

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY

And When Recorded Mail To:

Name: Therese Hu

Address: 888 North Point
ST

City: SAN FRANCISCO

State: CA ZIP: 94109

CONFORMED COPY of document recorded

11/21/2018, 2018K697038

11/21/2018, 2018K697038

with the original
SAN FRANCISCO ASSESSOR-RECORDER

(Space Above This Line For Recorder's Use)

HOWARD HU & THERESA CHIU HU

I (We) WATERFRONT MANAGEMENT LLC, 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: 0025; LOT: 024;

COMMONLY KNOWN AS: 898 NORTH POINT STREET;

hereby give notice that there are special restrictions on the use of said property under the Planning Code.

Said Restrictions consist of conditions attached to Variance Application No. 2018-001289VAR authorized by the Zoning Administrator of the City and County of San Francisco on September 21, 2018, to replace Condition No. 1 of the Decision Letter issued on December 18, 1970 for Variance Case No. VZ70.61.

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

New Condition: No building wall on Lot 024 may be closer than 10 feet from its northern property line shared with Lot 023. This does not apply to the first story of development within the 10-foot setback, up to a maximum height of 13 feet as measured from the top of the curb at the property line along Larkin Street. Any deck(s) and associated railings above this first story must be set back at least 5 feet from the shared property line, and such railings may only be the minimum height required by the Building Code.

This decision is subject to the following additional conditions:

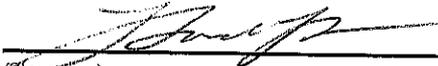
1. The authorization and rights vested by virtue of this decision letter are immediately operable upon issuance of this letter.

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2. The owner of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.
3. This Variance Decision and the recorded Notice of Special Restrictions shall be reproduced on the Index Sheet of the construction plans submitted with the Site or Building Permit Application for new construction on the subject property. This Index Sheet of the construction plans shall reference the Variance Case Number.

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.

WATERFRONT MANAGEMENT LLC



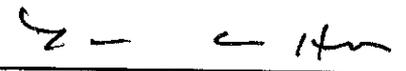
(Signature)

Howard Hu

(Printed Name)

Dated: Nov. 21, 2018 at SAN FRANCISCO, California.
(Month, Day) (City)

WATERFRONT MANAGEMENT LLC



(Signature)

Theresa Hu

(Printed Name)

Dated: 11 / 21, 2018 at SAN FRANCISCO, 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 FRANCISCO)

On 11/21/2018 before me, JIAQI ZHANG, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared THERESE UN LAN CHIU HU AND HOWARD HU,
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)

