



Scenic Pacifica

Incorporated Nov. 22, 1957

CITY ENGINEER Agenda

CORONAVIRUS DISEASE (COVID-19) NOTICE

THIS MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS N-25-20 AND N-29-20 WHICH SUSPEND CERTAIN REQUIREMENTS OF THE BROWN ACT AND PURSUANT TO THE ORDERS OF THE HEALTH OFFICER OF SAN MATEO COUNTY. THIS MEETING IS NECESSARY SO THAT THE CITY CAN CONDUCT NECESSARY BUSINESS AND IS PERMITTED UNDER THE ORDERS AS AN ESSENTIAL GOVERNMENTAL FUNCTION.

Consistent with the above-referenced Orders, this City Engineer Meeting will not be physically open to the public and the City Engineer and staff will be video/teleconferencing into the meeting. The meeting will be conducted via Zoom Webinar.

To maximize public safety while still maintaining transparency and public access, members of the public can observe the meeting from home. Below is information on how the public may observe and participate in the meeting.

To Observe the Meeting:

- To access the meeting by computer / smartphone, go to: <https://zoom.us/j/94484060131>
- To dial-in via phone: +1 (669) 900-6833
Then enter Webinar ID: 944 8406 0131

To Participate in the Meeting by Providing Public Comment:

- **During the Meeting:** Live verbal public comments may be made by members of the public joining the meeting via Zoom (computer, smartphone/tablet app, or phone). Zoom access information is provided above. Use the "raise hand" feature (for those joining by phone, **press *9 to "raise hand"**) during the public comment period for the agenda item you wish to address. City staff will call on people to speak by name provided or last 4 digits of phone number for dial-in attendees. Please clearly state your full name for the record at the start of your public comment. You will have 3 minutes to speak unless modified by the meeting chair.
- **Before the Meeting:** Written public comments for the record may be submitted in advance by 4:00 p.m. on the meeting date by email to: publiccomment@ci.pacifica.ca.us and will be made part of the written record but will not be read verbally at the meeting. Written public comments submitted by email should adhere to the following:
 - Clearly indicate the Agenda Item No. or specify "Oral Communications" in the Subject Line for items not on the agenda
 - Include the submitter's full name

Written public comments received by 4:00 p.m. on the meeting date will be provided in their entirety to the City Engineer prior to the meeting and will be made part of the written record but will not be read verbally at the meeting. Written public comments will be posted to the City's website for review prior to the meeting.

Note: The methods of observing the meeting or providing public comments may be altered or the meeting may be cancelled, if needed. You may check on the status of the meeting by visiting the City's website at www.cityofpacifica.org for any updates or changes, should they occur.

DATE: April 14, 2021

LOCATION: Zoom Meeting (Online): <https://zoom.us/j/94484060131>, or Dial (669) 900-6833 and enter Webinar ID: 944 8406 0131

TIME: 6:00 PM

ADMINISTRATIVE BUSINESS:

- 1. Oral Communications** This portion of the agenda is available to the public to address the City Engineer on any issue within the subject matter jurisdiction of the City Engineer that is not on the agenda. The time allowed for any speaker will be three minutes.

PUBLIC HEARINGS:

- 2. Amend Final Map** **AMENDMENT TO FINAL SUBDIVISION MAP**, filed by owner Pacifica Villages, LP pursuant to Government Code Section 66472.1 and Pacifica Municipal Code Section 10-1.1301(g), to amend the final subdivision map entitled "Condominium Map, the Summit at Skyline" (San Mateo County Recorder Book 139, Pages 71 through 77 of Maps, recorded August 22, 2014) in order to remove all references to condominiums, at the Villages at Pacifica apartment complex, formerly known as Marymount Summit/Gateway Apartments, located at 405-439 and 443-467 Gateway Drive in Pacifica (APNs 009-540-110, 009-540-120, 009-540-130, 009-540-140, 009-540-150, 009-540-160, and 009-540-170). Recommended California Environmental Quality Act (CEQA) status: Exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3).
Proposed Action: Approve as conditioned.

ADJOURNMENT

Anyone aggrieved by the action of the City Engineer has 10 calendar days to appeal the decision in writing to the Planning Commission. If any of the above actions are challenged in court, issues which may be raised are limited to those raised at the public hearing or in written correspondence delivered to the City at, or prior to, the public hearing. Judicial review of any City administrative decision may be had only if a petition is filed with the court not later than the 90th day following the date upon which the decision becomes final. Judicial review of environmental determinations may be subject to a shorter time period for litigation, in certain cases 30 days following the date of final decision.

The City of Pacifica will provide special assistance for persons with disabilities upon 24 hours advance notice to the City Manager's office at (650) 738-7301, including requests for sign language assistance, written material printed in a larger font, or audio recordings of written material. All meeting rooms are accessible to persons with disabilities.



Scenic Pacifica
Incorporated Nov. 22, 1957

CITY ENGINEER Staff Report

DATE: April 14, 2021

ITEM: 1

PUBLIC NOTICE: Notice of Public Hearing was published in the San Mateo Daily Journal on April 2, 2021 and mailed to 660 surrounding property owners and occupants.

APPLICANT/OWNER: Pacifica Villages, LP
P.O. Box 1228
Los Angeles, CA 90078

PROJECT LOCATION: Villages at Pacifica Apartment Complex (formerly Marymount Summit/Gateway) 405-439 and 443-467 Gateway Drive in Pacifica (APNs 009-540-110, 009-540-120, 009-540-130, 009-540-140, 009-540-150, 009-540-160, and 009-540-170) – Westview-Pacific Highlands

PROJECT DESCRIPTION: Amend Final Map entitled “Condominium Map, the Summit at Skyline” (San Mateo County Recorder Book 139, Pages 71 through 77 of Maps, recorded August 22, 2014) to remove all references to condominiums

SITE DESIGNATIONS: General Plan: High Density Residential
Zoning: P-D (Planned Development)

RECOMMENDED CEQA STATUS: Exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3)

ADDITIONAL REQUIRED APPROVALS: None. Subject to appeal to the Planning Commission.

RECOMMENDED ACTION: Approve.

PREPARED BY: Christian W. Murdock, AICP, Deputy Director of Planning

PROJECT SUMMARY, RECOMMENDATION, AND FINDINGS

1. Project Description/Background

On November 23, 2020, the City Council adopted Resolution No. 71-2020 to authorize the City Manager to execute an Affordable Housing Regulatory Agreement, Loan Agreement, and any other documents necessary for the property owner to move forward with the conversion of the Villages at Pacifica apartment complex (formerly Marymount Summit/Gateway Apartments) located at 405-439 and 443-467 Gateway Drive (APNs 009-540-110, 009-540-120, 009-540-130, 009-540-140, 009-540-150, 009-540-160, and 009-540-170) (“Property”) into an affordable housing project with 168 dwelling units restricted to occupancy by tenants earning not more than 80 percent of the San Mateo County Area Median Income. The City Manager executed the Regulatory Agreement and Loan Agreement on January 21, 2021, and it was recorded against the Property in the San Mateo County Recorder’s Office (“Recorder”) on January 26, 2021. On March 8, 2021, the City Council approved the property management agent for the project.

The prior Property owner of the Villages at Pacifica obtained City approval of a condominium conversion in 2008. The prior owner followed the 2008 condominium conversion approval with the creation of condominiums pursuant to filing of a final subdivision map in 2014, recordation of a condominium plan with the Recorder in 2015, and execution of various documents related to creation of condominiums including but not limited to covenants, conditions, and restrictions (“CC&Rs”), a shared use agreement, and declarations of annexation, also in 2015. The prior owner also pursued approval of public reports by the State of California Department of Real Estate in 2015 and 2016 as prerequisites to sale of condominiums. Although condominiums were created at the Property, the prior owner never sold any of the apartment units as condominiums and none of the proposed common areas were ever conveyed to a homeowners association.

In order implement certain provisions in the Regulatory Agreement, the Owner has recorded a Revocation of The Summit at Skyline Condominium Plan (“Revocation”) pursuant to California Civil Code 4295. Further, on March 8, 2021, the City Council approved the termination of the following documents:

- Inclusionary Zoning Compliance Agreement (Recorder Instrument No. 2014-077501); August 27, 2014
- Summit at Skyline CC&Rs (Recorder Instrument No. 2015-034434 and Nos. 2015-132500 through 2015-132504); April 9, 2015; December 16, 2015
- Below Market Rate Compliance Agreement (Recorder Instrument No. 2019-064312); August 13, 2019

The Owner has now applied to amend the final subdivision map for the Property entitled “Condominium Map, the Summit at Skyline” which was filed in Recorder Book 139, Pages 71 through 77 of Maps on August 22, 2014 (Attachment B), to remove all references to condominiums. Owner has submitted the necessary documents to the City Engineer to amend the map as provided in the Subdivision Map Act and Title 10 of the Pacifica Municipal Code

("PMC"). Further, Owner has submitted an amended subdivision map (Attachment C) that meets the form and content requirements of PMC Section 10-1.1302.

2. State Law and Pacifica Municipal Code

The Subdivision Map Act, in Government Code Section 66472.1, provides for the correction and amendment of a final subdivision map or final parcel map after approval (i.e., final map amendment), as follows:

In addition to the amendments authorized by Section 66469, after a final map or parcel map is filed in the office of the county recorder, the recorded final map may be modified by a certificate of correction or an amending map, if authorized by local ordinance, if the local agency finds that there are changes in circumstances that make any or all of the conditions of the map no longer appropriate or necessary and that the modifications do not impose any additional burden on the fee owners of the real property, and if the modifications do not alter any right, title, or interest in the real property reflected on the recorded map, and the local agency finds that the map as modified conforms to Section 66474. Any modification shall be set for public hearing as provided for in Section 66451.3. The local agency shall confine the hearing to consideration of, and action on, the proposed modification.

Section 10-1.1301(g) of the Pacifica Municipal Code ("PMC") authorizes amendment of a final map or parcel map after it has been filed in the office of the Recorder. In the subject case, the City Engineer will conduct a public hearing to consider the requested final map amendment to remove all references to condominiums at the Property.

3. Required Findings

Amended Final Map

In order to approve final map amendment, the City Engineer must make the following findings as provided in Government Code Section 66472.1 and PMC Section 10-1.1301(g). The following discussion supports the City Engineer's findings in this regard:

- i. Required Finding: *There are changes in circumstances that make any or all of the conditions of the recorded map no longer appropriate or necessary.*

Discussion: As discussed in the staff report above, the Project site has been purchased by Owner since recording of the original map to effectuate the development of an affordable housing project and the Owner has filed a Revocation of the Condominium Plan in addition to recording numerous agreements setting forth obligations to maintain the Project as an affordable rental apartment project and terminating the agreement related to the condominiums. Therefore, there is a change in circumstances that makes the recorded map describing condominiums no longer appropriate or necessary because the Property will be operated on a long-term basis as a rental apartment project for the term of the Affordable Housing Regulatory Agreement recorded on the Property.

- ii. Required Finding: *The modifications do not impose any additional burden on the fee owner(s) of the real property.*

Discussion: The modifications do not impose any additional burden on the fee owner(s) of the Property because the modifications to remove the condominium references merely reflect the current status of the Project as a rental apartment project following Owner's filing of a Revocation of the Condominium Plan.

- iii. Required Finding: *The modifications do not alter any right, title, or interest in the real property reflected on the recorded map.*

Discussion: The modifications do not alter any right, title or interest in the real property because the Owner has already filed a Revocation of the Condominium Plan and other numerous agreements to ensure the Property remains a rental apartment project and cannot be developed with condominiums. The proposed amended map confirms the rights, title and interest as they already exist.

- iv. Required Finding: *None of the findings under Government Code Section 66474 for denial of a tentative map or parcel map are present with respect to the amended map.*

Discussion: The only changes to the original map being made are to remove references to condominiums, which will allow the Property to operate on a long-term basis as a rental apartment project for the term of the Affordable Housing Regulatory Agreement recorded on the Property. The City of Pacifica General Plan and Zoning Regulations allow rental apartments to operate on the Property and the Property is not required to operate as a condominium project. Therefore, there are no other changes that affect design, density or other map attributes and none of the findings in Section 66474 are applicable.

4. CEQA Recommendation

Staff analysis of the proposed project supports a City Engineer finding that it qualifies for an exemption from the California Environmental Quality Act (CEQA). The Project is exempt under CEQA Guidelines Section 15061(b)(3), as described below, because the Project is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment; where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

The Project involves an amendment to a recorded final subdivision map for the sole purpose of removing all references to condominiums. The Project, if approved, would result in an amended final subdivision map that reflects the existing condition of the property. Because the Project would result in an amended final subdivision map that reflects the existing condition of the property, and because the Project does not involve any physical change in the environment, it therefore has no potential to cause a significant direct or indirect effect on the environment, and is not subject to CEQA.

5. Staff Analysis and Recommendation

Staff recommends that the City Engineer approve the requested final map amendment. An approval would allow the final subdivision map already recorded on the Property to reflect the current and future condition of the Property as a rental apartment project that is not operated as a condominium project. Moreover, approval of the final map amendment would enable the Owner to implement the terms of the Affordable Housing Regulatory Agreement between Owner and the City, which is already recorded on the Property, in a manner consistent with City Council approval of the Agreement.

CITY ENGINEER ACTION

MOTION FOR APPROVAL:

Move that the City Engineer **FINDS** the Project is exempt from the California Environmental Quality Act; **APPROVES** the amended map included as Attachment C to the staff report by adopting the attached resolution, including conditions of approval in Exhibit A; and, incorporates all maps and testimony into the record by reference.

ATTACHMENT LIST:

Attachment A - Draft Resolution and COAs
Attachment B – Original Subdivision Map
Attachment C – Amended Subdivision Map

ATTACHMENT A

RESOLUTION NO. CE-2021-_____

A RESOLUTION OF THE CITY ENGINEER OF THE CITY OF PACIFICA APPROVING AN AMENDMENT TO THE FINAL SUBDIVISION MAP ENTITLED “CONDOMINIUM MAP, THE SUMMIT AT SKYLINE” (SAN MATEO COUNTY RECORDER BOOK 139, PAGES 71 THROUGH 77 OF MAPS, RECORDED AUGUST 22, 2014) IN ORDER TO REMOVE ALL REFERENCES TO CONDOMINIUMS, AT THE VILLAGES AT PACIFICA APARTMENT COMPLEX, FORMERLY KNOWN AS MARYMOUNT SUMMIT/GATEWAY APARTMENTS, 405-439 AND 443-467 GATEWAY DRIVE IN PACIFICA (APNS 009-540-110, 009-540-120, 009-540-130, 009-540-140, 009-540-150, 009-540-160, AND 009-540-170), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Initiated by: Pacifica Villages, LP (“Applicant”).

WHEREAS, the Applicant has taken actions necessary to move forward with the conversion of the Villages at Pacifica apartment complex (formerly Marymount Summit/Gateway Apartments) located at 405-439 and 443-467 Gateway Drive (APNs 009-540-110, 009-540-120, 009-540-130, 009-540-140, 009-540-150, 009-540-160, and 009-540-170) (“Property”) into an affordable housing project with 168 dwelling units restricted to occupancy by tenants earning not more than 80 percent of the San Mateo County Area Median Income (the “Project”); and

WHEREAS, the Applicant has applied to amend the final subdivision map for the Property entitled “Condominium Map, the Summit at Skyline” which was filed in Recorder Book 139, Pages 71 through 77 of Maps on August 22, 2014 (“Original Map”), to remove all references to condominiums, consistent with the prior actions to effectuate the Project; and

WHEREAS, Applicant has submitted the necessary documents to the City Engineer to amend the map as provided in the Subdivision Map Act and Title 10 of the Pacifica Municipal Code (“PMC”), including submitting an amending map (“Amended Map”, attached hereto as Exhibit B) that meets the form and content requirements of PMC Section 10-1.1302; and

WHEREAS, the City Engineer of the City of Pacifica did hold a duly noticed public hearing on April 14, 2021, at which time he considered all oral and documentary evidence presented, and incorporated all testimony and documents into the record by reference.

NOW, THEREFORE BE IT RESOLVED by the City Engineer of the City of Pacifica as follows:

1. The above recitals are true and correct and material to this Resolution.
2. In making its findings, the City Engineer relied upon and hereby incorporates by reference all correspondence, staff reports, and other related materials.
3. The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines 15061(b)(3) and therefore directs staff to file a Notice of Exemption for the Project.

BE IT FURTHER RESOLVED that the City Engineer of the City of Pacifica does hereby make the finding that the Project qualifies for an exemption under CEQA Guidelines Section 15061(b)(3), because the Project is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment; where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The Project involves an amendment to a recorded final subdivision map for the sole purpose of removing all references to condominiums. The Project, if approved, would result in an amended final subdivision map that reflects the existing condition of the Property. Because the Project would result in an amended final subdivision map that reflects the existing condition of the property, and because the Project does not involve any physical change in the environment, it therefore has no potential to cause a significant direct or indirect effect on the environment, and is not subject to CEQA.

BE IT FURTHER RESOLVED that the City Engineer of the City of Pacifica does hereby make the following findings pertaining to the proposed Final Map Amendment as provided in Government Code Section 66472.1 and PMC Section 10-1.1301(g):

1. Required Finding: *There are changes in circumstances that make any or all of the conditions of the recorded map no longer appropriate or necessary.*

Discussion: As discussed in the staff report, the Project site has been purchased by Applicant since recording of the original map to effectuate the development of an affordable housing project and the Applicant has filed a Revocation of the Condominium Plan in addition to recording numerous agreements setting forth obligations to maintain the Project as an affordable apartment rental project and terminating the agreement related to the condominiums. Therefore, there is a change of circumstances that makes the recorded map (the Original Map) describing condominiums no longer appropriate or necessary because the Property will be operated on a long-term basis as a rental apartment project for the term of the Affordable Housing Regulatory Agreement recorded on the Property.

2. Required Finding: *The modifications do not impose any additional burden on the fee owner(s) of the real property.*

Discussion: The modifications do not impose any additional burden on the fee owner(s) of the Property because the modifications to remove the condominium references merely reflect the current status of the Project as a rental apartment project following the Applicant's filing of a Revocation of the Condominium Plan.

3. Required Finding: *The modifications do not alter any right, title, or interest in the real property reflected on the recorded map.*

Discussion: The modifications do not alter any right, title or interest in the real property because the Applicant has already filed a Revocation of the Condominium Plan and other numerous agreements to ensure the Property remains a rental apartment project and cannot be developed with condominiums. The proposed Amended Map confirms the rights, title and interest as they already exist.

4. Required Finding: *None of the findings under Government Code Section 66474 for denial of a tentative or parcel map are present with respect to the amended map.*

Discussion: The only changes to the Original Map being made are to remove references to condominiums, which will allow the Property to operate on a long-term basis as a rental apartment project for the term of the Affordable Housing Regulatory Agreement recorded on the Property. The City of Pacifica General Plan and Zoning Regulations allow rental apartments to operate on the Property and the Property is not required to operate as a condominium project. Therefore, there are no other changes that affect design, density or other map attributes and none of the findings in Section 66474 are applicable.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Engineer of the City of Pacifica approves the Amended Map attached hereto as Exhibit B to authorize an amendment to the Final Subdivision Map Entitled “Condominium Map, The Summit At Skyline” (San Mateo County Recorder Book 139, Pages 71 Through 77 of Maps, Recorded August 22, 2014) in order to remove all references to condominiums, subject to conditions of approval included as Exhibit A to this resolution.

* * * * *

Passed and adopted at a regular meeting of the City Engineer of the City of Pacifica, California, held on the 14th day of April, 2021.

Segundo S. Bautista, P. E.
Deputy Director of Public Works/City Engineer

Exhibit A

Conditions of Approval: An Amendment to the Final Subdivision Map Entitled “Condominium Map, The Summit At Skyline” (San Mateo County Recorder Book 139, Pages 71 Through 77 of Maps, Recorded August 22, 2014) in Order to Remove all References to Condominiums, at The Villages at Pacifica Apartment Complex, Formerly Known as Marymount Summit/Gateway Apartments (405-439 and 443-467 Gateway Drive In Pacifica (APNs 009-540-110, 009-540-120, 009-540-130, 009-540-140, 009-540-150, 009-540-160, and 009-540-170))

City Engineer Meeting of April 14, 2021

1. The Amended Final Map shall be substantially in accord with the map entitled “Amending Map The Villages at Pacifica,” dated March 2021, consisting of five sheets, and received by the City of Pacifica on March 1, 2021, except as modified by the following conditions.
2. The approval or approvals is/are valid for a period of two years from the date of final determination. If the Amended Map is not recorded in the Office of the Recorder of San Mateo County within such period of time, the approval(s) shall expire unless Applicant submits a written request for an extension and applicable fee prior to the expiration date, and the City Engineer approves the extension request as provided below. The City Engineer may administratively grant a single, one year extension provided, in the City Engineer’s sole discretion, the circumstances considered during the initial Project approval have not materially changed. Otherwise, the City Engineer shall consider a request for a single, one year extension.
3. The Amended Map shall have no force or effect until all required signatures and/or endorsements on the title sheet of same are obtained, and until the Amended Map is recorded in the Office of the Recorder of San Mateo County.
4. The Applicant shall indemnify, defend and hold harmless the City, its Council, Planning Commission, advisory boards, officers, employees, consultants and agents (hereinafter “City”) from any claim, action or proceeding (hereinafter “Proceeding”) brought against the City to attack, set aside, void or annul the City’s actions regarding any development or land use permit, application, license, denial, approval or authorization, including, but not limited to, variances, use permits, developments plans, specific plans, general plan amendments, zoning amendments, approvals and certifications pursuant to the California Environmental Quality Act, and/or any mitigation monitoring program, or brought against the City due to actions or omissions in any way connected to the Applicant’s Project (“Challenge”). City may, but is not obligated to, defend such Challenge as City, in its sole discretion, determines appropriate, all at Applicant’s sole cost and expense. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and costs of suit, attorney’s fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the Applicant, City, and/or parties initiating or bringing such Proceeding. If the Applicant is required to defend the City as set forth above, the City shall retain the right to select the counsel who shall defend the City. Per Government Code Section 66474.9, the City shall promptly notify Applicant of any Proceeding and shall cooperate fully in the defense.

END

EXHIBIT B

The Amended Map Entitled “Amending Map The Villages at Pacifica,” dated March 2021, and received by the City of Pacifica on March 1, 2021.

**EXHIBIT B INTENTIONALLY OMITTED
FROM THIS DRAFT RESOLUTION**

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN ALL OF LOT 4 AND EASEMENTS WITHIN PORTIONS OF LOTS 1, 2 & 5 SHOWN UPON THE HEREIN MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY; AND THAT WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION. SAID OWNERS DECLARE THAT SAID MAP IS FOR CONDOMINIUM PURPOSES.

MARYMOUNT GATEWAY APARTMENTS, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Jasbir Walia MANAGER

BY: Arjun Bhagat MANAGER

OWNER'S ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF SAN MATEO } S.S.

ON MARCH 18, 2014, BEFORE ME RENÉE LEWIS, NOTARY PUBLIC PERSONALLY APPEARED JASBIR WALIA AND ARJUN BHAGAT 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] RENÉE LEWIS
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: MAY 30, 2014

PRINCIPAL PLACE OF BUSINESS(COUNTY): SAN MATEO COUNTY

COMMISSION NUMBER OF NOTARY: 1891476

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN ALL OF LOTS 1, 2, 3 & 5 AND AN EASEMENT WITHIN A PORTION OF LOT 4 SHOWN UPON THE HEREIN MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY; AND THAT WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION. SAID OWNERS DECLARE THAT SAID MAP IS FOR CONDOMINIUM PURPOSES.

MARYMOUNT SUMMIT, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Jasbir Walia MANAGER

BY: Arjun Bhagat MANAGER

OWNER'S ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF SAN MATEO } S.S.

ON MARCH 18, 2014, BEFORE ME RENÉE LEWIS, NOTARY PUBLIC PERSONALLY APPEARED JASBIR WALIA AND ARJUN BHAGAT 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] RENÉE LEWIS
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: MAY 30, 2014

PRINCIPAL PLACE OF BUSINESS(COUNTY): SAN MATEO COUNTY

COMMISSION NUMBER OF NOTARY: 1891476

BENEFICIARY STATEMENT

THE UNDERSIGNED, AS BENEFICIARY UNDER THE DEED OF TRUST RECORDED ON MARCH 1, 2012 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2012-027873 AND THE DEED OF TRUST RECORDED ON MARCH 1, 2012 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2012-027874, SAN MATEO COUNTY, CALIFORNIA, DOES HEREBY JOIN IN AND CONSENT TO THE FOREGOING OWNER'S STATEMENT.

BENEFICIARY: JP MORGAN CHASE BANK, N.A.

BY: Darrel Hurt DATE: 5/29/14

NAME: DARREL HURT

TITLE: AUTHORIZED OFFICER

BENEFICIARY'S ACKNOWLEDGMENT

STATE OF ~~CALIFORNIA~~ }
TEXAS } S.S.
COUNTY OF DALLAS

ON MAY 29, 2014, BEFORE ME PARAS VALLIANI PERSONALLY APPEARED DARREL HURT 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] PARAS VALLIANI
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: AUGUST 17, 2015

PRINCIPAL PLACE OF BUSINESS(COUNTY): DALLAS

COMMISSION NUMBER OF NOTARY: 12441652-3

CITY CLERK'S STATEMENT

I, KATHY O'CONNELL, CITY CLERK OF THE CITY OF PACIFICA, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED FINAL MAP ENTITLED "THE SUMMIT AT SKYLINE", CITY OF PACIFICA, SAN MATEO COUNTY, STATE OF CALIFORNIA, CONSISTING OF SEVEN (7) SHEETS, THIS STATEMENT BEING UPON SHEET 1 THEREOF, WAS PRESENTED TO THE COUNCIL OF THE CITY OF PACIFICA AS PROVIDED BY LAW AT A REGULAR MEETING HELD ON THE 24th DAY OF MARCH, 2014, AND THAT SAID COUNCIL OF THE CITY OF PACIFICA DID THEREUPON, DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP.

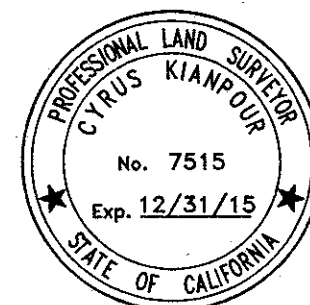
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE 16th DAY OF JUNE, 2014.

[Signature]
KATHY O'CONNELL
CITY CLERK, CITY OF PACIFICA
COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT

I AM SATISFIED THAT THE WITHIN PARCEL MAP IS TECHNICALLY CORRECT.

DATE: 6-12-2014



[Signature]
CYRUS KIANPOUR, PLS
LS # 7515
LIC. EXP. 12/31/15

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT THE SUBDIVISION AS SHOWN ON SAID MAP IS SUBSTANTIALLY THE SAME AS SAID SUBDIVISION APPEARED ON THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP AND ANY APPROVED AMENDMENTS THERETO; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, AND AMENDMENTS THERETO AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

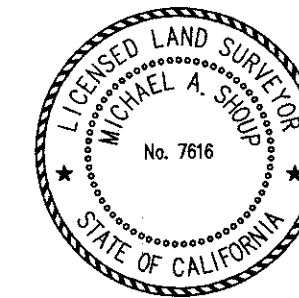
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 4th DAY OF July, 2014.

[Signature]
VAN DOMINIC OCAMPO, R.C.E. 59601
REGISTRATION EXPIRES: 12/31/2015
CITY ENGINEER, CITY OF PACIFICA,
COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

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 ORDINANCES AT THE REQUEST OF MARYMOUNT GATEWAY APARTMENTS, LLC AND MARYMOUNT SUMMIT, LLC IN MAY 2008. I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: 03.11.14



[Signature]
MICHAEL A. SHOUP, PLS #7616
LICENSE EXPIRES: 12/31/2014

COUNTY RECORDER'S STATEMENT

FILED FOR RECORD THIS 22nd DAY OF August, 2014 AT 11:21 A.M., IN BOOK 139 OF MAPS AT PAGES 71-77 AT THE REQUEST OF First American Title Company

FEE: \$ 22.00

SERIES NO. 2014-900116

MARK CHURCH
COUNTY RECORDER IN AND FOR THE
COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

BY: [Signature]
DEPUTY CLERK

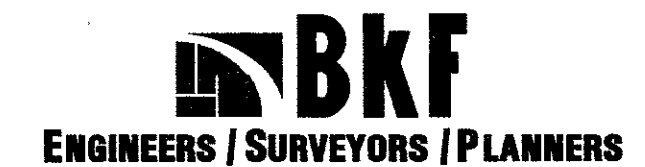
SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2 & 3	BOUNDARY & EASEMENTS PLAN
4 & 5	CONDO LAYOUT
6 & 7	EASEMENT LAYOUT

CONDOMINIUM MAP

THE SUMMIT AT SKYLINE
FOR CONDOMINIUM CONVERSION OF
LOTS 1 - 5 AS SHOWN IN BOOK 111 OF
MAPS AT PAGES 14 - 16
RECORDED JANUARY 9, 1984
SAN MATEO COUNTY RECORDS
PACIFICA SAN MATEO COUNTY CALIFORNIA

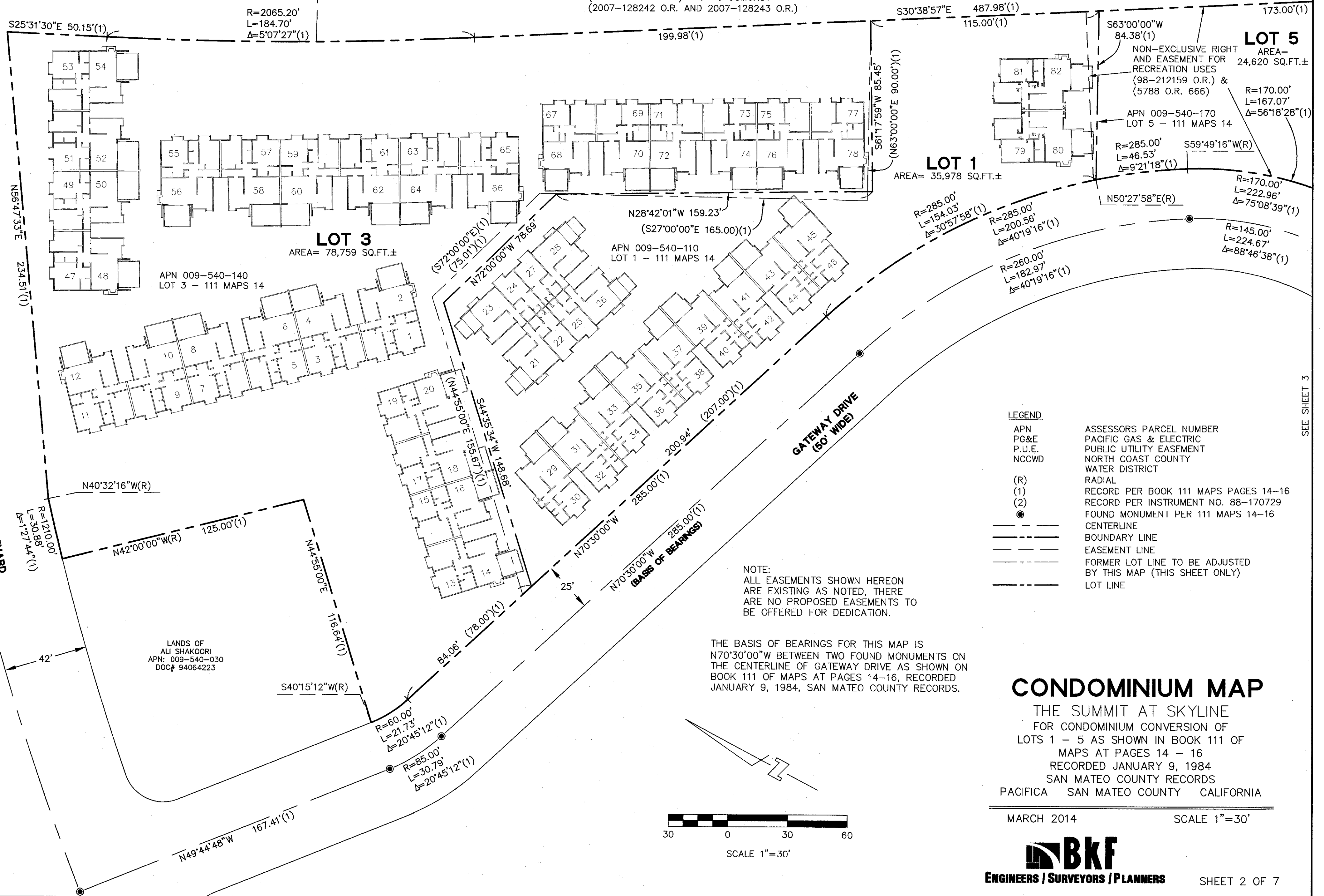
MARCH 2014



EASEMENT NOTES:
 SEE EASEMENT MATTERS OVER CERTAIN
 PARCELS TO TCI CABLEVISION (2002-077930
 O.R.) AND TO HERITAGE CABLEVISION
 (2005-169364 O.R.) AND TO COMCAST
 (2007-128242 O.R. AND 2007-128243 O.R.)

LANDS OF
 STATE OF CALIFORNIA
 4814 O.R. 626

LANDS OF
 STATE OF CALIFORNIA
 5491 O.R. 15



LEGEND

APN	ASSESSORS PARCEL NUMBER
PG&E	PACIFIC GAS & ELECTRIC
P.U.E.	PUBLIC UTILITY EASEMENT
NCCWD	NORTH COAST COUNTY WATER DISTRICT
(R)	RADIAL
(1)	RECORD PER BOOK 111 MAPS PAGES 14-16
(2)	RECORD PER INSTRUMENT NO. 88-170729
●	FOUND MONUMENT PER 111 MAPS 14-16
---	CENTERLINE
---	BOUNDARY LINE
---	EASEMENT LINE
---	FORMER LOT LINE TO BE ADJUSTED BY THIS MAP (THIS SHEET ONLY)
---	LOT LINE

NOTE:
 ALL EASEMENTS SHOWN HEREON
 ARE EXISTING AS NOTED, THERE
 ARE NO PROPOSED EASEMENTS TO
 BE OFFERED FOR DEDICATION.

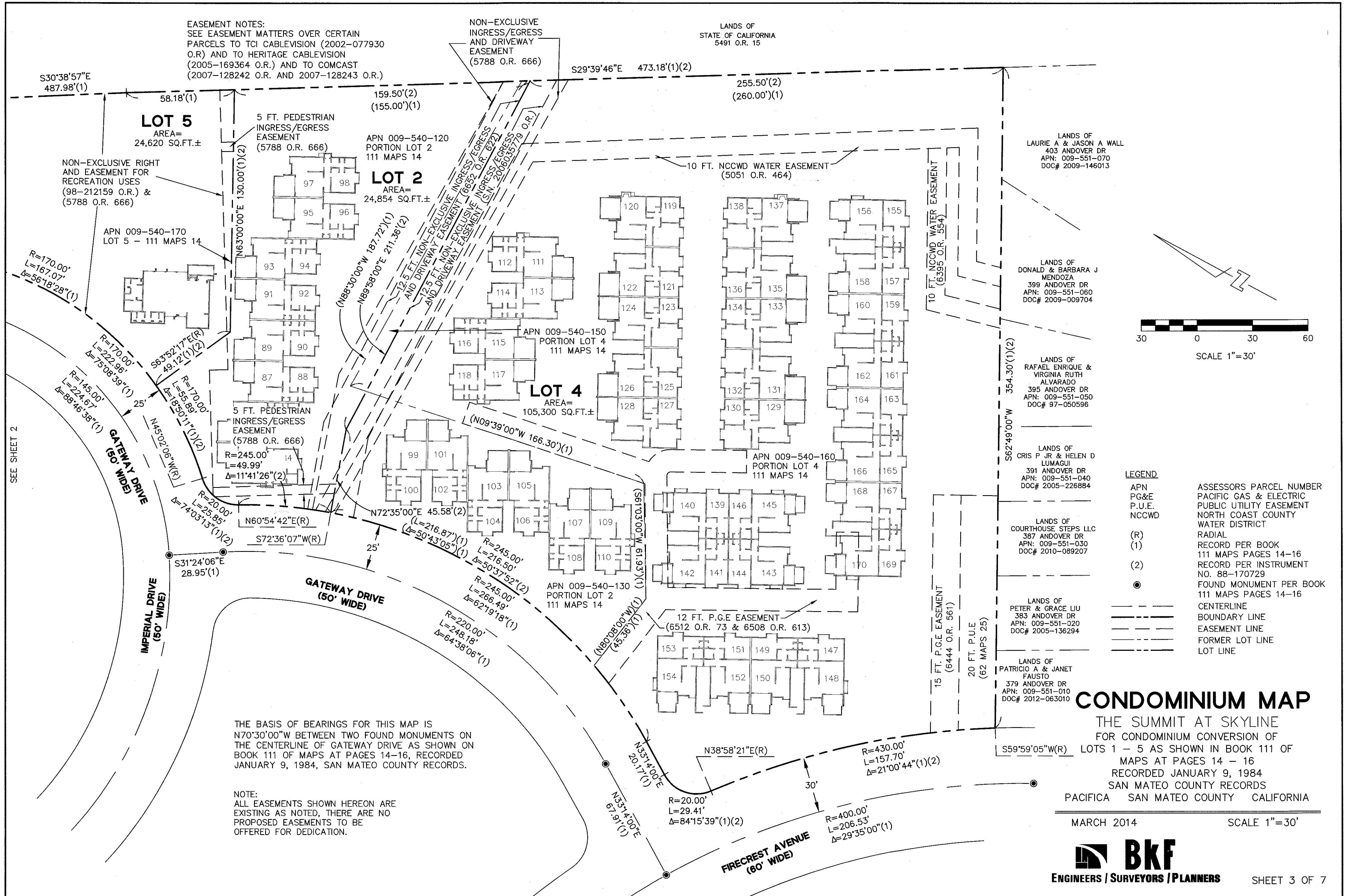
THE BASIS OF BEARINGS FOR THIS MAP IS
 N70°30'00"W BETWEEN TWO FOUND MONUMENTS ON
 THE CENTERLINE OF GATEWAY DRIVE AS SHOWN ON
 BOOK 111 OF MAPS AT PAGES 14-16, RECORDED
 JANUARY 9, 1984, SAN MATEO COUNTY RECORDS.

CONDOMINIUM MAP
 THE SUMMIT AT SKYLINE
 FOR CONDOMINIUM CONVERSION OF
 LOTS 1 - 5 AS SHOWN IN BOOK 111 OF
 MAPS AT PAGES 14 - 16
 RECORDED JANUARY 9, 1984
 SAN MATEO COUNTY RECORDS
 PACIFICA SAN MATEO COUNTY CALIFORNIA

MARCH 2014 SCALE 1"=30'



SEE SHEET 3



EASEMENT NOTES:
SEE EASEMENT MATTERS OVER CERTAIN PARCELS TO TCI CABLEVISION (2002-077930 O.R.) AND TO HERITAGE CABLEVISION (2005-169364 O.R.) AND TO COMCAST (2007-128242 O.R. AND 2007-128243 O.R.)

NON-EXCLUSIVE INGRESS/EGRESS AND DRIVEWAY EASEMENT (5788 O.R. 666)

LANDS OF STATE OF CALIFORNIA 5491 O.R. 15

LANDS OF LAURIE A & JASON A WALL 403 ANDOVER DR APN: 009-551-070 DOC# 2009-146013

LANDS OF DONALD & BARBARA J MENDOZA 399 ANDOVER DR APN: 009-551-060 DOC# 2009-009704

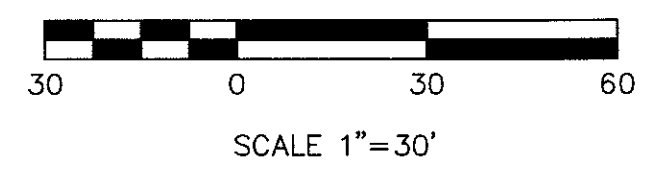
LANDS OF RAFAEL ENRIQUE & VIRGINIA RUTH ALVARADO 395 ANDOVER DR APN: 009-551-050 DOC# 97-050596

LANDS OF CRIS P JR & HELEN D LUMAGUI 391 ANDOVER DR APN: 009-551-040 DOC# 2005-226884

LANDS OF COURTHOUSE STEPS LLC 387 ANDOVER DR APN: 009-551-030 DOC# 2010-089207

LANDS OF PETER & GRACE LIU 383 ANDOVER DR APN: 009-551-020 DOC# 2005-136294

LANDS OF PATRICIO A & JANET FAUSTO 379 ANDOVER DR APN: 009-551-010 DOC# 2012-063010



LEGEND

APN	ASSESSORS PARCEL NUMBER
PG&E	PACIFIC GAS & ELECTRIC
P.U.E.	PUBLIC UTILITY EASEMENT
NCCWD	NORTH COAST COUNTY WATER DISTRICT
(R)	RADIAL
(1)	RECORD PER BOOK 111 MAPS PAGES 14-16
(2)	RECORD PER INSTRUMENT NO. 88-170729
●	FOUND MONUMENT PER BOOK 111 MAPS PAGES 14-16
---	CENTERLINE
---	BOUNDARY LINE
---	EASEMENT LINE
---	FORMER LOT LINE
---	LOT LINE

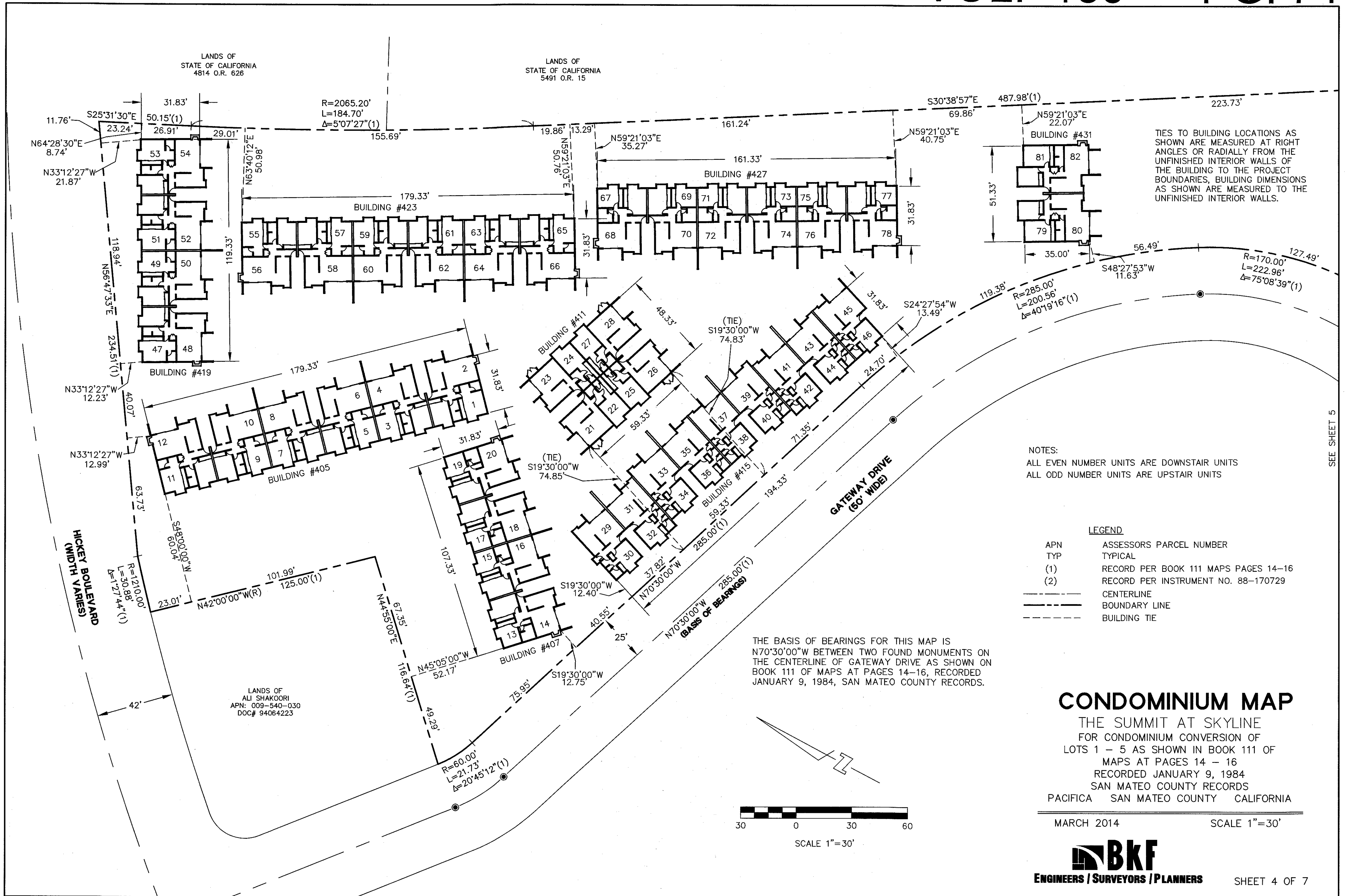
THE BASIS OF BEARINGS FOR THIS MAP IS N70°30'00"W BETWEEN TWO FOUND MONUMENTS ON THE CENTERLINE OF GATEWAY DRIVE AS SHOWN ON BOOK 111 OF MAPS AT PAGES 14-16, RECORDED JANUARY 9, 1984, SAN MATEO COUNTY RECORDS.

NOTE: ALL EASEMENTS SHOWN HEREON ARE EXISTING AS NOTED, THERE ARE NO PROPOSED EASEMENTS TO BE OFFERED FOR DEDICATION.

CONDOMINIUM MAP
THE SUMMIT AT SKYLINE
FOR CONDOMINIUM CONVERSION OF LOTS 1 - 5 AS SHOWN IN BOOK 111 OF MAPS AT PAGES 14 - 16
RECORDED JANUARY 9, 1984
SAN MATEO COUNTY RECORDS
PACIFICA SAN MATEO COUNTY CALIFORNIA

MARCH 2014 SCALE 1"=30'





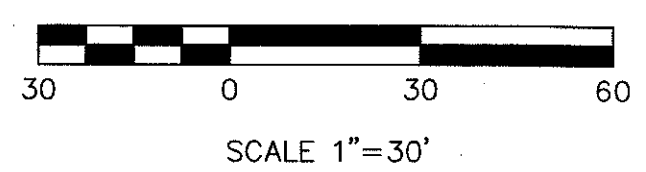
TIES TO BUILDING LOCATIONS AS SHOWN ARE MEASURED AT RIGHT ANGLES OR RADIALLY FROM THE UNFINISHED INTERIOR WALLS OF THE BUILDING TO THE PROJECT BOUNDARIES, BUILDING DIMENSIONS AS SHOWN ARE MEASURED TO THE UNFINISHED INTERIOR WALLS.

NOTES:
 ALL EVEN NUMBER UNITS ARE DOWNSTAIR UNITS
 ALL ODD NUMBER UNITS ARE UPSTAIR UNITS

LEGEND

APN	ASSESSORS PARCEL NUMBER
TYP	TYPICAL
(1)	RECORD PER BOOK 111 MAPS PAGES 14-16
(2)	RECORD PER INSTRUMENT NO. 88-170729
---	CENTERLINE
---	BOUNDARY LINE
---	BUILDING TIE

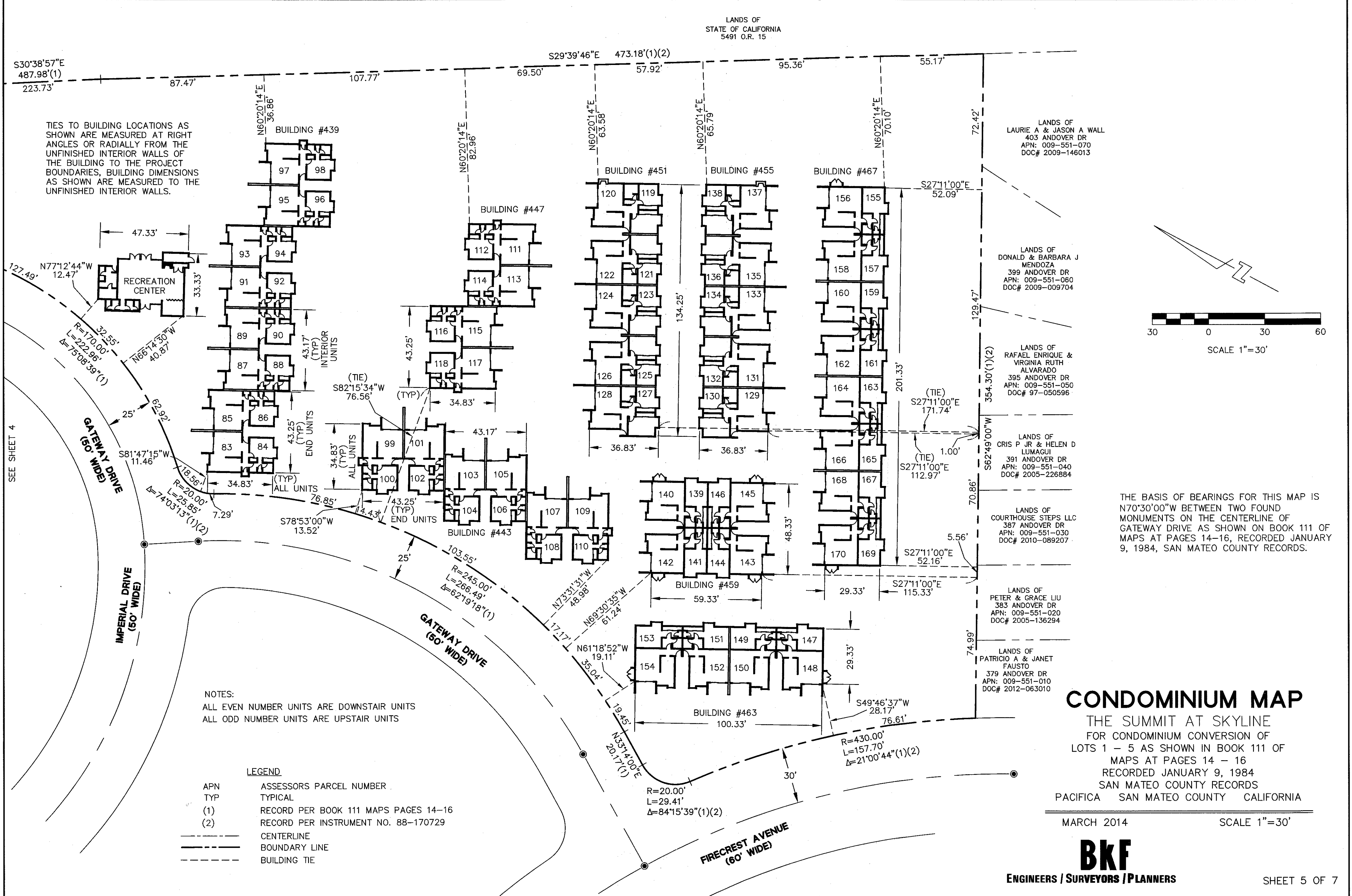
THE BASIS OF BEARINGS FOR THIS MAP IS N70°30'00"W BETWEEN TWO FOUND MONUMENTS ON THE CENTERLINE OF GATEWAY DRIVE AS SHOWN ON BOOK 111 OF MAPS AT PAGES 14-16, RECORDED JANUARY 9, 1984, SAN MATEO COUNTY RECORDS.



CONDOMINIUM MAP
 THE SUMMIT AT SKYLINE
 FOR CONDOMINIUM CONVERSION OF
 LOTS 1 - 5 AS SHOWN IN BOOK 111 OF
 MAPS AT PAGES 14 - 16
 RECORDED JANUARY 9, 1984
 SAN MATEO COUNTY RECORDS
 PACIFICA SAN MATEO COUNTY CALIFORNIA

MARCH 2014 SCALE 1"=30'





TIES TO BUILDING LOCATIONS AS SHOWN ARE MEASURED AT RIGHT ANGLES OR RADIALLY FROM THE UNFINISHED INTERIOR WALLS OF THE BUILDING TO THE PROJECT BOUNDARIES, BUILDING DIMENSIONS AS SHOWN ARE MEASURED TO THE UNFINISHED INTERIOR WALLS.

LANDS OF LAURIE A & JASON A WALL
403 ANDOVER DR
APN: 009-551-070
DOC# 2009-146013

LANDS OF DONALD & BARBARA J MENDOZA
399 ANDOVER DR
APN: 009-551-060
DOC# 2009-009704

LANDS OF RAFAEL ENRIQUE & VIRGINIA RUTH ALVARADO
395 ANDOVER DR
APN: 009-551-050
DOC# 97-050596

LANDS OF CRIS P JR & HELEN D LUMAGUI
391 ANDOVER DR
APN: 009-551-040
DOC# 2005-226884

LANDS OF COURTHOUSE STEPS LLC
387 ANDOVER DR
APN: 009-551-030
DOC# 2010-089207

LANDS OF PETER & GRACE LIU
383 ANDOVER DR
APN: 009-551-020
DOC# 2005-136294

LANDS OF PATRICIO A & JANET FAUSTO
379 ANDOVER DR
APN: 009-551-010
DOC# 2012-063010

THE BASIS OF BEARINGS FOR THIS MAP IS N70°30'00"W BETWEEN TWO FOUND MONUMENTS ON THE CENTERLINE OF GATEWAY DRIVE AS SHOWN ON BOOK 111 OF MAPS AT PAGES 14-16, RECORDED JANUARY 9, 1984, SAN MATEO COUNTY RECORDS.

NOTES:
ALL EVEN NUMBER UNITS ARE DOWNSTAIR UNITS
ALL ODD NUMBER UNITS ARE UPSTAIR UNITS

LEGEND
APN ASSESSORS PARCEL NUMBER
TYP TYPICAL
(1) RECORD PER BOOK 111 MAPS PAGES 14-16
(2) RECORD PER INSTRUMENT NO. 88-170729
--- CENTERLINE
--- BOUNDARY LINE
--- BUILDING TIE

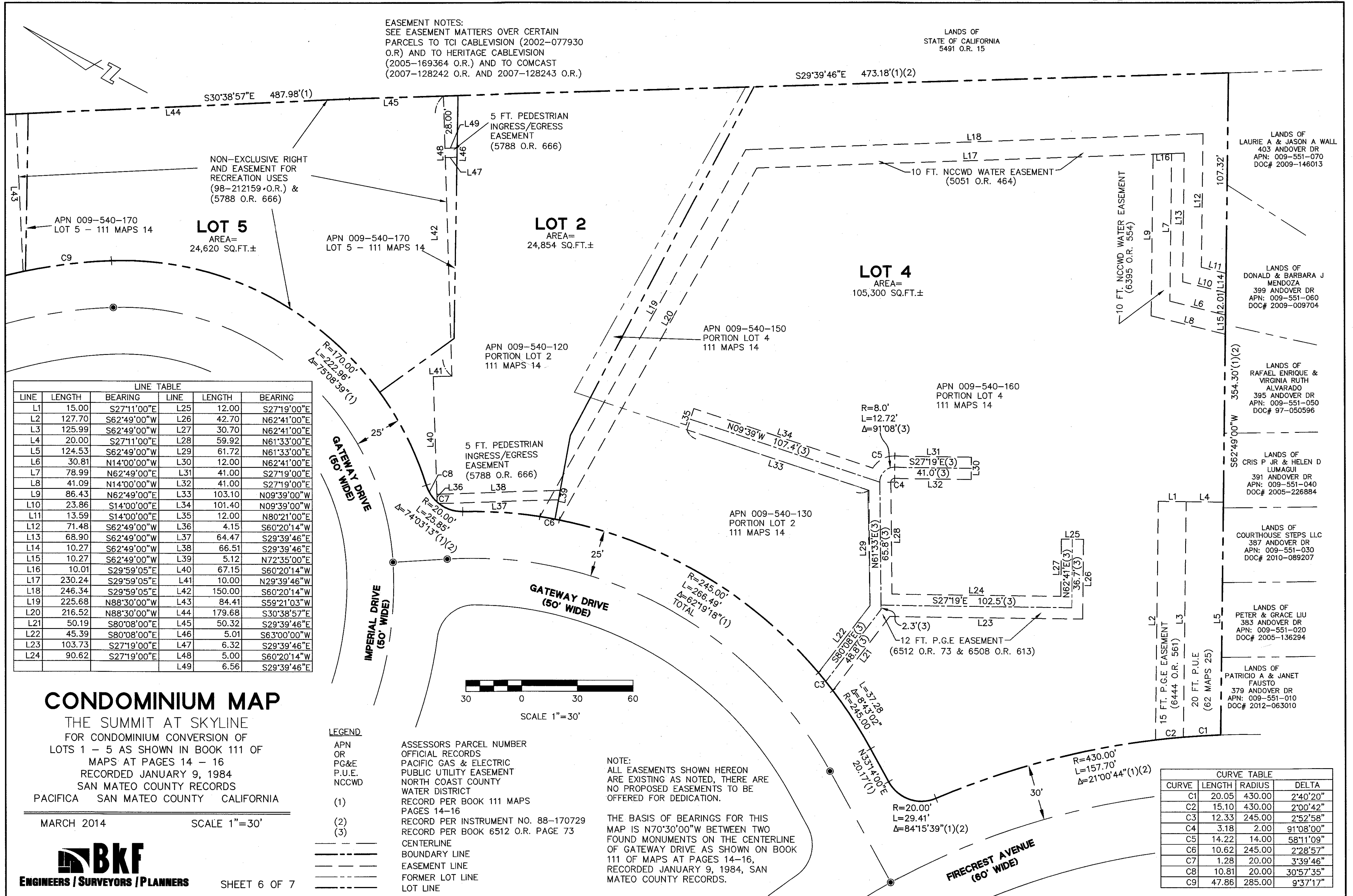
CONDOMINIUM MAP
THE SUMMIT AT SKYLINE
FOR CONDOMINIUM CONVERSION OF
LOTS 1 - 5 AS SHOWN IN BOOK 111 OF
MAPS AT PAGES 14 - 16
RECORDED JANUARY 9, 1984
SAN MATEO COUNTY RECORDS
PACIFICA SAN MATEO COUNTY CALIFORNIA

MARCH 2014 SCALE 1"=30'

BKF
ENGINEERS / SURVEYORS / PLANNERS

EASEMENT NOTES:
 SEE EASEMENT MATTERS OVER CERTAIN
 PARCELS TO TCI CABLEVISION (2002-077930
 O.R.) AND TO HERITAGE CABLEVISION
 (2005-169364 O.R.) AND TO COMCAST
 (2007-128242 O.R. AND 2007-128243 O.R.)

LANDS OF
 STATE OF CALIFORNIA
 5491 O.R. 15



LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	15.00	S27°11'00"E	L25	12.00	S27°19'00"E
L2	127.70	S62°49'00"W	L26	42.70	N62°41'00"E
L3	125.99	S62°49'00"W	L27	30.70	N62°41'00"E
L4	20.00	S27°11'00"E	L28	59.92	N61°33'00"E
L5	124.53	S62°49'00"W	L29	61.72	N61°33'00"E
L6	30.81	N14°00'00"W	L30	12.00	N62°41'00"E
L7	78.99	N62°49'00"E	L31	41.00	S27°19'00"E
L8	41.09	N14°00'00"W	L32	41.00	S27°19'00"E
L9	86.43	N62°49'00"E	L33	103.10	N09°39'00"W
L10	23.86	S14°00'00"E	L34	101.40	N09°39'00"W
L11	13.59	S14°00'00"E	L35	12.00	N80°21'00"E
L12	71.48	S62°49'00"W	L36	4.15	S60°20'14"W
L13	68.90	S62°49'00"W	L37	64.47	S29°39'46"E
L14	10.27	S62°49'00"W	L38	66.51	S29°39'46"E
L15	10.27	S62°49'00"W	L39	5.12	N72°35'00"E
L16	10.01	S29°59'05"E	L40	67.15	S60°20'14"W
L17	230.24	S29°59'05"E	L41	10.00	N29°39'46"W
L18	246.34	S29°59'05"E	L42	150.00	S60°20'14"W
L19	225.68	N88°30'00"W	L43	84.41	S59°21'03"W
L20	216.52	N88°30'00"W	L44	179.68	S30°38'57"E
L21	50.19	S80°08'00"E	L45	50.32	S29°39'46"E
L22	45.39	S80°08'00"E	L46	5.01	S63°00'00"W
L23	103.73	S27°19'00"E	L47	6.32	S29°39'46"E
L24	90.62	S27°19'00"E	L48	5.00	S60°20'14"W
			L49	6.56	S29°39'46"E

CONDOMINIUM MAP

THE SUMMIT AT SKYLINE
 FOR CONDOMINIUM CONVERSION OF
 LOTS 1 - 5 AS SHOWN IN BOOK 111 OF
 MAPS AT PAGES 14 - 16
 RECORDED JANUARY 9, 1984
 SAN MATEO COUNTY RECORDS
 PACIFICA SAN MATEO COUNTY CALIFORNIA

MARCH 2014 SCALE 1"=30'

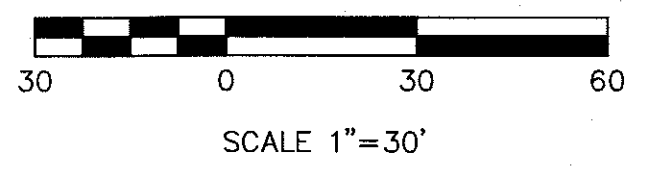


SHEET 6 OF 7

LEGEND
 APN
 OR
 PG&E
 P.U.E.
 NCCWD

(1) RECORD PER BOOK 111 MAPS PAGES 14-16
 (2) RECORD PER INSTRUMENT NO. 88-170729
 (3) RECORD PER BOOK 6512 O.R. PAGE 73
 CENTERLINE
 BOUNDARY LINE
 EASEMENT LINE
 FORMER LOT LINE
 LOT LINE

ASSESSORS PARCEL NUMBER
 OFFICIAL RECORDS
 PACIFIC GAS & ELECTRIC
 PUBLIC UTILITY EASEMENT
 NORTH COAST COUNTY
 WATER DISTRICT

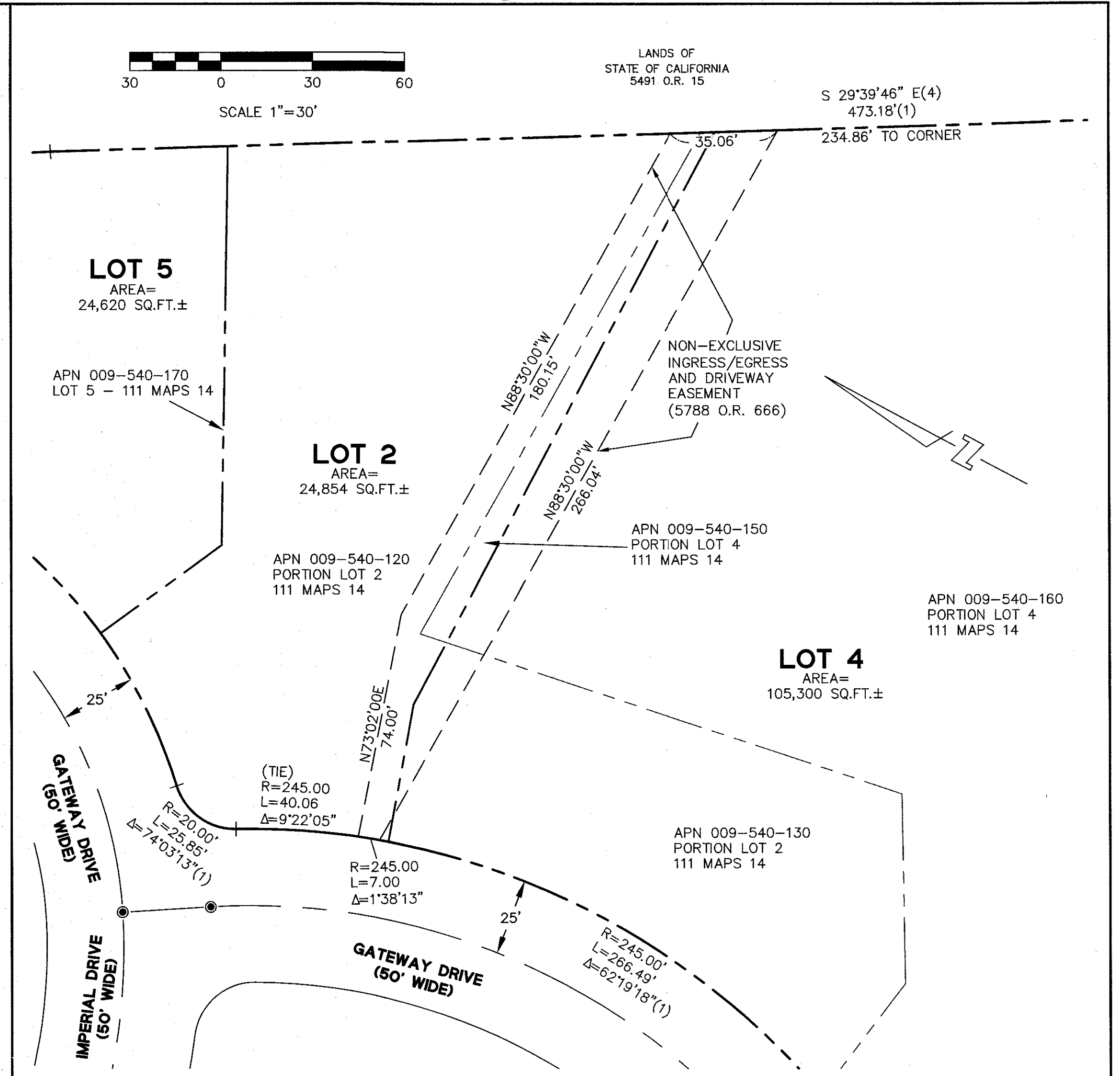
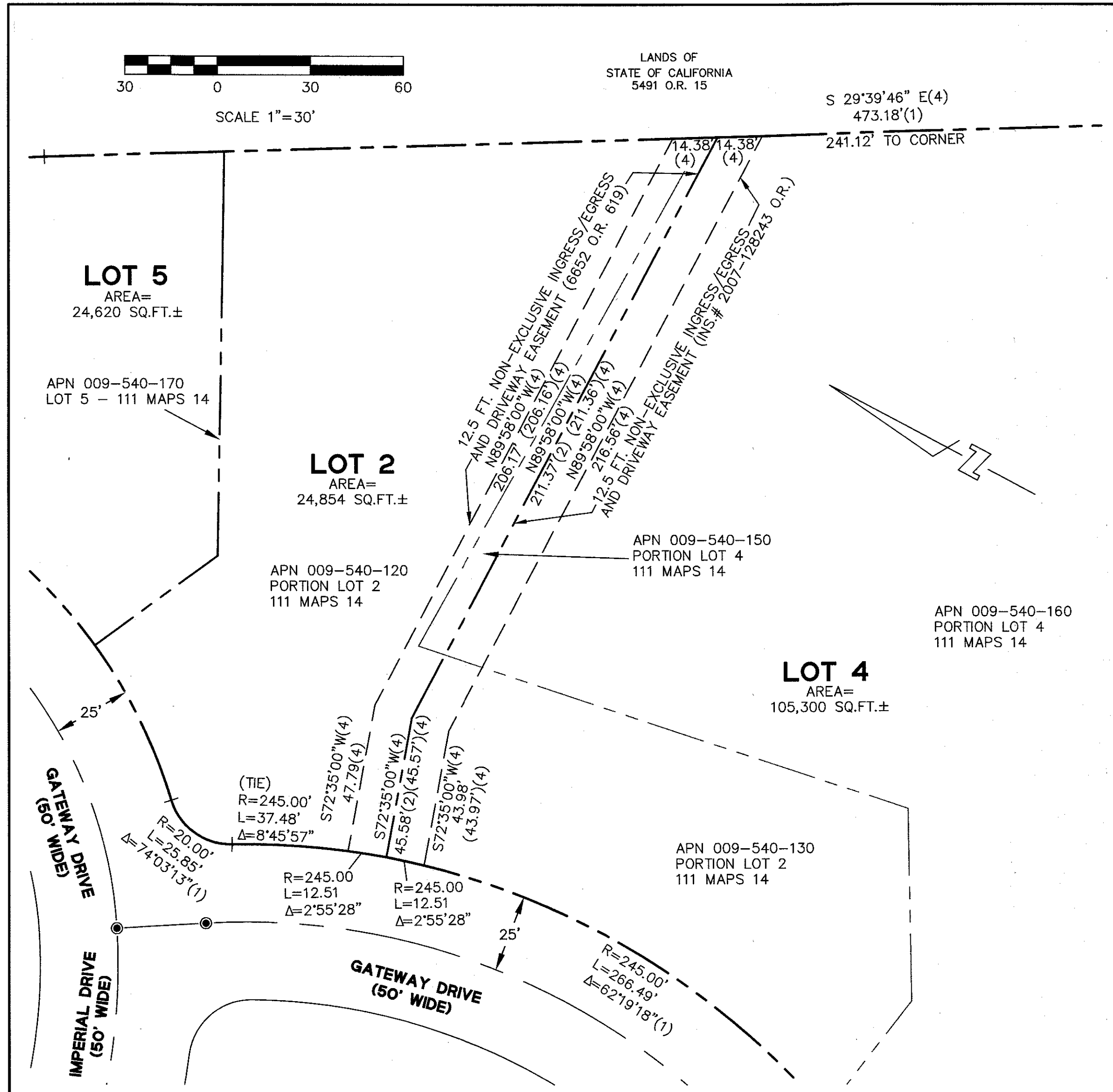


NOTE:
 ALL EASEMENTS SHOWN HEREON
 ARE EXISTING AS NOTED, THERE ARE
 NO PROPOSED EASEMENTS TO BE
 OFFERED FOR DEDICATION.

THE BASIS OF BEARINGS FOR THIS
 MAP IS N70°30'00"W BETWEEN TWO
 FOUND MONUMENTS ON THE CENTERLINE
 OF GATEWAY DRIVE AS SHOWN ON BOOK
 111 OF MAPS AT PAGES 14-16,
 RECORDED JANUARY 9, 1984, SAN
 MATEO COUNTY RECORDS.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	20.05	430.00	2°40'20"
C2	15.10	430.00	2°00'42"
C3	12.33	245.00	2°52'58"
C4	3.18	2.00	91°08'00"
C5	14.22	14.00	58°11'09"
C6	10.62	245.00	2°28'57"
C7	1.28	20.00	3°39'46"
C8	10.81	20.00	30°57'35"
C9	47.86	285.00	9°37'17"



LEGEND

APN	ASSESSORS PARCEL NUMBER
OR	OFFICIAL RECORDS
(1)	RECORD PER BOOK 111 MAPS PAGES 14-16
(2)	RECORD PER INSTRUMENT NO. 88-170729
(4)	RECORD PER BOOK 25 PARCEL MAPS PAGE 9
---	CENTERLINE
---	BOUNDARY LINE
---	EASEMENT LINE
---	FORMER LOT LINE
---	LOT LINE

THE BASIS OF BEARINGS FOR THIS MAP IS N70°30'00"W BETWEEN TWO FOUND MONUMENTS ON THE CENTERLINE OF GATEWAY DRIVE AS SHOWN ON BOOK 111 OF MAPS AT PAGES 14-16, RECORDED JANUARY 9, 1984, SAN MATEO COUNTY RECORDS.

NOTE:
ALL EASEMENTS SHOWN HEREON ARE EXISTING AS NOTED, THERE ARE NO PROPOSED EASEMENTS TO BE OFFERED FOR DEDICATION.

CONDOMINIUM MAP

THE SUMMIT AT SKYLINE
FOR CONDOMINIUM CONVERSION OF
LOTS 1 - 5 AS SHOWN IN BOOK 111 OF
MAPS AT PAGES 14 - 16
RECORDED JANUARY 9, 1984
SAN MATEO COUNTY RECORDS
PACIFICA SAN MATEO COUNTY CALIFORNIA

MARCH 2014

SCALE 1"=30'



PRESENT FEE OWNER:

THE PRESENT FEE OWNER OF THE REAL PROPERTY AFFECTED BY THIS AMENDING MAP:

PACIFICA VILLAGES, LP, A CALIFORNIA LIMITED PARTNERSHIP

NOTE

PURSUANT TO SECTION 66472 OF THE SUBDIVISION MAP ACT, THE NAME OF THE FEE OWNER OF THE REAL PROPERTY REFLECTED ON THE ORIGINAL RECORD MAP IS:
MARYMOUNT GATEWAY APARTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

AMENDING MAP NOTES

1. THIS MAP, "AMENDING MAP, THE VILLAGES AT PACIFICA", SUPERSEDES ALL PREVIOUS RECORDED SUBDIVISION MAPS WITHIN THE DISTINCTIVE BORDERS SHOWN HEREIN.
2. THIS MAP, "AMENDING MAP, THE VILLAGES AT PACIFICA", IS MADE IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE AFFORDABLE HOUSING REGULATORY AGREEMENT, THE VILLAGES AT PACIFICA, BY AND BETWEEN THE CITY OF PACIFICA AND PACIFICA VILLAGES, LP, RECORDED JANUARY 26, 2021, AS DOCUMENT NUMBER 2021-012385, OFFICIAL RECORDS OF THE COUNTY OF SAN MATEO, PURSUANT TO RESOLUTION NO. 71-2020, PASSED AND ADOPTED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF PACIFICA, HELD ON NOVEMBER 23, 2020. THIS MAP, "AMENDING MAP, THE VILLAGES AT PACIFICA", REMOVES THE CONDOMINIUM AUTHORIZATIONS OR APPROVALS ASSOCIATED WITH THAT CERTAIN MAP ENTITLED "CONDOMINIUM MAP, THE SUMMIT AT SKYLINE", FILED AUGUST 22, 2014, IN BOOK 139 OF MAPS AT PAGES 71 THROUGH 77, INCLUSIVE, IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SAID AFFORDABLE HOUSING REGULATORY AGREEMENT.

SURVEYOR'S STATEMENT

THIS IS TO STATE THAT THE MAP ENTITLED "CONDOMINIUM MAP, THE SUMMIT AT SKYLINE", FILED AUGUST, 22, 2014, IN BOOK 139 OF MAPS, AT PAGES 71 THROUGH 77, INCLUSIVE, SAN MATEO COUNTY RECORDS, IS AMENDED IN ACCORDANCE WITH SECTIONS 66472.1 AND 66470 OF THE SUBDIVISION MAP ACT AND CITY ORDINANCE. THIS AMENDING MAP WAS PREPARED BY, OR UNDER THE DIRECTION OF, THE UNDERSIGNED LICENSED LAND SURVEYOR IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT.

BY: _____
PAUL KITTREDGE, PLS 5790



DATE: _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS AMENDING MAP ENTITLED "AMENDING MAP, VILLAGES AT PACIFICA", AND FIND THAT THE MODIFICATIONS AS SHOWN HEREON AND AS DESCRIBED ON THE "AMENDING MAP NOTE" #2, THIS SHEET, CONFORM WITH THE REQUIREMENTS OF SECTION 66472.1 OF THE CALIFORNIA SUBDIVISION MAP ACT, AND LOCAL ORDINANCES.

AS AUTHORIZED BY LOCAL ORDINANCE, A PUBLIC HEARING WAS HELD IN THE CITY ENGINEER'S OFFICE ON _____ DAY OF _____, 2021. THE HEARING WAS CONFINED TO CONSIDERATION OF, ACTION ON, THE PROPOSED MODIFICATIONS ONLY.

SEGUNDO SAMMY BAUTISTA, R.C.E. 66156
CITY ENGINEER, CITY OF PACIFICA,
COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

DATED: _____

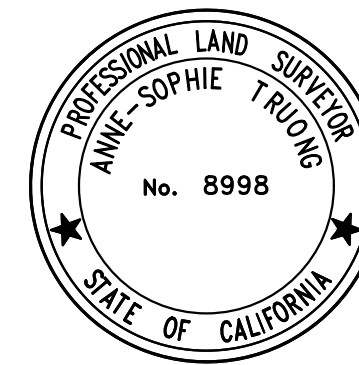


CITY SURVEYOR'S STATEMENT

I, ANNE-SOPHIE TRUONG, CITY SURVEYOR FOR THE CITY OF PACIFICA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP ENTITLED "AMENDING MAP, THE VILLAGES AT PACIFICA" AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

ANNE-SOPHIE TRUONG, PLS NO. 8998
CITY SURVEYOR, CITY OF PACIFICA
COUNTY OF SAN MATEO, STATE OF CALIFORNIA

DATED: _____



RECORDER'S STATEMENT

FILED FOR RECORD THIS _____ DAY OF _____, 2021, AT _____ M. IN BOOK _____ OF MAPS, AT PAGES _____ THROUGH _____, INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO AT THE REQUEST OF PACIFICA VILLAGES, LP, A CALIFORNIA LIMITED PARTNERSHIP AND CHICAGO TITLE COMPANY.

FEE: _____

MARK CHURCH
COUNTY RECORDER IN AND FOR THE COUNTY
OF SAN MATEO, STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

SHEET INDEX

1. STATEMENTS AND AMENDING MAP NOTES
2. LOTS 1, 3 AND 5, AND EXTERIOR BOUNDARY
3. LOTS 2 AND 4, AND EXTERIOR BOUNDARY
4. EXISTING EASEMENTS
5. EXISTING EASEMENTS

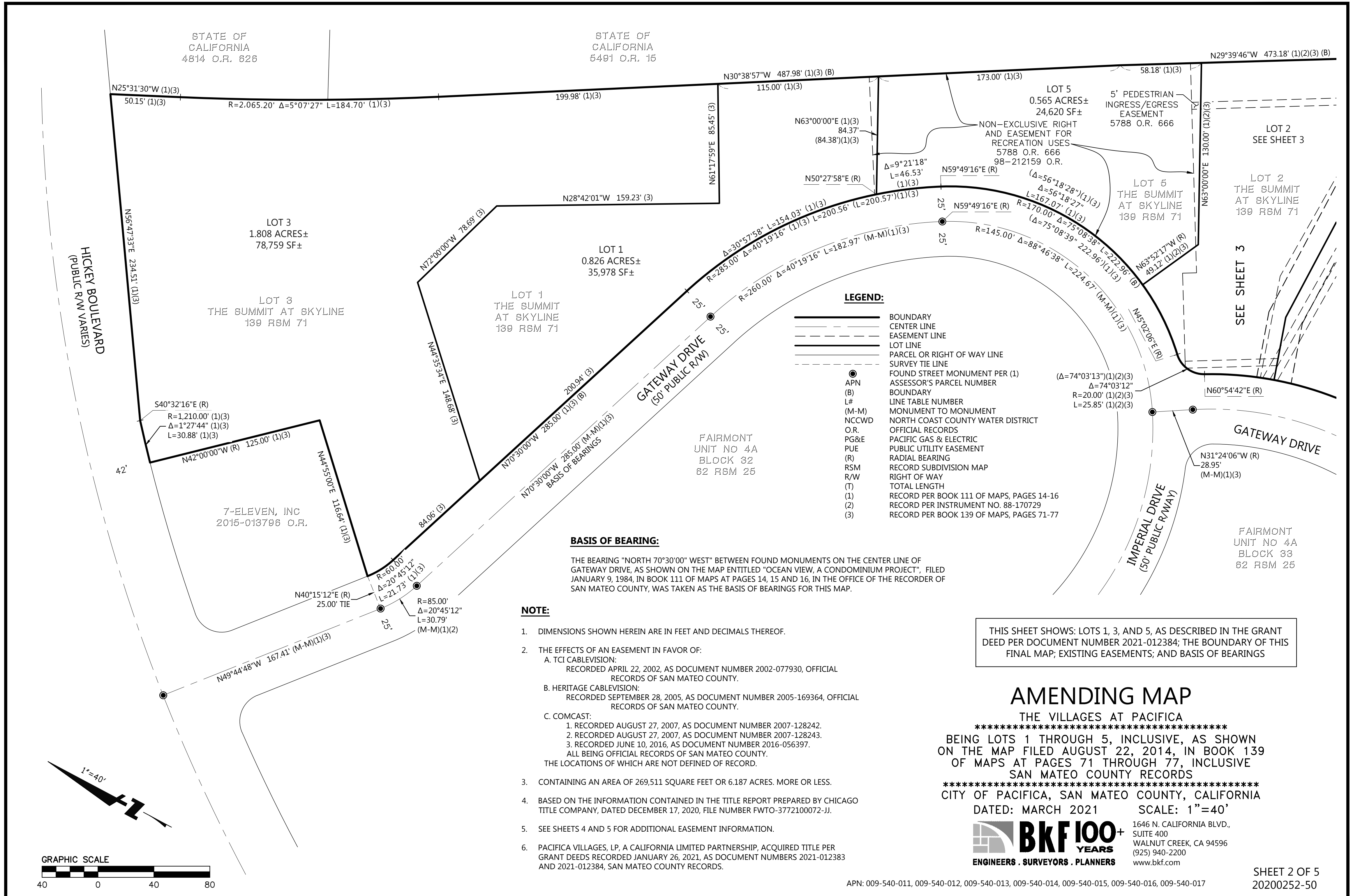
AMENDING MAP
THE VILLAGES AT PACIFICA

BEING LOTS 1 THROUGH 5, INCLUSIVE, AS SHOWN ON THE MAP FILED AUGUST 22, 2014, IN BOOK 139 OF MAPS AT PAGES 71 THROUGH 77, INCLUSIVE, SAN MATEO COUNTY RECORDS

CITY OF PACIFICA, SAN MATEO COUNTY, CALIFORNIA
DATED: MARCH 2021



1646 N. CALIFORNIA BLVD.,
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com



LEGEND:

	BOUNDARY
	CENTER LINE
	EASEMENT LINE
	LOT LINE
	PARCEL OR RIGHT OF WAY LINE
	SURVEY TIE LINE
	FOUND STREET MONUMENT PER (1)
	ASSESSOR'S PARCEL NUMBER
	BOUNDARY
	LINE TABLE NUMBER
	MONUMENT TO MONUMENT
	NORTH COAST COUNTY WATER DISTRICT
	OFFICIAL RECORDS
	PACIFIC GAS & ELECTRIC
	PUBLIC UTILITY EASEMENT
	RADIAL BEARING
	RECORD SUBDIVISION MAP
	RIGHT OF WAY
	TOTAL LENGTH
	RECORD PER BOOK 111 OF MAPS, PAGES 14-16
	RECORD PER INSTRUMENT NO. 88-170729
	RECORD PER BOOK 139 OF MAPS, PAGES 71-77

BASIS OF BEARING:

THE BEARING "NORTH 70°30'00" WEST" BETWEEN FOUND MONUMENTS ON THE CENTER LINE OF GATEWAY DRIVE, AS SHOWN ON THE MAP ENTITLED "OCEAN VIEW, A CONDOMINIUM PROJECT", FILED JANUARY 9, 1984, IN BOOK 111 OF MAPS AT PAGES 14, 15 AND 16, IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

NOTE:

1. DIMENSIONS SHOWN HEREIN ARE IN FEET AND DECIMALS THEREOF.
2. THE EFFECTS OF AN EASEMENT IN FAVOR OF:
 - A. TCI CABLEVISION:
RECORDED APRIL 22, 2002, AS DOCUMENT NUMBER 2002-077930, OFFICIAL RECORDS OF SAN MATEO COUNTY.
 - B. HERITAGE CABLEVISION:
RECORDED SEPTEMBER 28, 2005, AS DOCUMENT NUMBER 2005-169364, OFFICIAL RECORDS OF SAN MATEO COUNTY.
 - C. COMCAST:
1. RECORDED AUGUST 27, 2007, AS DOCUMENT NUMBER 2007-128242.
2. RECORDED AUGUST 27, 2007, AS DOCUMENT NUMBER 2007-128243.
3. RECORDED JUNE 10, 2016, AS DOCUMENT NUMBER 2016-056397.
ALL BEING OFFICIAL RECORDS OF SAN MATEO COUNTY.
THE LOCATIONS OF WHICH ARE NOT DEFINED OF RECORD.
3. CONTAINING AN AREA OF 269,511 SQUARE FEET OR 6.187 ACRES. MORE OR LESS.
4. BASED ON THE INFORMATION CONTAINED IN THE TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, DATED DECEMBER 17, 2020, FILE NUMBER FWTO-3772100072-JJ.
5. SEE SHEETS 4 AND 5 FOR ADDITIONAL EASEMENT INFORMATION.
6. PACIFICA VILLAGES, LP, A CALIFORNIA LIMITED PARTNERSHIP, ACQUIRED TITLE PER GRANT DEEDS RECORDED JANUARY 26, 2021, AS DOCUMENT NUMBERS 2021-012383 AND 2021-012384, SAN MATEO COUNTY RECORDS.

THIS SHEET SHOWS: LOTS 1, 3, AND 5, AS DESCRIBED IN THE GRANT DEED PER DOCUMENT NUMBER 2021-012384; THE BOUNDARY OF THIS FINAL MAP; EXISTING EASEMENTS; AND BASIS OF BEARINGS

AMENDING MAP

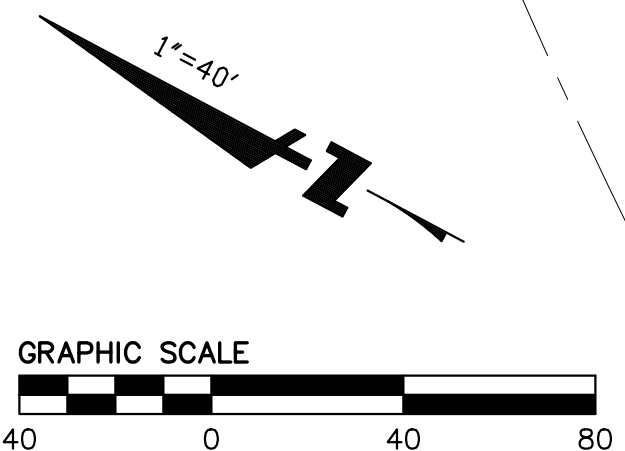
THE VILLAGES AT PACIFICA

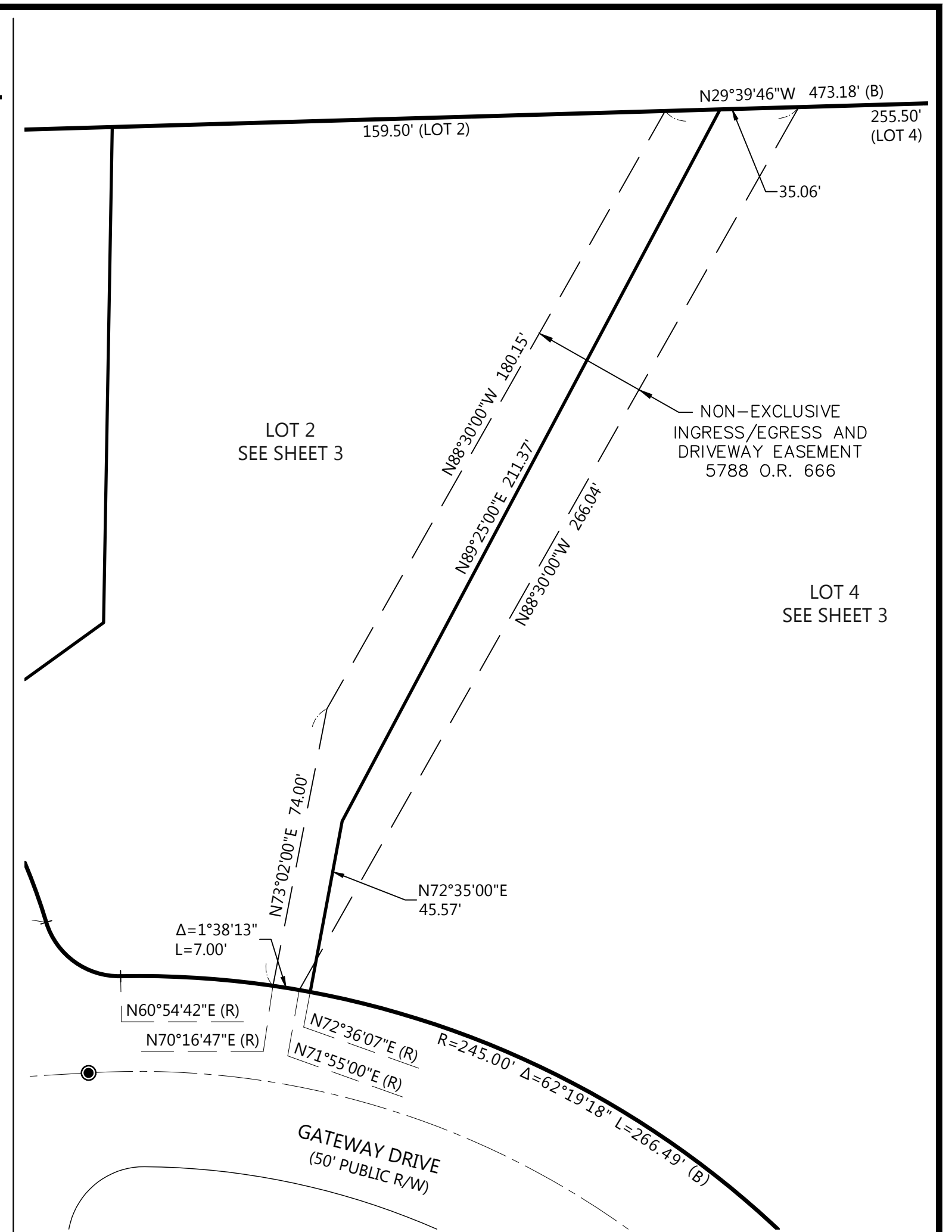
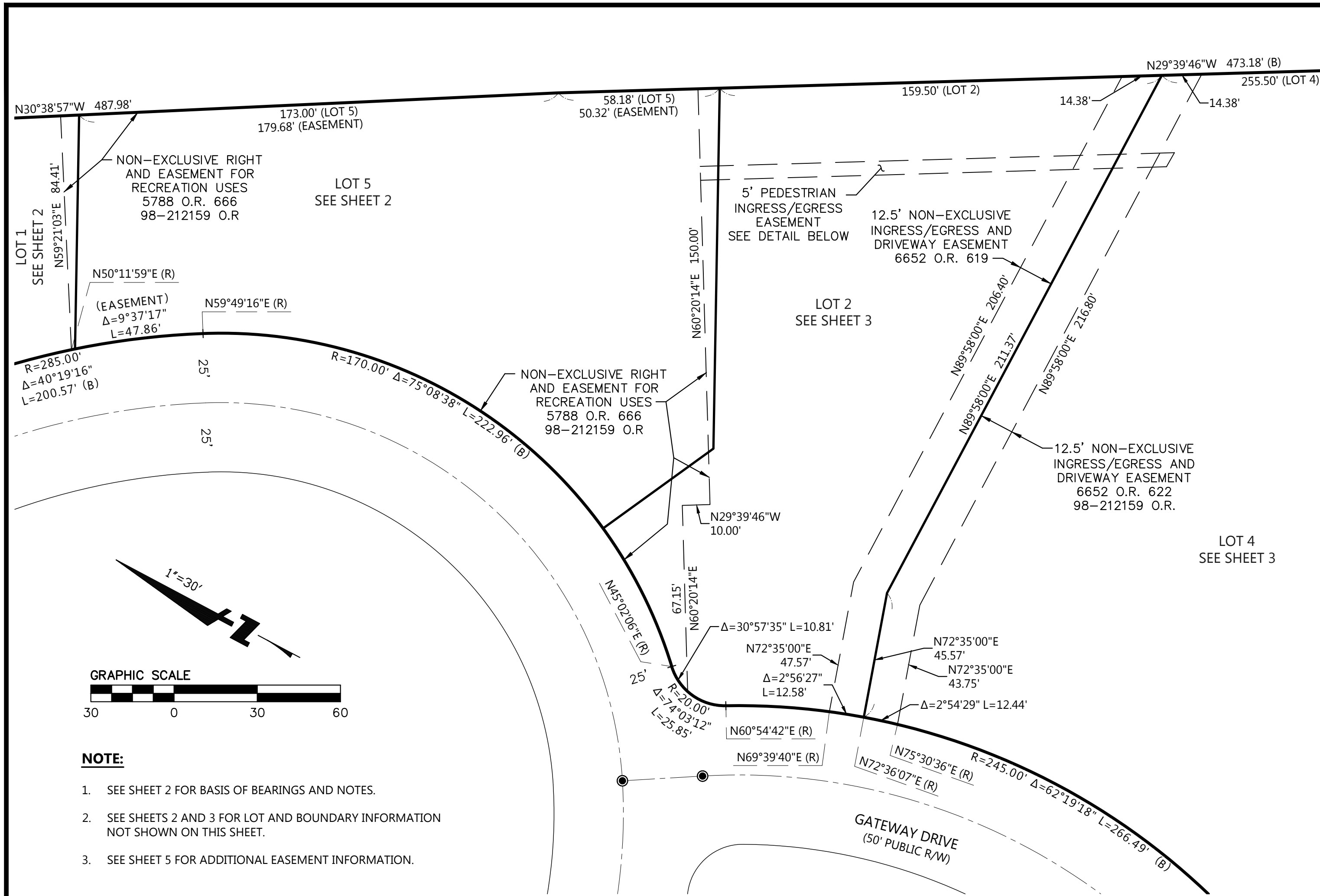
 BEING LOTS 1 THROUGH 5, INCLUSIVE, AS SHOWN ON THE MAP FILED AUGUST 22, 2014, IN BOOK 139 OF MAPS AT PAGES 71 THROUGH 77, INCLUSIVE SAN MATEO COUNTY RECORDS

 CITY OF PACIFICA, SAN MATEO COUNTY, CALIFORNIA
 DATED: MARCH 2021 SCALE: 1"=40'



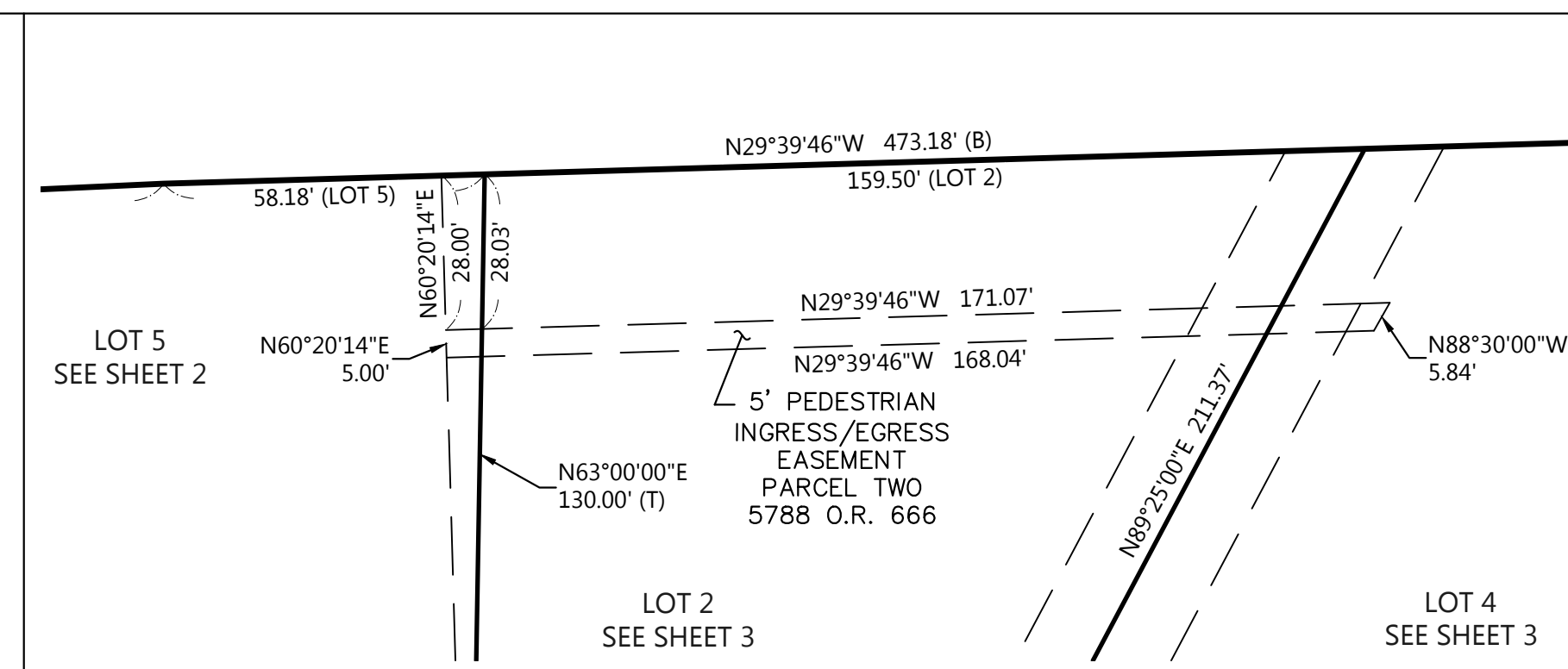
1646 N. CALIFORNIA BLVD.,
SUITE 400
WALNUT CREEK, CA 94596
(925) 940-2200
www.bkf.com





- NOTE:**
- SEE SHEET 2 FOR BASIS OF BEARINGS AND NOTES.
 - SEE SHEETS 2 AND 3 FOR LOT AND BOUNDARY INFORMATION NOT SHOWN ON THIS SHEET.
 - SEE SHEET 5 FOR ADDITIONAL EASEMENT INFORMATION.

- LEGEND:**
- BOUNDARY
 - CENTER LINE
 - - - - EASEMENT LINE
 - LOT LINE
 - PARCEL OR RIGHT OF WAY LINE
 - SURVEY TIE LINE
 - FOUND STREET MONUMENT PER (1)
 - APN ASSESSOR'S PARCEL NUMBER
 - (B) BOUNDARY
 - L# LINE TABLE NUMBER
 - (M-M) MONUMENT TO MONUMENT
 - NCCWD NORTH COAST COUNTY WATER DISTRICT
 - O.R. OFFICIAL RECORDS
 - PG&E PACIFIC GAS & ELECTRIC
 - PUE PUBLIC UTILITY EASEMENT
 - (R) RADIAL BEARING
 - RSM RECORD SUBDIVISION MAP
 - R/W RIGHT OF WAY
 - (T) TOTAL LENGTH
 - (1) RECORD PER BOOK 111 OF MAPS, PAGES 14-16
 - (2) RECORD PER INSTRUMENT NO. 88-170729
 - (3) RECORD PER BOOK 139 OF MAPS, PAGES 71-77



THIS SHEET SHOWS: EXISTING EASEMENTS

AMENDING MAP
 THE VILLAGES AT PACIFICA

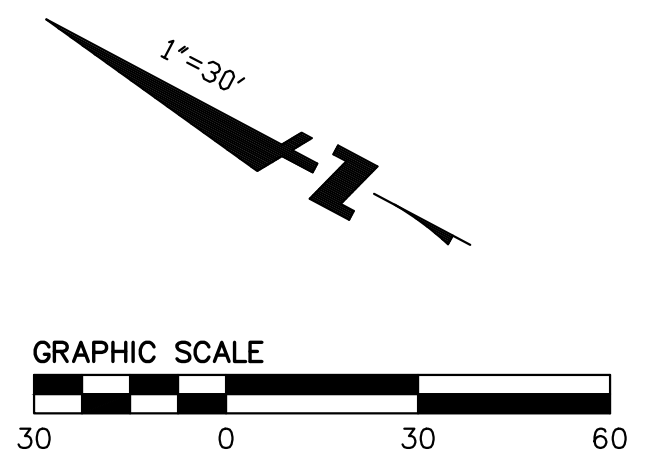
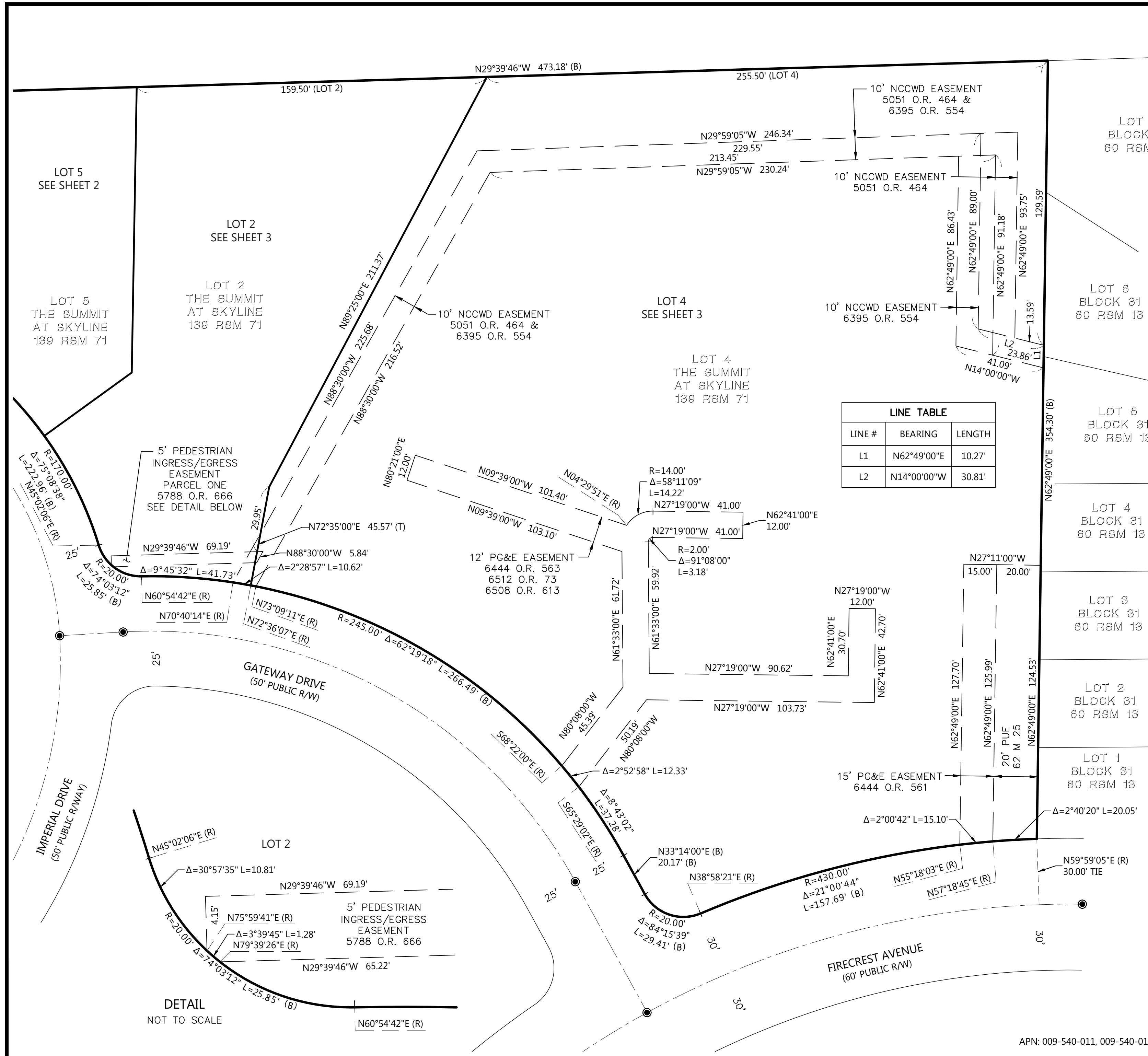
 BEING LOTS 1 THROUGH 5, INCLUSIVE, AS SHOWN ON THE MAP FILED AUGUST 22, 2014, IN BOOK 139 OF MAPS AT PAGES 71 THROUGH 77, INCLUSIVE, SAN MATEO COUNTY RECORDS

 CITY OF PACIFICA, SAN MATEO COUNTY, CALIFORNIA

DATED: MARCH 2021 SCALE: 1"=30'



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- LEGEND:**
- BOUNDARY
 - CENTER LINE
 - - - - EASEMENT LINE
 - LOT LINE
 - PARCEL OR RIGHT OF WAY LINE
 - SURVEY TIE LINE
 - FOUND STREET MONUMENT PER (1)
 - ASSESSOR'S PARCEL NUMBER
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 - (2) RECORD PER INSTRUMENT NO. 88-170729
 - (3) RECORD PER BOOK 139 OF MAPS, PAGES 71-77

LINE TABLE

LINE #	BEARING	LENGTH
L1	N62°49'00"E	10.27'
L2	N14°00'00"W	30.81'

- NOTE:**
- SEE SHEET 2 FOR BASIS OF BEARINGS AND NOTES.
 - SEE SHEETS 2 AND 3 FOR LOT AND BOUNDARY INFORMATION NOT SHOWN ON THIS SHEET.
 - SEE SHEET 4 FOR ADDITIONAL EASEMENT INFORMATION.

THIS SHEET SHOWS: EXISTING EASEMENTS

AMENDING MAP
THE VILLAGES AT PACIFICA

BEING LOTS 1 THROUGH 5, INCLUSIVE, AS SHOWN ON THE MAP FILED AUGUST 22, 2014, IN BOOK 139 OF MAPS AT PAGES 71 THROUGH 77, INCLUSIVE, SAN MATEO COUNTY RECORDS

CITY OF PACIFICA, SAN MATEO COUNTY, CALIFORNIA

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DETAIL
NOT TO SCALE