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Department of Public Works
Office of the City and County Surveyor

1155 Market Street, 3rd Floor
San Francisco, CA 94103

Edwin M. Lee, Mayor
Mohammed Nuru, Director
Fuad S. Sweiss, PE, PLS,
City Engineer & Deputy Director of Engineering

Bruce R. Storrs, City and County Surveyor

TENTATIVE MAP DECISION

NE

Date: November 13, 2013

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

| | | | |
|---|-------------------|--------------|------------|
| Project ID: 7914 | | | |
| Project Type: 5 Units Condo Conversion | | | |
| Address# | StreetName | Block | Lot |
| 1940 - 1944 | MASON ST | 0090 | 018 |
| 15 | SCOTLAND ST | 0090 | 018 |
| Tentative Map Referral | | | |

Attention: Mr. Scott F. Sanchez

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from environmental review per Class 1 California Environmental Quality Act Guidelines.

FB

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

CPC Motion M-19065
NSR 20145837654 recorded 2/12/14

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code. Due to the following reasons (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

Enclosures:

- Application
- Print of Tentative Map

Sincerely,

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

PLANNING DEPARTMENT

DATE 2/18/14

Fav
Mr. Scott F. Sanchez, Zoning Administrator

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)

And When Recorded Mail To:)

Name:)

SirkinLaw APC

Address: 388 Market Street, Suite 1300

San Francisco, CA 94111

City:

State: California)

CONFORMED COPY of document recorded

02/12/2014, 2014J837054

on _____ with document no. _____
This document has not been compared with the original
SAN FRANCISCO ASSESSOR-RECORDER

Space Above this Line For Recorder's Use

JUAN D'AMICO, BARBARA A SOMMER, MARCO ROSSI, KATE PITARD.

I (We) JULIA OGRYDZIAK 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: 0090; LOT: 018,

COMMONLY KNOWN AS: 1940 - 1944 Mason Street & 15 Scotland 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. 2013.1728Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 7914.

The tentative map filed with the present application indicates that the subject building at 1940-1944 Mason Street and 15 Scotland Street is a five-unit building located in a RM-2 (Residential, Housing, Two Family) Zoning District. Within the RM-2 Zoning District, a maximum of three dwelling units can be considered legal and conforming to the Planning Code. The remaining two units must be considered legal, nonconforming dwelling units.

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

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

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:

Beginning at a point on the Easterly line of Mason Street, distant thereon 87 feet 6 inches Southerly from the Southerly line of Greenwich Street; running thence Southerly along said line of Mason Street 25 feet; thence at a right angle Easterly 57 feet 6 inches to the Westerly line of Scotland Street; thence at a right angle Northerly along said line of Scotland Street 25 feet; and thence at a right angle Westerly 57 feet 6 inches to the point of beginning.

Being Part of 50 Vara Block No. 153.

Assessor's Lot 018; Block 0090

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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

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

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco.

Dated: 1/28/14 at San Francisco, California.

Julia Orzival
(Owner's Signature)

JULIA ORZIVAL

(Agent's Signature)

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

ACKNOWLEDGMENT

State of California
County of San Francisco

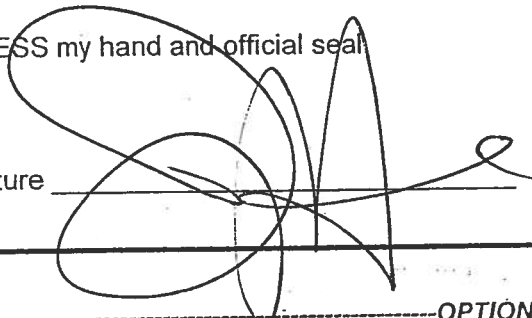
On January 28, 2014 before me, James He, Notary Public
(insert name and title of the officer)

personally appeared Julia Oarydziak
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.

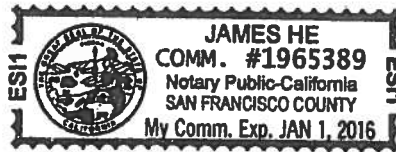
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal

Signature



(Seal)



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: Notice of Special Restrictions Under the Planning Code

Document Date: _____ Number of Pages: _____

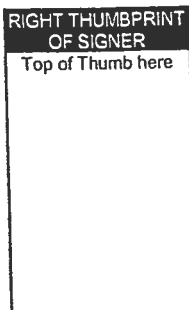
Signer(s) Other Than Named Above: _____

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: _____

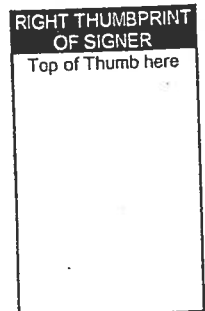
Signer Is Representing: _____



Signer's Name: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner - Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



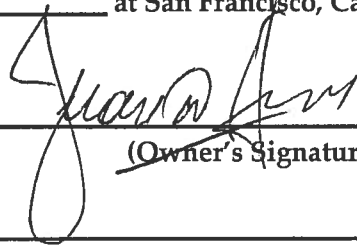
NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: 1/28/14 at San Francisco, California.



(Owner's Signature)

JUAN D'AMICO

(Agent's Signature)

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

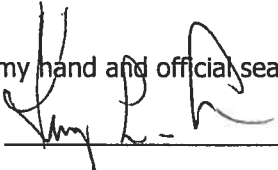
State of California

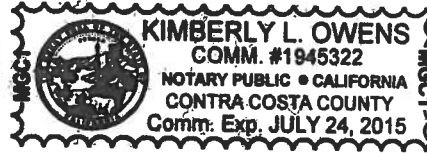
County of Alameda

On 28th day of January, 2014 before me, Kimberly L. Owens a Notary Public, personally appeared Juan D'Amico, 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: Kimberly L. Owens
(typed or printed)

(Seal)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: Jan. 28, 2014 at San Francisco, California.

BARBARA A SOMMER

Barbara A. Sommer

(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.

Please see attached Notary

ACKNOWLEDGMENT

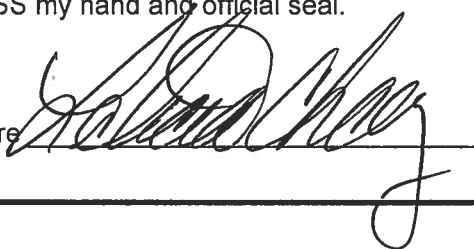
State of California
County of Yolo)

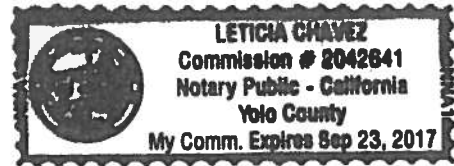
On January 28, 2014 before me, Leticia Chavez, Notary Public
(insert name and title of the officer)

personally appeared Barbara A. Sommer,
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  (Seal)



PLEASE SEE ATTACHED NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: 1/29/2014 at San Francisco, California.

Marco Rossi
(Owner's Signature)

MARCO ROSSI

(Agent's Signature)

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

ACKNOWLEDGMENT

State of California
County of SAN FRANCISCO
On 1/29/14 before me, Rebecca Sarinelli
(insert name and title of the officer)

personally appeared MARCO ROSSI
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] (Seal)



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Dated: 2/7/14 at San Francisco, California.

KATE PITTAED.

Kate Pitta

(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.

ACKNOWLEDGMENT

State of California
County of San Francisco

On February 7, 2014 before me, James He, Notary Public
(insert name and title of the officer)

personally appeared Kate Pittard
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
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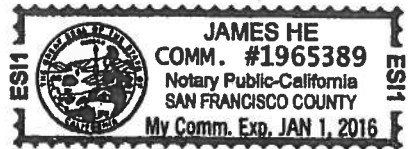
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WITNESS my hand and official seal.

Signature

[Handwritten signature]

(Seal)



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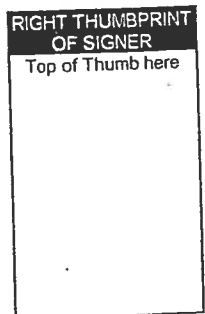
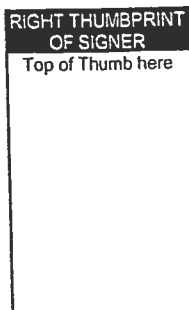
Capacity(ies) Claimed by Signer(s)

Signer's Name:

Signer's Name:

- Individual
Corporate Officer
Titles(s):
Partner - Limited General
Attorney-in-Fact
Trustee
Guardian or Conservator
Other:

- Individual
Corporate Officer
Title(s):
Partner - Limited General
Attorney-in-Fact
Trustee
Guardian or Conservator
Other:



Signer Is Representing:

Signer Is Representing: