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Department of Public Works
Office of the City and County Surveyor

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

Bruce R. Storrs, City and County Surveyor

Edwin M. Lee, Mayor
Mohammed Nuru, Director

Fuad S. Sweiss, PE, PLS,
City Engineer & Deputy Director of Engineering

TENTATIVE MAP DECISION

2013.1348Q NW

Date: September 16, 2013

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

Project ID: 7820			
Project Type: 6 Unit Condominium Conversion			
Address#	Street Name	Block	Lot
124	05TH AVE	1364	034
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.

VB

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):

M-19037 NSR 2014-062089
recorded 4/9/14

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

Mr. Scott F. Sanchez, Zoning Administrator

DATE 4/14/14

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)
 Unit #1)
 And When Recorded Mail To:)
 Name:)
 Ryan Jones)
 Address:)
 124 5th Ave #4)
 City:)
 San Francisco 94118)
 State: California)

CONFORMED COPY of document recorded
 on 04/09/2014 with document no. 2014J862059
 This document has not been compared with the original
SAN FRANCISCO ASSESSOR-RECORDER

Space Above this Line For Recorder's Use

*Scott Yarmark, David Lau, Ryan Jones, Robert T. LaPorte
 Laura V. Best, Kevin LaPorte, William Jeffrey Rolf.*

I (We) JUAN YING WONG & TING SHUEN WANG 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: 1364; LOT: 034,
COMMONLY KNOWN AS: 124 5th AVENUE.

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. 2013.1348Q by the Planning Department as a referral from the Department of
 Public Works, Bureau of Street-Use and Mapping, Project ID: 7820.

The tentative map filed with the present application indicates that the subject building at 124 5th
 Avenue 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 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 5th Avenue, distant thereon 125 feet Southerly from the Southerly line of Lake Street; running thence Southerly and along said line of 5th Avenue 25 feet; thence at a right angle Easterly 120 feet; thence at a right angle Northerly 25 feet; thence at a right angle Westerly 120 feet to the Easterly line of 5th Avenue and the point of beginning.

Being a portion of Outside Land Block No. 75.

Assessor's Lot 034; Block 1364

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

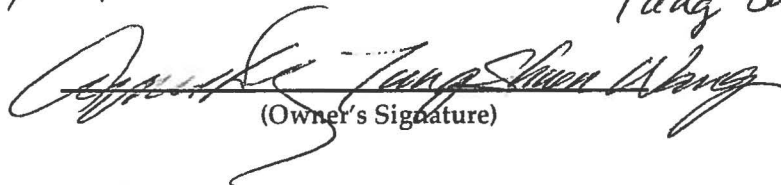
intensified, extended or moved to another location, unless the result will be the elimination of the non-conforming use with exceptions outlined under Section 181(b) of the Code.

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: March 20, 2014 at San Francisco, California.

Tung Ying Wang
Tung Shuen Wang


(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 March 20, 2014 before me, MENG PAN (Notary Public)
(insert name and title of the officer)

personally appeared Tung Ying Wang & Tung Shuen Wang
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)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: 3/20/14 at San Francisco, California.



(Owner's Signature) *Scott Yarmark*

(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 03/20/2014 before me, EVAN ASHER, NOTARY PUBLIC
(insert name and title of the officer)

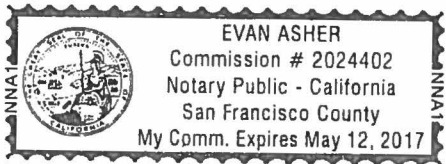
personally appeared SCOTT VARENARIC
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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
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WITNESS my hand and official seal.

Signature 

(Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: 3/20/2014 at San Francisco, California.



(Owner's Signature) *David Lau*

(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

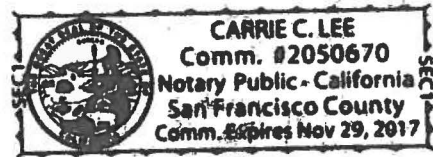
On March 20, 2014 before me, Carrie C. Lee, Notary Public
(insert name and title of the officer)

personally appeared — David Lau —
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 Carrie C. Lee (Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: 3/22/14 at San Francisco, California.

Ryan Jones Ryan Jones
(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

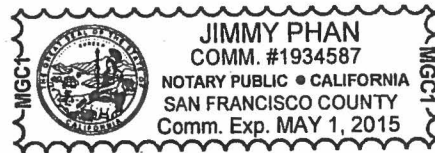
State of California
County of San Francisco

On March 22, 2014 before me, Jimmy Phan, Notary Public
(insert name and title of the officer)

personally appeared Ryan Jones
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)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: March 24, 2014 at San Francisco, California.

Robert T. LaPort

(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 Santa Clara

On March 24, 2014 before me, Tara Kramer, Notary Public
(insert name and title of the officer)

personally appeared Robert T. LaPorte
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 Tara Kramer (Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: March 25, 2014 *Santa Cruz County* ^{SB}
at San Francisco, California.

Laura V. Best *Laura V. Best*
(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

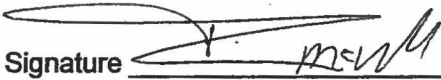
State of California
County of Santa Cruz

On March 25, 2014 before me, Trina McMullen, Notary Public
(insert name and title of the officer)

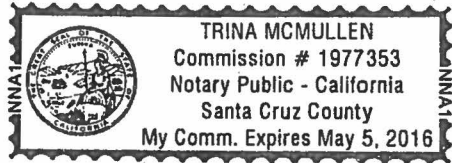
personally appeared Laura V. Best
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: March 24, 2014 at San Francisco, California.

Kevin LaPorte Kevin LaPorte
(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 Santa Clara

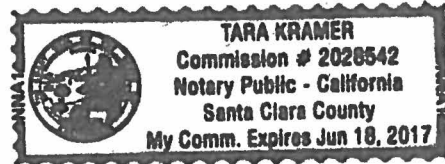
On March 24, 2014 before me, Tara Kramer, Notary Public
(insert name and title of the officer)

personally appeared Kevin LaPorte
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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WITNESS my hand and official seal.

Signature Tara Kramer (Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: 3/19/2014 at San Francisco, California.

W. Jeffrey Ro William Jeffrey Ro
(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~~ ^{Oregon}
County of Multnomah

On March 19, 2014 before me, Caitlin MW Villavicencio, manager
(insert name and title of the officer)

personally appeared William Jeffrey Roff
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~~ ^{Oregon} that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Caitlin MW Villavicencio (Seal)

