

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

**RECORDING REQUESTED BY
And When Recorded Mail To:**

Lucile Ferber Arnold
863 Haight Street #1
San Francisco, California 94117

CONFIRMED COPY of document recorded
07/09/2019, 2019K792233
ON _____ with document no. _____
This document has not been compared with the original
SAN FRANCISCO ACCESSORY RECORDER

863 Haight Street, San Francisco, California 94117 (Space Above This Line for Recorder's Use)
Assessor Parcel Number: Block: 1239, Lot 029

We, Michael Ferber, Susan Arnold, and Lucile Ferber Arnold; Michael M. Mizono, as Trustee of the Michael M. Mizono Trust Agreement, dated January 7, 2016; Benjamin Robert Hirsch; Jenna Elizabeth Carstens and Chris A. Carstens, Trustee(s) of The Jenna Elizabeth Carstens Trust Under Agreement dated May 30, 2007; Amelia Cline and Terry B. Cline; 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:

Beginning at a point on the Southerly line of Haight Street distant thereon 139 feet, 6 inches, Easterly from the Easterly line of Divisadero Street; running thence Easterly along said Southerly line of Haight Street 30 feet; thence at a right angle Southerly 137 feet, 6 inches; thence at a right angle Westerly 30 feet and thence at a right angle Northerly 137 feet, 6 inches, to the Southerly line of Haight Street and the point of beginning.

Being a portion of Western Addition Block 442

Assessor's Lot: 029, Block: 1239

COMMONLY KNOWN AS: 863 HAIGHT STREET;

hereby give notice that there are special restrictions on the use of said property under the Planning Code.

Said Restrictions consist of conditions attached to the approval of Condominium Conversion Application No. 2019-000475CND by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 9797.

The tentative map filed with the present application indicates that the subject building at 863 Haight Street is a five-unit building located in a RH-3 (Residential-House, Three Family) Zoning District. Within the RH-3 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

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- 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 nonconforming use with exceptions outlined under Section 181(b) of the Code.
2. That the remaining three 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; 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.

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Michael K Ferber

Michael Ferber

Susan Arnold

Susan Arnold

Dated 1 June 2019 at Northwood, NH
~~San Francisco, CA~~

Dated June 1, 2019 at Northwood, NH
~~San Francisco, CA~~

Lucile Ferber Arnold

Dated _____ at San Francisco, CA

Each signature must be acknowledged by a notary public before recordation.

CALIFORNIA ALL-PURPOSE 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~~ NH
County of Rockingham

On June 1, 2019 before me, Karen M. Crosby - Teller
(Name and title of the officer)

personally appeared Michael Ferber, Susan Arnold, 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 Karen M. Crosby (Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Michael Ferber

Susan Arnold

Dated _____ at San Francisco, CA

Dated _____ at San Francisco, CA

Lucile Ferber Arnold
Lucile Ferber Arnold

Dated 5/31/19 at San Francisco, CA

Each signature must be acknowledged by a notary public before recordation.

CALIFORNIA ALL-PURPOSE 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

On May 31st, 2019 before me, Stephanie Kopp, Notary Public
(Name and title of the officer)

personally appeared Lucile Ferber Arnold, 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] (Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Michael M. Mizono as trustee
Michael M. Mizono, as Trustee

Dated 6/26/19 at San Francisco, CA

Each signature must be acknowledged by a notary public before recordation.

CALIFORNIA ALL-PURPOSE 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 Republic of Ireland
County of County and City of Dublin
Embassy of the United States of America

ISS

On 6/26/2019 before me, ERIC FREDERICK
(Name and title of the officer)

personally appeared MICHAEL MIZONO, 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/it~~ executed the same in his/~~her/its~~ authorized capacity(ies), and that by his/~~her/its~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify ~~and~~ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Eric Frederick
Vice Consul
U.S. Embassy Dublin



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE



Benjamin Robert Hirsch

Dated 6/11/2014 at San Francisco, CA

Each signature must be acknowledged by a notary public before recordation.

CALIFORNIA ALL-PURPOSE 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

On June 11, 2014 before me, Trish Casey, Notary Public
(Name and title of the officer)

personally appeared Benjamin Robert Hirsch, 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.

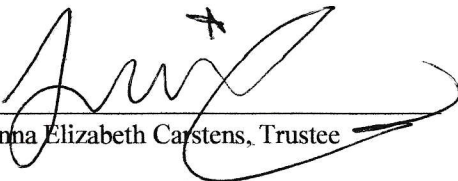
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

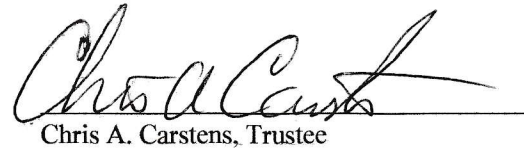
WITNESS my hand and official seal.

Signature Trish Casey (Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE


Jenna Elizabeth Carstens, Trustee


Chris A. Carstens, Trustee

Dated 6/8/19 at San Francisco, CA

Dated 6/8/19 at San Francisco, CA

Each signature must be acknowledged by a notary public before recordation.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

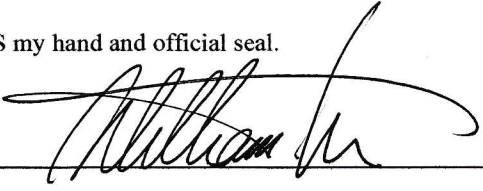
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

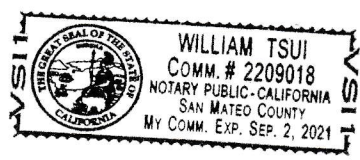
State of California
County of San Mateo

On 06/08/2019 before me, William Tsui, Notary Public
(Name and title of the officer)

personally appeared Jenna Elizabeth Carstens, Chris A Carstens, 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

Amelia Cline
Amelia Cline

Terry B. Cline
Terry B. Cline

Dated 6/17/2019 at San Francisco, CA

Dated 6/17/2019 at San Francisco, CA

Each signature must be acknowledged by a notary public before recordation.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California
County of SAN MATEO

On 06-17-2019 before me, GOPAL C. PATEL, NOTARY PUBLIC
(Name and title of the officer)

personally appeared AMELIA CLINE AND TERRY B. CLINE, 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)

