

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY

And When Recorded Mail To:

Name: Moses & Lily Lim

Address: 471 23rd Ave #1

City: San Francisco

State: CA **ZIP:** 94121-3047

CONFORMED COPY of document recorded

02/09/2017, 2017K406727

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)

TERESA LIM, GENA YA CHAN, ANTHONY YANG, ALISON KIMBEZI GEE, TILIZ JASON GEE
TIMOTHY PERLWETH
We Moses and Lily Lim YOUNG Y KIM, FERGIS O'SULLIVAN, MARLYSE PERLWETH

the owners of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows: (or see attached sheet marked "Exhibit A" on which property is more fully described):

BEING ASSESSOR'S BLOCK: BLOCK: 1521; LOT: 013,

COMMONLY KNOWN AS: 471 23rd Avenue;

Said Restrictions consist of conditions attached to the approval of Condominium Conversion Application No. 2016-002251CND by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 8930.

The tentative map filed with the present application indicates that the subject building at 471 23rd Avenue is a six-unit building located in a RM-1 (Residential, Mixed, Low-Density) Zoning District. Within the RM-1 Zoning District, a maximum of four dwelling units can be considered legal and conforming to the Planning Code based on the lot area of the subject property. The remaining two units must be considered a 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, 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.

Escrow No.: 13-547033-GC
Locate No.: CAFNT0938-0938-0003-0000547033
Title No.: 13-547033-JJ

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

~~BEGINNING at a point on the Westerly line of 23rd Avenue, distant thereon 150 feet Northerly from the Northerly line of Anza Street and running thence Northerly along said line of 23rd Avenue 25 feet; thence at a right angle Westerly 120 feet; thence at a right angle Southerly 25 feet; and thence at a right angle Easterly 120 feet to the point of beginning.~~

BEING a portion of Outside Land Block No. 261.

APN: Lot 013, Block 1521

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- 3. Minor modifications as determined by the Zoning Administrator may be permitted.
- 4. The property owner(s) shall record a copy of these conditions with the Office of the Recorder of the City and County of San Francisco as part of the property records for the block and lot identified above.

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

Theresa Kim (Signature) Theresa Kim (Printed Name)
Dated: July 8, 2016 at San Francisco, California.
(Month, Day) (City)

____ (Signature) _____ (Printed Name)
Dated: _____, 20_____ at _____, California.
(Month, Day) (City)

____ (Signature) _____ (Printed Name)
Dated: _____, 20_____ at _____, California.
(Month, Day) (City)

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

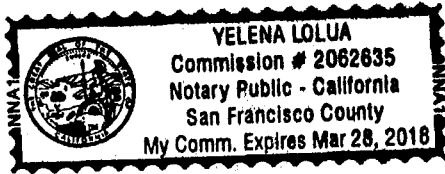
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Francisco)
On July 8, 2016 before me, Yelena Lolua, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Theresa KIM
Name(s) 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 Yelena Lolua
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended 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: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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

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4. The property owner(s) shall record a copy of these conditions with the Office of the Recorder of the City and County of San Francisco as part of the property records for the block and lot identified above.

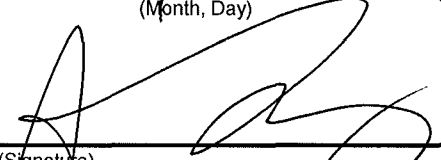
The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County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



(Signature) YA
Gena Chen

(Printed Name)

Dated: July 11, 2016 at San Francisco, California.
(Month, Day) (City)



(Signature) ANTHONY YANG

(Printed Name)

Dated: JULY 11, 2016 at SAN FRANCISCO, California.
(Month, Day) (City)

(Signature) _____
(Printed Name)

Dated: _____, 20____ at _____, California.
(Month, Day) (City)

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

California All-Purpose Certificate of 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

s.s.

On July 11, 2016 before me, Bradley Alan White
(Name of Notary Public) Title

personally appeared Anthony Yang
(Name of Signer (1))

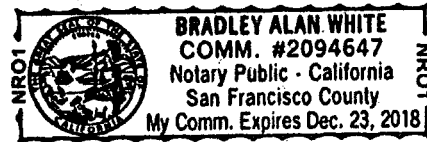
Gena Ya Chen
(Name of Signer (2))

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 of Notary Public)



OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent copying and republication of this acknowledgment to an unauthorized document and may prove helpful to persons relying on this official document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Condo

Conversion Authorization

containing 2 pages, and dated July 11, 2016

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____
(Title)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
(Name of the entity, if different from the person(s) named)

Optional Information
Method of Signer Identification Proved to me on the basis of satisfactory evidence: <input checked="" type="checkbox"/> form(s) of identification <input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on: Page # <u>27</u> Entry # <u>6447</u>
Notary contact: <u>808-651-0742</u>
Other <input type="checkbox"/> Additional Signer <input type="checkbox"/> Signer(s) Thumbprints(s) <input type="checkbox"/> _____

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(Signature) KIMBERLY
Alison Cree

(Printed Name)

Dated: July 21, 2016 at San Francisco, California.
(Month, Day) (City)


(Signature) JASON
Tyler Cree

(Printed Name)

Dated: July 21, 2016 at San Francisco, California.
(Month, Day) (City)

(Signature) _____
(Printed Name)

Dated: _____, 20____ at _____, California.
(Month, Day) (City)

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 July 21, 2016 before me, Brandon Kemp, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Tyler Jason Gee
Name(s) 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 Brandon Kemp
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Planning Commission Document Date: 7/21/16
Number of Pages: 2 Signer(s) Other Than Named Above: Alison Kimberly Gee

Capacity(ies) Claimed by Signer(s)

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

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

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State of California)
County of San Francisco)
On July 21, 2016 before me, Brandon Kemp, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Alison Kimberly Gee
Name(s) 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 Brandon Kemp
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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Description of Attached Document

Title or Type of Document: Plenary Commission Document Date: 7/21/16
Number of Pages: 2 Signer(s) Other Than Named Above: Tyler Jason Gee

Capacity(ies) Claimed by Signer(s)

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

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

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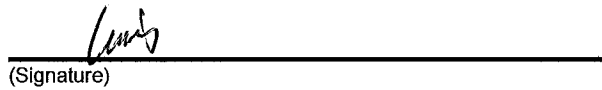


(Signature)

Moses Lim

(Printed Name)

Dated: 7/11, 2016 at San Francisco, California.
(Month, Day) (City)



(Signature)

Lim

(Printed Name)

Dated: 7/11, 2016 at SAN FRANCISCO, California.
(Month, Day) (City)

(Signature)

(Printed Name)

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

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

ACKNOWLEDGMENT

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State of California
County of San Francisco

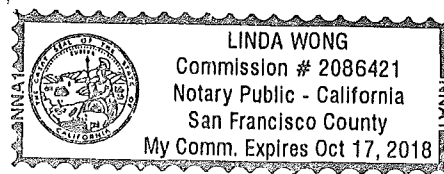
On July 11, 2016 before me, Linda Wong, notary public
(insert name and title of the officer)

personally appeared Moses Lim, Lily Lim,
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 Linda Wong (Seal)



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 YOUNG Y. KIM
(Signature) (Printed Name)
Dated: July 8, 2016 at HOUSTON, Texas
(Month, Day) (City) California.

(Signature) (Printed Name)
Dated: _____, 20 at _____, California.
(Month, Day) (City)

(Signature) (Printed Name)
Dated: _____, 20 at _____, California.
(Month, Day) (City)

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TEXAS ORDINARY CERTIFICATE OF ACKNOWLEDGMENT
CIVIL PRACTICE & REMEDIES CODE § 121.007

The State of Texas }
County of Harris }

Before me,
Odaro Gregory Aigbedion,
Name and Character of Notarizing Officer,
e.g., "John Smith, Notary Public"

on this day personally appeared
Young Y. Kim,
Name of Signer

- known to me
 proved to me on the oath of

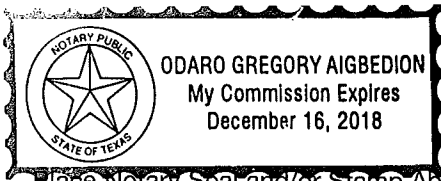
Name of Credible Witness

proved to me through Texas
Driver's License
Description of Identity Card or Document

to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this
8th day of July, 2016.
Day Month Year

[Signature]
Signature of Notarizing Officer



Place Notary Seal and/or Stamp Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Notice of Special Instructions Under the Planning Code

Document Date: 7/8/2016 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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See Attached California
All Purpose Acknowledgement

[Handwritten Signature] (Signature), FRANCIS O'SULLIVAN (Printed Name)

Dated: 01-18, 2017 at San Francisco, California.
(Month, Day) (City)

(Signature) (Printed Name)

Dated: _____, 20____ at _____, California.
(Month, Day) (City)

(Signature) (Printed Name)

Dated: _____, 20____ at _____, California.
(Month, Day) (City)

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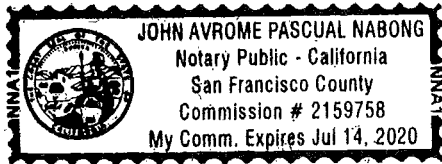
State of California)
County of SAN FRANCISCO)

On JANUARY 10th 2017 before me, John Avromé Pascual Nabong, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared FERGUS OSULLIVAN
Name(s) 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 _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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Capacity(ies) Claimed by Signer(s)

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

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

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Justin J. Peber
(Signature)

Timothy Pebworth
(Printed Name)

Dated: January 19, 2017 at Sunnyvale, California.
(Month, Day) (City)

Maryse Pebworth
(Signature)

Maryse Pebworth
(Printed Name)

Dated: January 19, 2017 at Sunnyvale, California.
(Month, Day) (City)

(Signature)

(Printed Name)

Dated: _____, 20____ at _____, California.
(Month, Day) (City)

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ACKNOWLEDGMENT

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State of California

County of Santa Clara

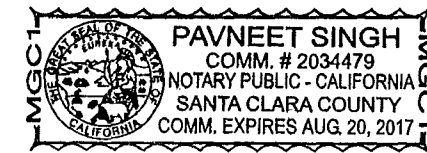
On 01/19/2017 before me, PAVNEET SINGH (Notary Public)
(insert name and title of the officer)

personally appeared Timothy Pebworth and Maryse Pebworth,
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 Pavneet Singh



(Seal)