

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)

And When Recorded Mail To:)

Name:

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) 03/11/2014, 2014J848753
OR) with document no _____
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SAN FRANCISCO ASSESSOR-RECORDER

City:

State: California

) Space Above this Line For Recorder's Use

Pierre & Mila Martin; Michael R. Volpatt; David C. Wooll
; David B. Featherstone; Daniel F. Boehlke; and Chin Yang Pang
I (We) _____, 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: 2766; LOT: 027,

COMMONLY KNOWN AS: 4317 21st 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. 2013.1373Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 7746.

The tentative map filed with the present application indicates that the subject building at 188-194 Noe Street is a six-unit building located in a RH-2 (Residential, House, 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 a legal, nonconforming dwelling unit.

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

1. That four of the six 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, intensified, extended or moved to another location, unless the result will be

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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.

Dated: 2/19/2014 at San Francisco, California.

Unit 1

(Owner's Signature)

Unit 2

(Owner's Signature)

Unit 3

David C. Wooll David C. Wooll

(Owner's Signature)

Unit 4

David B. Featherstone David B. Featherstone

(Owner's Signature)

Unit 5

Daniel F. Boehlke Daniel F. Boehlke

(Owner's Signature)

Unit 6

Chin Yang Pang Chin Yang Pang

(Owner's Signature)

(Agent's Signature)

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

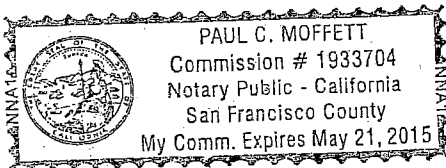
State of California

County of San Francisco

On Feb. 19, 2014 before me, Paul C. Moffett, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared David C. Wooll, David B. Featherstone,
Daniel F. Boehlke & Chin Y. Pang
Names of Signer(s)

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 Paul C. Moffett
Signature of Notary Public

Place Notary Seal Above

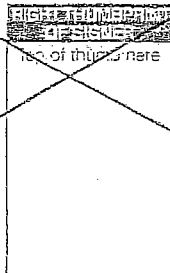
OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

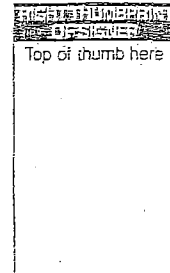
Description of Attached Document Notice of Special Restrictions
Title or Type of Document: Under the Planning Code
Document Date: 2/19/14 Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____
Signer Is Representing: _____



Signer's Name: _____
 Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____
Signer Is Representing: _____



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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.

Dated: 2/20/2014 at San Francisco, California.

Unit 1 _____
(Owner's Signature)

Unit 2 _____ *Michael R. Volpatt*
(Owner's Signature)

Unit 3 _____
(Owner's Signature)

Unit 4 _____
(Owner's Signature)

Unit 5 _____
(Owner's Signature)

Unit 6 _____
(Owner's Signature)

(Agent's Signature)

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

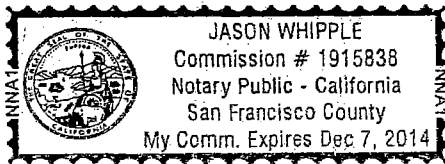
State of California

County of San Francisco

On February 20, 2014 before me, Jason Whipple, Notary Public

personally appeared Michael R. Volpatt

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: [Handwritten Signature] Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Document Date: Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Signer's Name:

Corporate Officer - Title(s): Corporate Officer - Title(s):

Individual Partner - Limited General



Individual Partner - Limited General



Attorney in Fact Trustee Guardian or Conservator Other:

Attorney in Fact Trustee Guardian or Conservator Other:

Signer Is Representing:

Signer Is Representing:

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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.

Dated: 5 March 2014 at San Francisco, California.

Unit 1 *M. Martin*
(Owner's Signature)

Unit 2
(Owner's Signature)

Unit 3
(Owner's Signature)

Unit 4
(Owner's Signature)

Unit 5
(Owner's Signature)

Unit 6
(Owner's Signature)

(Agent's Signature)

Pierre Martin
Mila Martin

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

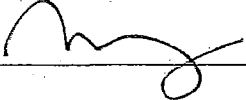
State of California

County of San Francisco

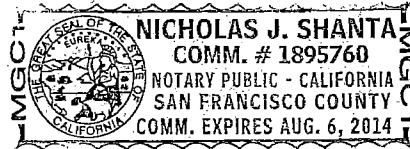
On 5th day of March, 2014 before me, Nicholas J. Shanta a Notary Public, personally appeared Pierre Martin and Mila Martin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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:  _____

Name: Nicholas J. Shanta
(typed or printed)



(Seal)

EXHIBIT A

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

Portion of Lot 2, Block 4, Noe Garden Homestead Union, as per Map filed August 2, 1869, in Book "C" and "D" of Maps, Page 137, in the Office of the Recorder of the City and County of San Francisco, State of California, described as follows:

Beginning at a point on the Southerly line of 21st Street, distant thereon 137 feet, 3 inches Westerly from the Westerly line of Douglass Street; running thence Westerly along said line of 21st Street 25 feet, 6 inches to the Easterly line of the Property now or formerly belonging to Dirk Visser, et ux; thence Southerly along said Easterly line 120 feet, more or less, to the Northerly line of Lot 3 in said Block 4; thence Easterly along the Northerly line of said Lot 3, a distance of 25 feet, 6 inches, more or less, to the intersection of a line drawn Southerly and parallel with the Westerly line of Douglass Street from the point of beginning; thence Northerly along the line so drawn 120 feet, more or less, to the point of beginning.

Assessor's Lot 027; Block 2766