RECORDING REQUESTED BY

And When Recorded Mail To:

Name: Byron Hing, et al.,

Address: 1353 9th Avenue

City: San Francisco

State: California, Zip: 94122

San Francisco Assessor-Recorder Carmen Chu, Assessor-Recorder

DOC-2017-K405649-00

Check Number 0105

Tuesday, FEB 07, 2017 09:25:44

Ttl Pd \$63.00

Rcpt # 0005549321

dm2/DM/1-17

(Space Above This Line For Recorder's Use)

We, Melvin Jay Rabeck and Pamela Fern Rabeck, Trustees of the Rabeck Living Trust, dated 05/07/2010; Danny Tan, a single man; Chi Nicolas Nhan, a single man; Vi Nhan, a single man; Tony Kong and Daisy Chan Kong, Trustees of the Tony and Daisy Kong Family Trust, dated October 10, 2004; Byron Hing and Liza Hing, Trustees of the Byron and Liza Hing Revocable Trust, dated June 24, 2008; and Julie Alonso, an unmarried woman; the owners 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: 1764, LOT: 010;

COMMONLY KNOWN AS: 1353 9TH 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 2016-010889CND by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID 9109

The tentative map filed with the present application indicates that the subject building at 1353 9th Avenue is a six-unit building located in the Inner Sunset NCD (Neighborhood Commercial District) Zoning District. The subject lot is approximately 3,000 square feet in area. On lot of this size within the Inner Sunset NCD Zoning District, a maximum of four dwelling units can be considered legal and conforming to the Planning Code. Therefore, 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 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 four 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
- The property owners 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.

<u> </u>	<u>-</u>		Byron Hing, Trustee	
Dated: (Month, Day)	30, <u>20 / 3</u>	<u> </u>	(Printed Name) San Francis (O) (City)	, California.
	·		Liza Hing, Trustee	ļ
(Signature)			(Printed Name)	~_
Dated:(Month, Day)	, <u>20</u>	at	(City)	, California.
(Signature)			Tony Kong , Trustee (Printed Name)	
Dated:(Month, Day)	, <u>20</u>	at	(City)	, California.
		•	Daisy Chan Kong, Trus	tee
(Signature)			(Printed Name)	
Dated:(Month, Day)	<u>20</u>	at	(City)	, California.
(Wolldi, Day)			(Oily)	

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			Byron Hing, Trustee	<u> </u>
(Signature)			(Printed Name)	
Dated:	<u> </u>	at		, California.
(Month, Day)			(City)	
) Trus	tee	Liza Hing, Trustee	
(Signature)			(Printed Name)	
Dated: January 2	3 , 20 17	at	San Francisco	, California.
(Month, Day)			(City)	
			Tony Kong , Truste	e
(Signature)			(Printed Name)	
Dated:	, 20	at		, California.
(Month, Day)			(City)	
			Daisy Chan Kong, T	rustee
(Signature)			(Printed Name)	
Dated:	, <u>20</u>	at		, California.
(Month, Day)			(City)	

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Each signature must be acknowledged by a notary public before recordation; add Notary Public Certification(s) and Official Notarial Seal(s).

On January 30, 2017 before me, Ann A. Sellier, notary public Date Here Insert Name and Title of the Officer
Date . Here Insert Name and Title of the Officer
On January 30, 2017 before me, Ann A. Sellier, notary Public Date Here Insert Name and Title of the Officer
personally appeared 54ron HINA
Name(s) of Signer(s)
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/subscribed to the within instrument and acknowledged to me that he/she/they executed the same his/her/their-authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the la of the State of California that the foregoing paragra is true and correct.
WITNESS my hand and official seal.
ANN A SELLIER Notary Public - California San Francisco County Signature Signature
Commission # 2168411 My Comm. Expires Nov 13, 2020 Signature of Notary Public
į,
Place Notary Seal Above
Though this section is optional, completing this information can deter alteration of the document of fraudulent reattachment of this form to an unintended document.
Description of Attached Document With the Special Restriction Document Date: 130/17 Title or Type of Document:
Capacity(ies) Claimed by Signer(s)
Signer's Name: Signer's Name: Signer's Name: □ Corporate Officer — Title(s): □ Corporate Officer — Title(s):
 □ Corporate Officer — Title(s): □ Corporate Officer — Title(s): □ Partner — □ Limited □ General □ Partner — □ Limited □ General
☐ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator ☐ Trustee ☐ Guardian or Conservator ☐ Other: ☐ Other: ☐ Other: ☐ Other:
Signer Is Representing: Signer Is Representing:

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 Calefornia -			
County of San Frances			
On //23/17	before me,	Connie Ho	, Notary Public,
personally appeared	and acknowledged and that by his/hei/t	to me that he/she/they heir signature(s) on the in	whose name(s) (\$/are executed the same in
I certify under PENALTY OF PERJIP paragraph is true and correct	JRY under the lav	vs of the State of Califo	rnıa that the foregoing
WiTNESs my hand and official seal		(;	Seal)
Signature		CONNIE HO COMM # 2004125 NOTARY PUBLIC - CALIFOR	T Z SNIA Q

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 Placer

On January 11, 2017 before me, Alex Sandvik, Notary Public, personally appeared ANTHONY KONG and DAISY CHAN KONG who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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.

ALEX SANDVIK
Commission # 2097901
Notary Public - California
Placer County
My Comm Expires Jan 29, 2019

Signature My Small

Alex Sandvik

My Commission Expires: Jan. 29, 2019

A notary public or other officer completing this certificate document to which this certificate is attached, and not the	ite verifies only the identity of the individual who signed the ne truthfulness, accuracy, or validity of that document.
State of California County of San Francisco On Dec. 30, 2016 before me, PRI Date Date Vi Nhan a	TI PARIKH, notary public Here Insert Name and Title of the Officer Ind Chi Nhan Name(s) of Signer(s)
subscribed to the within instrument and acknowled his her their authorized capacity (ies), and that by his or the entity upon behalf of which the person(s) according to the person of the entity of the person of t	evidence to be the person(s) whose name(s) is/are edged to me that he/she/they executed the same in s/Ker/their signature(s) on the instrument the person(s), ted, executed the instrument.
PRITI PARIKH COMM # 2113091 NOTARY PUBLIC - CALIFORNIA	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
Though this section is optional, completing this	TIONAL. ————————————————————————————————————
Description of Attached Document Title or Type of DocumentNotice of Special Res Number of Pages: 4 plus Signer(s) Other That Capacity(ies) Claimed by Signer(s)	Strictions Under Planning Gode Strictions Document Date: 12/30/16 Named Above:
Capacity(ies) Claimed by Signer(s) Signer's Name: Corporate Officer — Title(s): Partner — Limited General Individual Attorney in Fact Guardian or Conservator Other:	Signer's Name:
Signer is Representing:	Signer is Representing:

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.

validity of that document.		
State of California County ofSan Francisco)	
OnJanuary 31, 2017	before me,	Allen Beard, Notary Public
		(insert name and title of the officer)
personally appearedJulie Ann	n Alonso	
h/s/her/the/r authorized capacity(່າຍຮົ). and that l	viedged to me that he/she/they executed the same in by his/her/they signature(s) on the instrument the e person(s) acted, executed the instrument.
I certify under PENALTY OF PEF paragraph is true and correct.	RJURY under	the laws of the State of California that the foregoing
WITNESS my hand and official s	eal.	ALLEN BEARD COMM #2017884 Notary Public California

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 tru thfulness, accuracy, or validity of that document

	State of California County of San PANILICE County of
,	On Dir. 27. 2016 before me, Zholyang Nang Mary Riblic (insert name and title of the officer)
	personally appeared
	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. COMM #2066218 Notary Public - California San Francisco County My Comm. Expires Apr. 29, 2018
	Signature (Seal)



Scanner Enabled Stores should scan this form

DSG5350CA (Rev01-01/15)

Manual Submission Route to Deposit Operations

All-purpose Acknowledgment California only

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 SANTA CLARA	
on 12/17/16 before me, Kanen E.	(here insert name and title of the officer),
personally appeared MEDVIN RABECK AND	_
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.	KAREN ELIZABETH PECK COMM. #2125284 NOTARY PUBLIC - CALIFORNIA & SANTA CLARA COUNTY My Commission Expires 08/29/2019
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct	Notary Seal
Signature WITNESS my happy and official seal.	
Description of Attached Document	
Type or Title of Document NOTICE OF SPECIA	LESARICITONS UNDE
Document Date 12/17/16 Number o	PHE PLANNING CODE f Pages
Signer(s) Other Than Named Above	
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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 Westerly line of 9th Avenue, distant thereon 250 feet Northerly from the Northerly line of Judah Street; running thence Northerly along the Westerly line of 9th Avenue 25 feet; thence at a right angle Westerly 120 feet; thence at a right angle Southerly 25 feet; thence at a right angle Easterly 120 feet to the point of beginning.

Being a portion of Outside Land Block No. 581.

Assessor's Lot 010; Block 1764