

**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

RECORDING REQUESTED BY: )

And When Recorded ~~Map To:~~ )

Name: )

D. Andrew Sirkin  
Address: 388 Market Street, Suite 1300  
San Francisco, CA 94111

City:

State: California )

Space Above this Line For Recorder's Use

CONFIRMED COPY of document recorded  
03/10/2014, 2014J848245  
on \_\_\_\_\_ with document no. \_\_\_\_\_  
This document has not been compared with the original  
SAN FRANCISCO ASSESSOR-RECORDER

*Jerome J. McNamara, Paul Chen, Joseph Serrato, Robert Bradley Williams  
Kelsey McNamara, Elaine Shiang and Margaret Liu, Dorothee Ring*  
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: 3587; LOT: 005,**  
**COMMONLY KNOWN AS: 624-628 Guerrero 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. 2013.1828Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 7980.

The tentative map filed with the present application indicates that the subject building at 624-628 Guerrero Street is a six-unit building located in a RM-2 (Residential, Mixed, Moderate Density) Zoning District. Within the RM-2 Zoning District, a maximum of one dwelling units per 600 square feet of lot area can be considered legal and conforming to the Planning Code. As the subject lot is 3,500 square feet, the subject building consists of 5 legal, conforming units. The remaining unit must be considered a legal, nonconforming dwelling unit. According to Planning Code Section 207.1, Fractional numbers shall be adjusted downward to the next lower whole number of dwelling units.

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

1. That one 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

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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.

2. That the remaining five 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: 2/26/14 at San Francisco, California.

Elaine Shiang ELAINE SHIANG  
(Owner's Signature)

Margaret Li  
(Owner's Signature)

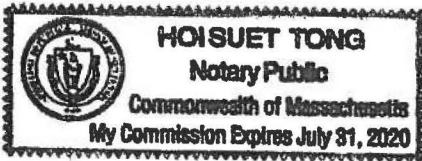
\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Agent's Signature)



*HST*

**LEGAL DESCRIPTION**

**EXHIBIT "A"**

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

BEGINNING at a point on the Westerly line of Guerrero Street, distant thereon 125 feet Southerly from the Southerly line of 18th Street; running thence Southerly and along said line of Guerrero Street 35 feet; thence at a right angle Westerly 100 feet; thence at a right angle Northerly 35 feet; thence at a right angle Easterly 100 feet to the point of beginning.

BEING a portion of Mission Block No. 78.

APN: Lot 005 of Block 3587

The Commonwealth of Massachusetts

Norfolk ss.

On this 26 day of February, 2014, before me, the undersigned officer, personally appeared Margaret Li, proved to me through evidence of identification, to wit: MA Drivers License, to be the person(s) whose name(s) is/are signed on the attached document, and who acknowledged to me that she signed it voluntarily for its stated purpose.

(Complete if applicable)

as partner(s) for \_\_\_\_\_, a partnership.  
Name of Partnership

as \_\_\_\_\_ for \_\_\_\_\_, a corporation.  
Title of Officer Name of Corporation

as attorney in fact for \_\_\_\_\_, the principal.  
Name of Principal Signer

as \_\_\_\_\_ for \_\_\_\_\_, a/the  
Type of Capacity Name of Person/Entity



*Although the information in this section 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. Be sure to read the "Security Features" on the backside of this certificate.*

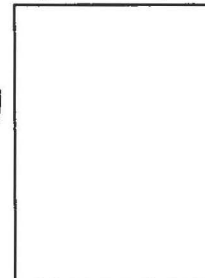
Right Thumbprint

Description of Attached Document(s)

Title or Type of Document: Notice of Special Restrictions under planning

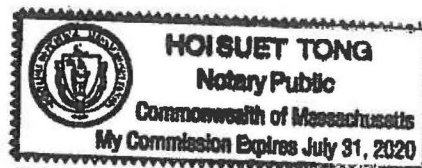
Document Date:   /  /   Number of Pages: code 2

Signer(s) Other Than Named Above: Elaine Shiang



Hoi Suet Tong  
Commonwealth of Massachusetts

Commission Expiration: 07/31/2020



The Commonwealth of Massachusetts

Norfolk ss.

On this 26 day of February, 2014, before me, the undersigned officer, personally appeared Elaine Shiang, proved to me through evidence of identification, to wit: MA Drivers License, to be the person(s) whose name(s) is/are signed on the attached document, and who acknowledged to me that she signed it voluntarily for its stated purpose.

(Complete if applicable)

as partner(s) for a partnership.

as for a corporation.

as attorney in fact for the principal.

as for a/the



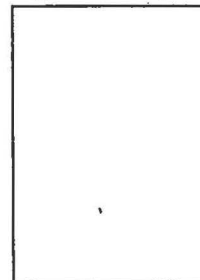
OPTIONAL

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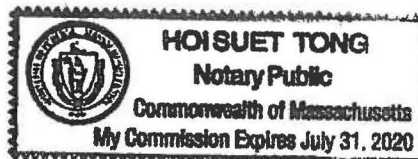
Right Thumbprint

Description of Attached Document(s)

Title or Type of Document: Notice of Special Restrictions under Planning Code
Document Date: 1/1 Number of Pages: 2
Signer(s) Other Than Named Above: Margaret Li



Hoi Suet Tong
Commonwealth of Massachusetts
Commission Expiration: 07/31/2020



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.

2. That the remaining five 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: 2/26/2014 at San Francisco, California.

ACKNOWLEDGEMENT  
FROM ASSIGNED

Paul Chen Paul Chen

(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Agent's Signature)

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of SAN FRANCISCO

On Feb. 26<sup>th</sup> 2014 before me, NIRAJ PATEL (Notary Public),  
(Here insert name and title of the officer)

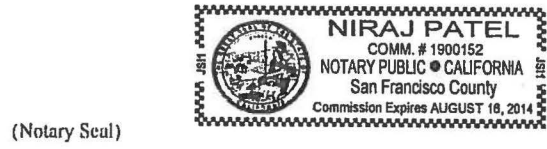
personally appeared PAUL CHEN

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



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

\_\_\_\_\_  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

\_\_\_\_\_  
(Additional information)

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer  
\_\_\_\_\_  
(Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

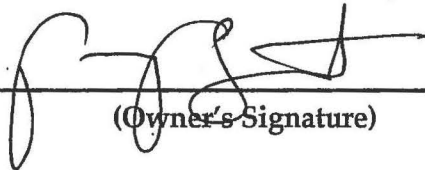
# NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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.

2. That the remaining five 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: 2/21/2014 at San Francisco, California.

  
\_\_\_\_\_  
(Owner's Signature) Joseph Serrato

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Agent's Signature)



State of California

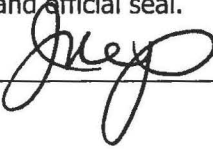
County of San Francisco

On 21st day of February, 2014 before me, Jill Penrod a Notary Public, personally appeared Joseph Serrato, 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.

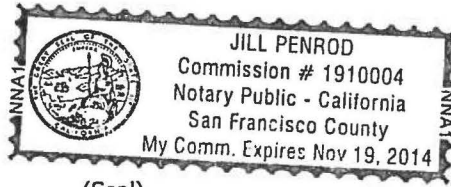
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: \_\_\_\_\_



Name: Jill Penrod  
(typed or printed)



(Seal)

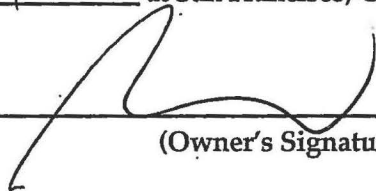
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Dated: 02/22/2014 at San Francisco, California.

  
\_\_\_\_\_  
(Owner's Signature) ROBERT BRADLEY-  
WILLIAMS

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Agent's Signature)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

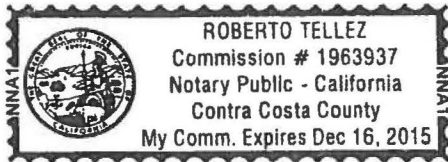
State of California

County of San Francisco

On 2/22/14 before me, Roberto Tellez, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Robert Bradley Williams  
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]  
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  Attorney in Fact

Trustee  Trustee

Guardian or Conservator  Guardian or Conservator

Other: \_\_\_\_\_  Other: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

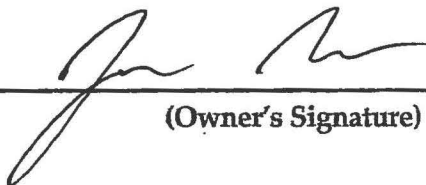
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Dated: 2/21/14 at San Francisco, California.

  
\_\_\_\_\_  
Jerome J. McNamara  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

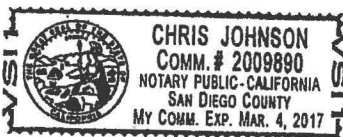
\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Agent's Signature)



# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of San Francisco

On 2/21/14 before me, Chris Johnson, Notary Public  
(Here insert name and title of the officer)

personally appeared Jerome J. McWamara III

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

(Notary Seal)



## ADDITIONAL OPTIONAL INFORMATION

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- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
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  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

#### DESCRIPTION OF THE ATTACHED DOCUMENT

\_\_\_\_\_  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

\_\_\_\_\_  
(Additional information)

#### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

\_\_\_\_\_  
(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other \_\_\_\_\_

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Dated: 2/21/2014 at San Francisco, California.

Kelsey McNamara Kelsey McNamara  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Agent's Signature)

NOTARY ACKNOWLEDGMENT

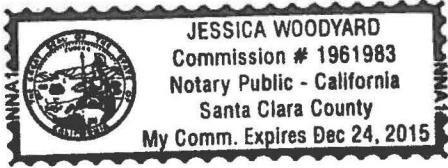
State of California

County of Santa Clara }

On 2/21/14 before me Jessica Woodyard Notary Public  
Here Insert Name and Title of the Officer

personally appeared Kelsey McNamara  
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.

seal. WITNESS my hand and official

Signature Jessica Woodyard  
Signature of Notary Public

Place Notary Seal Above

## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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Dated: 2/22/2014 at San Francisco, California.

Donnae Ring Donnae Ring  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Agent's Signature)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of San Francisco

On February 22, 2014 before me, Jason Whipple, Notary Public

personally appeared Dorothee Ring

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]

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: 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:

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

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:

Signer's Name:

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

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing: