

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

**RECORDING REQUESTED BY**

**And When Recorded Mail To:**

**Name:**

SIRKINLAW APC  
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San Francisco • California • 94111

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This document has not been compared with the original  
**SAN FRANCISCO ASSESSOR-RECORDER**

**State:** \_\_\_\_\_ **City:** \_\_\_\_\_

(Space Above This Line For Recorder's Use)

*Robert S. Jania, Sadia Jania, Kathryn Vatsula, John Flanagan,  
Caroline Johnson, Michael Pasman, Bajana Miloradovic, Kimberlee Figere, Kevin Figere,  
Larissa Siegel, Shanna C. O'Brien*

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: (or see attached sheet marked "Exhibit A" on which property is more fully described):

**BEING ASSESSOR'S BLOCK: 0506, LOT: 038;**

**COMMONLY KNOWN AS: 3124 – 3128 Laguna 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. 2015-000074CND by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: **8496**.

The tentative map filed with the present application indicates that the subject building at 3124 – 3128 Laguna Street 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 units.

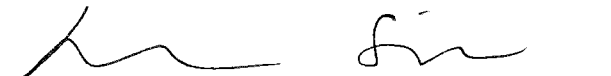
**The restrictions and conditions of which notice is hereby given are:**

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, 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.

# NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING 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; 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)      Larissa Siegel, Trustee (Printed Name)

Dated: 4/29/, 20 15 at Menlo Park, 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).**

## 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

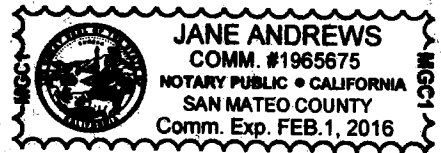
On 4/29/15 before me, Jane Andrews Notary Public  
(insert name and title of the officer)

personally appeared Lorissa Siegel,  
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 Jane Andrews (Seal)



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(Signature)

Shauna O'Brien

(Printed Name)

Dated: April 24, 2015 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 April 24, 2015 before me, Peppina Rayna Harlow  
(insert name and title of the officer)

personally appeared Shauna Colleen O'Brien  
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)



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Michael Pannon (Signature)                      Michael Pannon (Printed Name)

Dated: April 25, 2015 at San Francisco, California.  
(Month, Day) (City)

Bojana Mitoradovic (Signature)                      BOJANA MITORADOVIC (Printed Name)

Dated: 04/25/2015, 20 at BERKELEY, 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 Alameda )

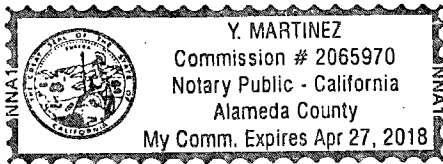
On Apr 25, 2015 before me, Y. Martinez, notary public  
Date Here Insert Name and Title of the Officer

personally appeared Bojana Miloradovic and Michael Farman  
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 [Handwritten Signature]  
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
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- Other: \_\_\_\_\_

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





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State of California  
County of San Francisco)

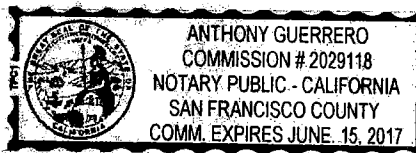
On April 28<sup>th</sup> 2015 before me, Anthony Guerrero, Notary Public  
(insert name and title of the officer)

personally appeared Kimberlee Fugere & Kevin Fugere,  
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)



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\_\_\_\_\_  
(Signature)

CAROLINE JOHNSON  
\_\_\_\_\_  
(Printed Name)

Dated: 04, 27, 2015 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 San Francisco  
County of San Francisco

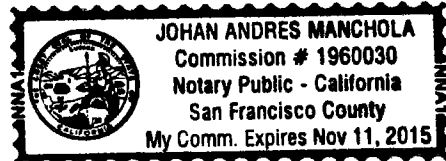
On April 27<sup>th</sup>, 2015 before me, Johan Andres Manchola, Notary Public  
(insert name and title of the officer)

personally appeared Caroline Johnson,  
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.

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WITNESS my hand and official seal.

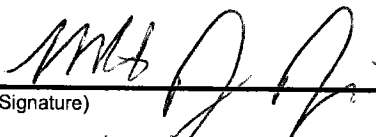
Signature Johan Andres Manchola (Seal)




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(Signature) \_\_\_\_\_ (Printed Name) Robert J. Jania  
Dated: April 27, 2015 at San Francisco, California.  
(Month, Day) (City)

  
(Signature) \_\_\_\_\_ (Printed Name) Sadia Jania  
Dated: April 27, 2015 at San Francisco, California.  
(Month, Day) (City)

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

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County of \_\_\_\_\_ )

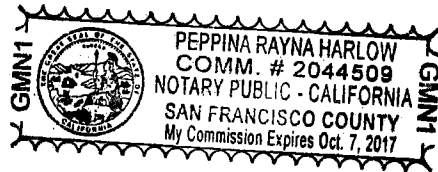
On April 27, 2015 before me, Peppina Rayna Harlow  
(insert name and title of the officer)

personally appeared Robert J. Jama ; Sadia Jadia  
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.

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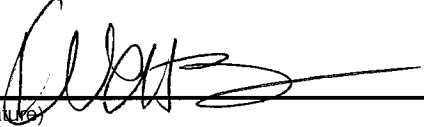
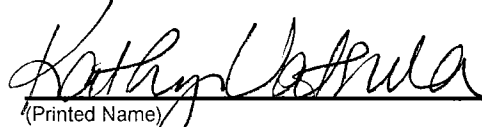
Signature  (Seal)


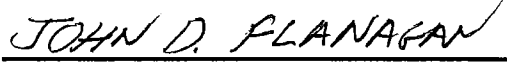


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(Signature) \_\_\_\_\_  
  
(Printed Name) \_\_\_\_\_  
Dated: 5.4, 2015 at Stockton, California.  
(Month, Day) (City)

  
(Signature) \_\_\_\_\_  
  
(Printed Name) \_\_\_\_\_  
Dated: 5.4, 2015 at STOCKTON, California.  
(Month, Day) (City)

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

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State of California  
County of SAN JOAQUIN)

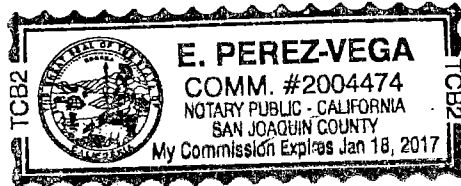
On MAY 4, 2015 before me, E. PEREZ-VEGA, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared KATHRYN VATSUA AND JOHN FLARAGAN,  
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 [Handwritten Signature]



(Seal)

**LEGAL DESCRIPTION**

Real property in the City of San Francisco, County of San Francisco, State of California, described as follows:

LOT 38, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "PARCEL MAP OF A PORTION OF WESTERN ADDITION BLOCK 187, ALSO BEING A PORTION OF ASSESSOR'S BLOCK 506, SAN FRANCISCO, CALIFORNIA", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, ON SEPTEMBER 10, 1975, IN BOOK 2 OF PARCEL MAPS AT PAGE 4.

APN: LOT 038 BLOCK 0506