



RECEIVED

17 AUG 25 AM 11:16

Department of Public Works
Office of the City and County Surveyor

1155 Market Street, 3rd Floor
San Francisco, CA 94103

Bruce R. Storrs, City and County Surveyor

Edwin M. Lee, Mayor
Mohammed Nuru, Director
Fuad S. Sweiss, PE, PLS,
City Engineer & Deputy Director of Engineering

TENTATIVE MAP DECISION

SW

Date: August 6, 2013

Department of City Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103

| | | | |
|--|------------|-------|-----|
| Project ID: 7698 | | | |
| Project Type: 6 Units Condo Conversion | | | |
| Address# | StreetName | Block | Lot |
| 3258 | MARKET ST | 2704 | 037 |
| Tentative Map Referral | | | |

Attention: Mr. Scott F. Sanchez

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from environmental review per Class 1 California Environmental Quality Act Guidelines.

X


The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address): **NSR FOR 4 NEW CONDOMINIUM UNITS.**

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code. Due to the following reasons (Any requested documents should be sent in with a copy of this letter to Scott F. Sanchez at the above address):

Enclosures:

- Application
- Print of Tentative Map

Sincerely,


Bruce R. Storrs, P.L.S.
City and County Surveyor

PLANNING DEPARTMENT

DATE 8.21.14


Mr. Scott F. Sanchez, Zoning Administrator

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:)
)
 And When Recorded Mail To:)
)
 Name: Scott Sanchez)
 Zoning Administrator)
 Address: 1650 Mission Street)
 Suite 400)
 City: San Francisco)
)
 State: California, 94103)

CONFORMED COPY of document recorded
 08/19/2014, 2014J928719
 on _____ with _____ NO _____
 This document has not been compared with the original
SAN FRANCISCO ASSESSOR-RECORDER

Space Above this Line For Recorder's Use

Lisa Hoi Yan Wong ; Har Kwan Luk ; Amber Wolf / Micha Dahn
 I (we) DAVID SMITH / Lubov smitka ; Heather Lorenz 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:

Paul David Tremble

(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)
BEING ASSESSOR'S BLOCK: 2704; LOT: 037,
COMMONLY KNOWN AS: 3258 Market 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. 2014.0239Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 7698.

The tentative map filed with the present application indicates that the subject building at 3258 Market Street is a six-unit building located in a RH-2 (Residential, Housing, 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 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,

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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 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.

Dated: AUGUST 7th, 2014 MIAMI, FLORIDA
at San Francisco, California



(Owner's Signature)

DAVID SMITH
~~DAVID~~

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Agent's Signature)

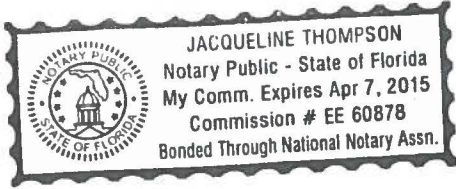
FLORIDA SHORT-FORM INDIVIDUAL ACKNOWLEDGMENT FS 695.25

State of Florida }
County of Miami-Dade }

The foregoing instrument was acknowledged before me this 8 day of August, 2014,
Day Month Year
by David Smith,
Name of Person Acknowledging

who is personally known to me or who has produced
FL Dr Lic
Type of Identification

as identification.



[Signature], Notary Public
Signature of Notary Public
Jacqueline Thompson
Name of Notary Typed, Printed or Stamped
Commission No. EE 60878

OPTIONAL

Though 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.

Description of Attached Document

Title or Type of Document: Notice of Special Restrictions under Planning Code
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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 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.

Dated: June 30, 2014 at San Francisco, California.



LUBOV
SMITH

(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 }

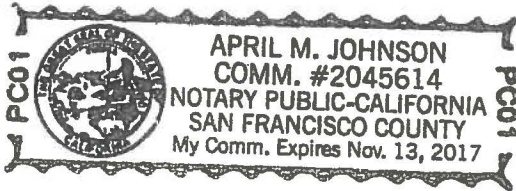
On JUNE 30, 2014 before me, APRIL M. JOHNSON, NOTARY PUBLIC
Date Name and Title of the Officer

personally appeared LUBOV V. SMITH
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.



Place Notary Seal Above

Signature: [Signature]
Signature of Notary Public

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: Notice of Special Restrictions under 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): _____
 - Partner — Limited General
 - Individual Attorney in Fact
 - Trustee Guardian or Conservator
 - Other: _____

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

Signer Is Representing: _____

Signer Is Representing: _____

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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 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.

Dated: 6/20/14 at San Francisco, California.



(Owner's Signature)



(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Agent's Signature)

LISA WONG
HAR KWAN
LUK

State of California

County of San Francisco

On 20th day of June, 2014 before me, Nicholas J. Shanta a Notary Public, personally appeared Lisa Hoi Yan Wong and Har Kwan Luk, 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: Nicholas J. Shanta
(typed or printed)



(Seal)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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 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.

Dated: 4 June 2014 at San Francisco, California.



(Owner's Signature)

AMBER
WOLF



(Owner's Signature)

MICHAEL
DAHN

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Agent's Signature)

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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

State of California
County of San Francisco

On June 4 2014 before me, Marlyn Ano, Notary Public, personally appeared Amber Wolf and Michael Dahn 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 of Notary Public:

Marlyn Ano



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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 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.

Dated: 6/9/14 at San Francisco, California.


(Owner's Signature)

PAUL
TREMBLAY

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Agent's Signature)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

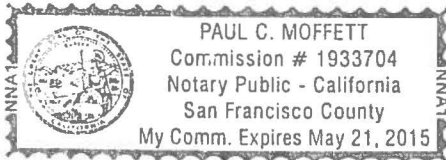
State of California

County of San Francisco

On June 9, 2014 before me, Paul C. Moffett, Notary Public

personally appeared Paul David Tremblay

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 Paul C. Moffett

Place Notary Seal Above

Signature of Notary Public

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: 6/9/14 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____
 Signer Is Representing: _____

Signer's Name: _____
 Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____
 Signer Is Representing: _____

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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 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.

Dated: June 3, 2014 at San Francisco, California.



(Owner's Signature)

HEATHER
LORENZ

(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 }

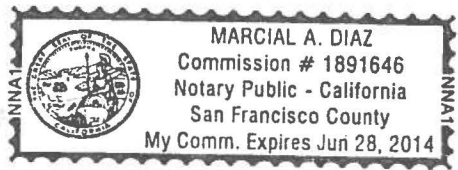
On 06/03/2014 before me, MARCIAL A. DIAZ NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer

personally appeared HEATHER RACHEL LORENZ
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.



Place Notary Seal Above

Signature: [Handwritten Signature]
Signature of Notary Public

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's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

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:

PARCEL ONE:

A portion of Lot 3, in Block 4, according to the Map entitled, "Map of the Market Street Homestead Association", filed in the Office of the Recorder of the City and County of San Francisco, State of California, on October 26, 1868 and of record in Map Book "C" and "D" at Pages 130 and 131, more particularly described as follows:

Beginning at the point of intersection of the present Westerly line of Market Street, said Westerly line being the Westerly line of the parcel of land described in the Deed from Frankie E.J. Little a widow to City and County of San Francisco, a municipal corporation, dated August 12, 1957, recorded September 10, 1957, in Book 7145, of Official Records of the City and County of San Francisco, at Page 112, with the Southerly line of said Lot 3, running thence Northerly along said present Westerly line of Market Street along the arc of a curve to the right having a radius of 344.00 feet through an angle of $7^{\circ} 39' 50.88''$ a distance of 46.015 feet to a point on a line drawn parallel with said Southerly line of said Lot 3 and perpendicularly distant 44.00 feet Northerly therefrom; thence leaving said line of Market Street and running parallel with said Southerly line of said Lot 3, South $89^{\circ} 46' 09''$ West 87.224 feet to a line drawn North $0^{\circ} 13' 51''$ West from a point on said Southerly line of said Lot 3, distant thereon North $89^{\circ} 46' 09''$ East 41.75 feet from the Northeasterly line of Clayton Street; thence along the line so drawn South $0^{\circ} 13' 51''$ East 44.00 feet to said Southerly line of said Lot 3; thence along the last mentioned line North $89^{\circ} 46' 09''$ East 100.396 feet to the point of beginning.

PARCEL TWO:

A non-exclusive perpetual easement and right of way for ingress and egress, and as appurtenance to the above described parcel of land over and along the parcel of land described as follows:

Being a portion of Lots 3 and 5, in Block 4, according to the Map entitled "Map of the Market Street Homestead Association", filed in the Office of the Recorder of the City and County of San Francisco, State of California, on October 26, 1868 and of record in Map Book "C" and "D" at Pages 130 and 131, more particularly described as follows:

Beginning at the point of intersection of the Northeasterly line of Clayton Street with the Southerly line of Lot 3, running thence along said line of Clayton Street North $53^{\circ} 25' 43''$ West 75.00 feet to an angle point therein; thence continuing along said line of Clayton Street North $43^{\circ} 28' 31''$ West 50.17 feet to the true point of beginning; thence leaving said line of Clayton Street and running North $55^{\circ} 31' 29''$ East 32.05 feet to a point on the Northerly line of said Lot 5, said point being distant thereon 43.622 feet Easterly from the intersection of said Northerly line with the Northeasterly line of Clayton Street; thence East along said line of Lot 5, a distance of 96.628 feet to the Northeasterly line of said Lot 5; thence along said Northeasterly line South $22^{\circ} 13' 54''$ East 12.813 feet to the most Southerly corner of the parcel of land described in the

Deed by Martin B. Joost, et al, to John Kirkwood Napier, et ux, recorded October 24, 1944, in Book 4162 of Official Records, Page 38, in the Office of the Recorder of the City and County of San Francisco; thence South 88° 35' 02" West along the Westerly extension of the Southerly line of the parcel of land so described in the Deed to Napier, a distance of 2.496 feet; thence South 00° 13' 51" East 29.895 feet to a line drawn parallel with the Southerly line of said Lot 3 and perpendicularly distant 58.00 feet Northerly therefrom; thence along said parallel line North 89° 46' 09" East 10.75 feet to the intersection with a line drawn North 0° 13' 51" West from a point on said Southerly line of said Lot 3, distant thereon North 89° 46' 00" East 41.75 feet from said Northeasterly line of Clayton Street; thence along the last mentioned line so drawn South 0° 13' 51" East 36.273 feet; thence North 35° 15' 31" West 39.664 feet; thence North 0° 13' 51" West 32.943 feet; thence West and parallel to the Northerly line of said Lot 5, a distance of 83.258 feet; thence South 55° 31' 29" West 26.426 feet to a point in the Northeasterly line of Clayton Street; thence along said line of Clayton Street North 43° 28' 31" West 12.15 feet to the true point of beginning.

Lot 037, Block 2704