

RECORDING REQUESTED BY:

Old Republic Title Company
0227021125

AND WHEN RECORDED MAIL TO:

Lynn G. McKinnon
901 Union Street
San Francisco, CA 94133

901-911 Union Street

Block 0120, Lot 001

20209K92238500011

San Francisco Assessor-Recorder

Carmen Chu, Assessor-Recorder

DOC 2020-K922385-00

Acct 9001-Old Republic Title Company- SF, CA

Friday, APR 10, 2020 07:50:21

Ttl Pd \$119.00 Nbr-0006180202

okc/RE/1-11

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

ACCOMMODATION

Recording Requested By

Old Republic Title

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

*OKTC
0227021125*

RECORDING REQUESTED BY

And When Recorded Mail To:

Lynn G. McKinnon
901 Union Street
San Francisco, California 94133

901-911 Union Street, San Francisco, California 94133
APN: Block: 0120, Lot: 001

(Space Above This Line For Recorder's Use)

We, Neil McKinnon and Lynn G. McKinnon, Trustees of the McKinnon Family Trust of 1997, dated September 15, 1997; Frank C. Herringer and Maryellen Cattani Herringer, Trustees of The Herringer 1995 Family Trust; Richard Behrens and Catherine Behrens, Trustees of the Behrens Family Trust dated May 6, 2015, and any amendments thereto; William T. Ring and Constance W. Ring, Trustees of The Ring Family Trust dated April 29, 1991; Robert B. Galliani and Mara J. Anastasi Galliani, Trustees of The Galliani 1992 Living Trust dated 11/13/1992; and, Samanthas Wellington, the owners 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 of intersection of the Southerly line of Union Street with the Westerly line of Taylor Street; running thence Southerly along said line of Taylor Street 62 feet, 6 inches; thence at a right angle Westerly 82 feet; 6 inches; thence at a right angle Northerly 62 feet, 6 inches to the Southerly line of Union Street; thence at a right angle Easterly along said line of Union Street 82 feet and 6 inches to the point of beginning.

Being a part of 50 Vara Block No. 210.

Assessor's Lot 001; Block 0120

COMMONLY KNOWN AS: 901 Union 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 Condominium Referral No. 2019-017311CND authorized by the Planning Commission of the City and County of San Francisco on January 30, 2020, as set forth on Planning Commission Motion No. 20634, a three-story, six-unit building into residential condominiums located at 901-911 Union Street, Block 0120, Lot 001, pursuant to Subdivision Code sections 1386 and 1396.4 within the RM-2 District and a 40-X Height and Bulk District.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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

AUTHORIZATION

This authorization is for a condominium conversion of a three-story, six-unit building into residential condominiums located at 901–911 Union Street, Block 0120, Lot 001, pursuant to Subdivision Code sections 1386 and 1396.4 within the RM-2 District and a 40-X Height and Bulk District and subject to conditions of approval reviewed and approved by the Commission on January 30, 2020, under Motion No. 20634. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on January 30, 2020, under Motion No. 20634.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 20634 shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

(3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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.

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Neil McKinnon
Neil McKinnon, Trustee

Lynn G. McKinnon
Lynn G. McKinnon, Trustee

Dated March 30/20 at San Francisco, CA

Dated 3/30/2020 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

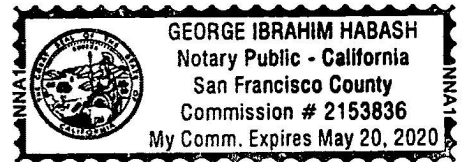
On 03/30/2020 before me, George Ibrahim Habash, Notary Public
(Name and title of the officer)

personally appeared Neil McKinnon and Lynn G. McKinnon, 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)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

[Signature]
Frank C. Herring, Trustee

[Signature]
Maryellen Cattani Herring, Trustee

Dated 3/24/2020 at Oakland San Francisco, CA

Dated 3/24/2020 at Oakland 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 Alameda

On 03/24/2020 before me, Sushma Lama, a notary public
(Name and title of the officer)

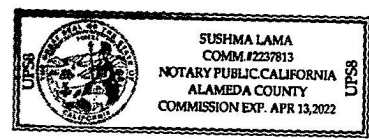
personally appeared Frank Casper Herring & Maryellen Cattani Herring, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), 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)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Richard Behrens
Richard Behrens, Trustee
Dated 3/23/2020 at Bodega Bay, CA ^{RB CB}

Catherine Behrens
Catherine Behrens, Trustee
Dated 23 Mar 2020 at San Francisco, CA ^{BODEGA BAY CB, RB}

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 SONOMA

On MARCH 23, 2020 before me, SHONA L. WEIR, NOTARY PUBLIC
(Name and title of the officer)

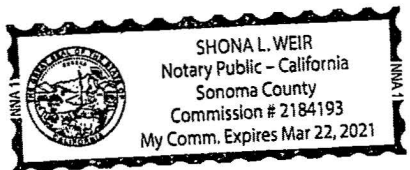
personally appeared RICHARD BEHRENS & CATHERINE BEHRENS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by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

William T. Ring
William T. Ring, Trustee

Constance Ring
Constance Ring, Trustee

Dated 3/28/20 at San Francisco, CA

Dated 3-28-20 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 3/28/20 before me, R. Padilla, Notary Public
(Name and title of the officer)

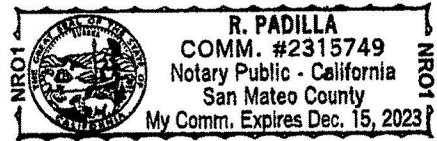
personally appeared William Ring and Constance Ring, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their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

(Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

[Signature]
Robert B. Galliani, Trustee

[Signature]
Mara J. Anastasi Galliani, Trustee

Dated 3/23/2020 at San Francisco, CA

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
County of Alameda

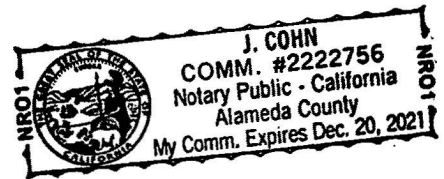
On March 23 2020 before me, J. Cohn, Notary Public
(Name and title of the officer)

personally appeared Robert B. Galliani and Mara J. Anastasi - Galliani, 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)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Samantha Wellington

Dated 6 April 2020 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 04/06/2020 before me, OULD SAPPRASERT O'BRIEN, NOTARY PUBLIC
(Name and title of the officer)

personally appeared SAMANTHA WELLINGTON, 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: *OULD SAPPRASERT O'BRIEN*

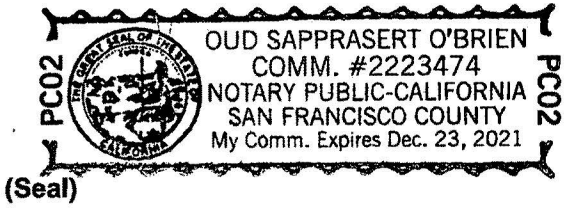


EXHIBIT A

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 of intersection of the Southerly line of Union Street with the Westerly line of Taylor Street; running thence Southerly along said line of Taylor Street 62 feet, 6 inches; thence at a right angle Westerly 82 feet; 6 inches; thence at a right angle Northerly 62 feet, 6 inches to the Southerly line of Union Street; thence at a right angle Easterly along said line of Union Street 82 feet and 6 inches to the point of beginning.

Being a part of 50 Vara Block No. 210.

Assessor's Lot 001; Block 0120