTION OF LOT 8, AS SHOWN ON THE "MAP OF THE WOODWARD SUBDIVISION LOTS 403 TO 410 PREGIA VALLEY LANDS" CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA DECEMBER, 2017



Frederick T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7888 FAX (415) 921-7855

SHEET THREE OF FIVE SHEETS

APN: 6836-027 785 SAN JOSE AVENUE

TAX STATEMENT:

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

BY _____, 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, HEREBY CERTIFY THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. _____, ADOPTED _____, APPROVED THIS MAP ENTITLED "FINAL MAP NO. _____" INSTEAD OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

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

APPROVALS:

THIS MAP IS APPROVED THIS _____ DAY OF _____, 2017.

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

BY _____, HONORABLE AIDE 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

APPROVED AS TO FORM: _____ DENNIS J. HERRERA, CITY ATTORNEY

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

BOARD OF SUPERVISORS' APPROVAL:

ON _____, 2017, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APPROVED AND PASSED A MOTION NO. _____

A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. _____

GENERAL NOTES:

A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 428. THIS CONDOMINIUM PROJECT IS LIMITED TO SIX (6) MAXIMUM NUMBER OF DWELLING UNITS.

B) ALL GENERAL USE COMMON AREAS IMPROVEMENTS AND PERMITTED PRIVATE ENCROACHMENTS AND COMPONENTS, EXIT PATHWAYS AND PASSENGERWAYS, STAIRWAYS, CORRIDORS, ELEVATORS, AND COMMON USE ACCESSIBLE FEATURES 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 CONVEYING 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 AREAS IMPROVEMENTS AND PERMITTED 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.

(2) IN THE EVENT THE AREAS DESCRIBED IN (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 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 WHOSE UNITS INCLUDE, BUT NOT LIMITED TO, IMPROVEMENTS OF A UNIT ADJACENT TO THE HOMEOWNERS PROPERTY.

E) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURES OR ANY OTHER AREAS OF THE PROPERTY ASSOCIATED WITH THIS MAP. ANY SUCH STRUCTURES OR AREAS SHALL BE CONSIDERED AS SEPARATELY APPROVED AND SHALL BE SUBJECT TO ALL APPLICABLE MUNICIPAL CODES, ORDINANCES, AND SUBORDINATE OBLIGATIONS TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS, ANY 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.

F) ANY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS IF ANY SHOWN HEREON, THAT EXIST OR THAT MAY BE CONSTRUCTED ONTO OR OVER SAN JOSE AVENUE 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.

G) SIGNIFICANT ENCROACHMENTS, TO THE EXTENT THEY WERE VISIBLE AND OBSERVED, ARE NOTED HEREON. HOWEVER, IT IS ACKNOWLEDGED THAT OTHER ENCROACHMENTS PROXIMATE ADJACING PROPERTIES MAY EXIST OR BE CONSTRUCTED. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUES THAT MAY ARISE FROM SUCH ENCROACHMENTS. THE DEPARTMENT OF PUBLIC WORKS DOES NOT PARTICIPATE IN CONVEYING ANY OWNERSHIP INTEREST IN AN ENCROACHMENT AREAS TO ANY PROPERTY OWNER.

NOTES: THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND PROVISIONS AS DESCRIBED IN THE FOLLOWING RECORDED DOCUMENTS:
NOTICE OF SPECIAL RESTRICTION UNDER THE PLANNING CODE
RECORDED ON NOVEMBER 23, 2016
DOCUMENT NUMBER 2016-0394073-00

BENEFICIARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF San Mateo

ON 12/21/17 BEFORE ME, Nicole Fox (INSERT NAME) NOTARY PUBLIC

PERSONALLY APPEARED: Nicole Fox (INSERT NAME)

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE(S) SHE(S) THEY EXECUTED THE SAME IN HIS/HER/HER ALTHOUGH CAPACITY(IES), AND THAT BY HIS/HER/HER 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

Nicole Fox SIGNATURE

Nicole Fox PRINTED NAME

1029118 COMMISSION EXPIRES:

2024-03-22 COMMISSION # OF NOTARY:

San Mateo PRINCIPAL COUNTY OF BUSINESS:



**FINAL MAP NO. 8928
A SIX UNIT RESIDENTIAL
CONDOMINIUM PROJECT**

BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD ON JULY 09, 2015, DOCUMENT NUMBER 2015-087879-00 OF OFFICIAL RECORDS ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA, ALSO BEING LOT 8 AND A PORTION OF LOT 8 AS SHOWN ON THE MAP OF THE WOODWARD SUBDIVISION LOTS 403 TO 410 PRECINCT VALLEY LANDS CITY AND COUNTY OF SAN FRANCISCO



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PHONE (415) 827-7890 FAX (415) 827-7855

APN: 6635-027

785 SAN JOSE AVENUE

SHEET FOUR OF FIVE SHEETS

CALIFORNIA
DECEMBER, 2017

