

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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

Alexa Rydin Hansen
228 Clayton Street #1
San Francisco, CA 94117

CONFORMED COPY of document recorded
on 06/12/2019, 2019K781493
with document no. _____
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SAN FRANCISCO ASSESSOR-RECORDER

228 Clayton Street, Assessor's Lot 024, Block 1210

(Space Above This Line for Recorder's Use)

We, Michael Plotkowski, Successor Trustee of The Virginia Giamo 2000 Trust, dated October 30, 2000; Michael Plotkowski; Susan M. Osterhoff; Alexa Rydin Hansen, as Trustee of the Alexa Hansen Trust. Dated April 10, 2012; Alexandra Leigh Marsh; Albert A. Pimentel and Laurie J. Pimentel, Trustees of the Pimentel Family Trust udt 4/24/91; Ross A. Pimentel; Anne S. McIntee; Gina May Intinarelli; and Eric William Shuler, 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 Easterly line of Clayton Street distant thereon 100 feet Northerly from the Northerly line of Fell Street; running thence Northerly along said line of Clayton Street 25 feet; thence at a right angle Easterly 106 feet, 3 inches; thence at a right angle Southerly 25 feet; thence at a right angle Westerly 106 feet, 3 inches to the point of beginning.

BEING a portion of Western Addition Block No. 671.

Assessor's Lot 024; Block 1210

COMMONLY KNOWN AS: 228-230 CLAYTON 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. 2018-004612CND by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 9607

The tentative map filed with the present application indicates that the subject building at 228-230 Clayton 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 3 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 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

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the non-conforming 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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[Signature]
Michael Plotkowski

[Signature] Successor trustee
Michael Plotkowski, Successor Trustee
Virginia Biam Trust

Dated _____ 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 SAN FRANCISCO

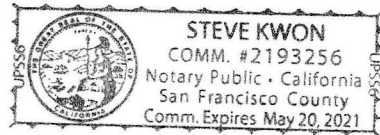
On JUNE 6, 2019 before me, STEVE KWON, NOTARY PUBLIC
(Name and title of the officer)

personally appeared MICHAEL JAMES PLOTKOWSKI, 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

Susan M. Osterhoff
Susan M. Osterhoff

Dated May 30, 2019 at San Francisco, CA

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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State of California
County of San Francisco

On May 30, 2019 before me, Jonathan Joseph Caruso, Notary Public
(Name and title of the officer)

personally appeared Susan Osterhoff, 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

[Handwritten Signature]

Alexa Rydin Hansen, Trustee

Dated May 29, 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 Francisco

On May 29, 2019 before me, Elizabeth Erlich, a Notary Public
(Name and title of the officer)

personally appeared Alexa Rydin Hansen, 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.

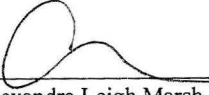
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Elizabeth Erlich (Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE


Alexandra Leigh Marsh

Dated June 5, 2019 at San Francisco, CA

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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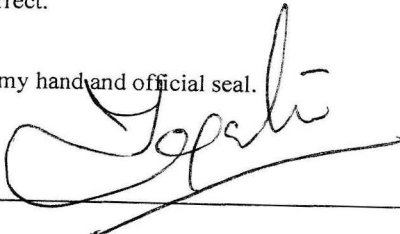
State of California
County of Santa Clara

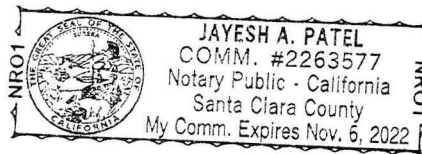
On 5th JUNE 2019 before me, Jayesh A Patel (Notary Public)
(Name and title of the officer)

personally appeared ALEXANDRA LEIGH MARSH, 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

Albert A. Pimentel
Albert A. Pimentel, Trustee

Laurie J. Pimentel
Laurie J. Pimentel, Trustee

Dated 6/7/19 at San Francisco, CA

Dated 6/7/19 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 Santa Clara
County of Santa Clara

On 6/7/19 before me, Satish S. Addagadde, Notary Public
(Name and title of the officer)

personally appeared Albert A. Pimentel, Laurie J. Pimentel, 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.

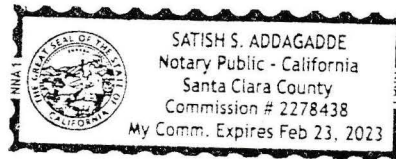
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature
(Seal)

[Handwritten Signature]

(Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE



Ross A. Pimentel



Anne S. McIntee

Dated 6-10-2019 at San Francisco, CA

Dated 6/10/19 at San Francisco, CA

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State of California


County of SAN FRANCISCO

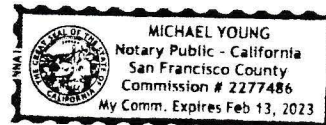
On JUNE 10, 2019 before me, MICHAEL YOUNG, NOTARY PUBLIC
(Name and title of the officer)

personally appeared ROSS A. PIMENTEL, ANNE S. MCINTEE, 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

Gina May Intinarelli
Gina May Intinarelli

Eric William Shuler
Eric William Shuler

Dated 5/28/19 at San Francisco, CA

Dated 5/28/19 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 Francisco

On May 28, 2019 before me, PRITI PARIKH, Notary Public
(Name and title of the officer)

personally appeared Gina May Intinarelli and Eric William Shuler, 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 Priti Parikh (Seal)

