

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY:



And When Recorded Mail To:

San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2015-K139564-00

Name: Herzig & Berlese

Thursday, OCT 01, 2015 08:43:32
Ttl Pd \$45.00 Rcpt # 0005240315
oma/MA/1-11

Address: 414 Gough Street #5

City: San Francisco

State: California

Space Above this Line For Recorder's Use

Edward M. Bohnert, Linda D. Bohnert, Kimberly D. Bohnert,
Liem X. Tran, Robert Dearth, Alexander Kwan, Marielle Murphy,

I (We) Christopher Tai Sha, Charles Murphy, and Nancy Murphy 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:

(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED)

**BEING ASSESSOR'S BLOCK: 3557; LOT: 014,
COMMONLY KNOWN AS: 3330-3334 16th 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. 2014.1540Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 8366.

The tentative map filed with the present application indicates that the subject building at 3330-3334 16th Street is a six-unit building located in a RTO (Residential Transit Oriented) Zoning District. Within the RTO Zoning District, a maximum density of one dwelling unit per each 600 square feet of lot area can be considered legal and conforming to the Planning Code. For this property, with a lot area of approximately 2400 square feet, 4 of the 6 units can be considered legal and conforming. The remaining 2 dwelling units must be considered legal, nonconforming dwelling units.

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

1. That two of the six 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

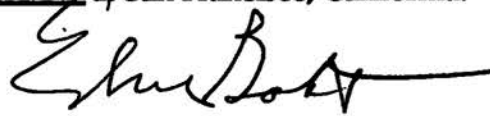
NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

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.
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.

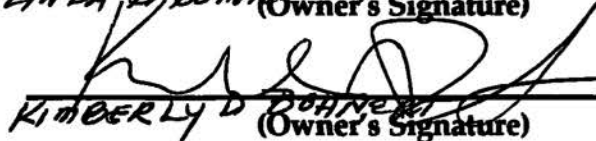
Dated: August 30, 2015 at San Francisco, California.



EDWARD M. BOHNER
(Owner's Signature)



LINDA D. BOHNER
(Owner's Signature)



KIMBERLY D. BOHNER
(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Agent's Signature)

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

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Dated: September 29, 2015 at San Francisco, California.

Charles T. Murphy
(Owner's Signature)

Rosemary Murphy
(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Owner's Signature)

(Agent's Signature)

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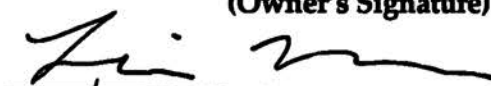
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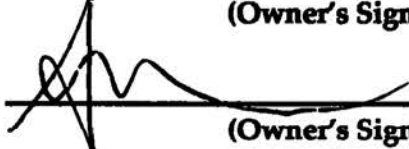
Dated: 21 AUGUST 2015 at San Francisco, California.




(Owner's Signature) ROBERT DEARTH



(Owner's Signature) Liem Tran



(Owner's Signature) Alexander Kwan



(Owner's Signature) Marielle Murphy

(Owner's Signature)

(Owner's Signature)

(Agent's Signature)

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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 28, 2015 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)

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

G:\Plan Checks\ CONDO CONVERSIONS\2014.1540Q - 3330-3334 16th St\Condo NSR 3330-3334 16th St.docx

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)SS
COUNTY OF SAN MATEO)

On August 28, 2015, before me, Sharon Aissa, Notary Public, personally appeared EDWARD M. BOHNET & LINDA D BOHNET, 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

Sharon Aissa



This area for official notarial seal

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 San Mateo)
On 9/29/15 before me, Meagan Merrill, notary public
Date Here Insert Name and Title of the Officer
personally appeared Charles T. Murphy and
Name(s) of Signer(s)
Nancy A. Murphy

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: Notice of special restrictions under the planning code
Document Date: 9/29/2015 Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 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: _____
Signer Is Representing: _____ Signer Is Representing: _____

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 SAN FRANCISCO)

On 27 AUGUST 2015 before me, JOHN TIMOTHY, Notary Public, State of California
Date Here Insert Name and Title of the Officer

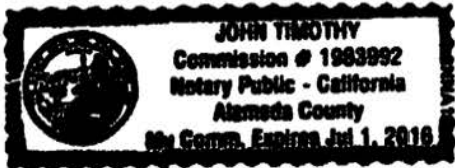
personally appeared ROBERT DEWATH III, LIEM TRAN, ALEXANDER KWAN,
Name(s) of Signer(s)

MARIELE MURPHY

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 NOTICE OF SPECIAL
Title or Type of Document: RESTRICTIONS - PLANNING O/P/E Document Date: 27 AUGUST 2015
Number of Pages: 1/1 Signer(s) Other Than Named Above: NONE

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: _____

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 Corporate Officer — Title(s): _____
 Partner — Limited General
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 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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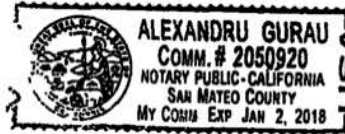
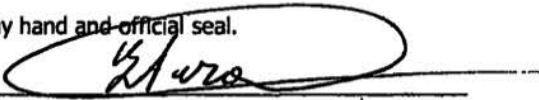
STATE OF California
COUNTY OF San Francisco

On June 28, 2015 before me, Alexandru Gurau, Notary Public, personally appeared Alexander Kwan and Christopher Tai Sha and Marielle Murphy and Robert Dean 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



This area for official notarial seal.

**OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT
CAPACITY CLAIMED BY SIGNER**

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- INDIVIDUAL
- CORPORATE OFFICER(S) TITLE(S)
- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity

Name of Person or Entity

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: Notice of Special Restrictions under the Planning Code

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

LEGAL DESCRIPTION

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

BEGINNING AT A POINT ON THE NORTHERLY LINE OF 16TH STREET, DISTANT THEREON 140 FEET WESTERLY FROM THE WESTERLY LINE OF DOLORES STREET; RUNNING THENCE WESTERLY ALONG THE SAID NORTHERLY LINE OF 16TH STREET 30 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 77 FEET; THENCE NORTHEASTERLY 30 FEET, 1 INCH, MORE OR LESS, TO A POINT WHICH IS DISTANT 79 FEET, 2-1/2 INCHES NORTHERLY FROM THE NORTHERLY LINE OF 16TH STREET ON A LINE DRAWN AT RIGHT ANGLES THERETO FROM THE POINT OF BEGINNING; THENCE SOUTHERLY AND PARALLEL WITH THE WESTERLY LINE OF DOLORES STREET 79 FEET, 2-1/2 INCHES TO THE POINT OF BEGINNING.

APN: LOT 014 BLOCK 3557