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Phone: (415) 554-5827 Fax: (415) 554-5324

http://www.sfdpw.com subdivision.mapping@sfdpw.org

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

Date: November 8, 2013

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

Attention: Mr. Scott F. Sanchez

| Project 1 | D: 7930 | | | |
|------------------------|----------------------|---------|-----|--|
| Project Ty | pe:6 Units Condo Con | version | | |
| Address# | StreetName | Block | Lot | |
| 188 - 194 | NOE ST | 3540 | 013 | |
| Tentative Map Referral | | | | |

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.

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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 LEGAL NON CAFFORMING USE.

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:

X Application

X Print of Tentative Map

Sincerely,

Bruce R. Storrs, P.L.S.

City and County Surveyor

PLANNING DEPARTMENT

DATE 22714

Mr. Scott F. Sanchez, Zoning Administrator

IMPROVING THE QUALITY OF LIFE IN SAN FRANCISCO

Customer Service

Teamwork

Continuous Improvement

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| | RECORDING REQUESTED BY:) | |
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| | And When Recorded Mail To: | |
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| | Address: 388 MARKET #1300) | on with document no This document has not been compared with the original SAN FRANCISCO ASSESSOR-RECORDER |
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| | I (We) Alexis Braun | , the owner(s) of that |
| | | nd County of San Francisco, State of California more |
| | narticularly described as follows: | |

(PLEASE ATTACH THE LEGAL DESCRIPTION AS ON DEED) BEING ASSESSOR'S BLOCK: 3540; LOT: 013, COMMONLY KNOWN AS: 188-194 Noe 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. 2013.1687Q by the Planning Department as a referral from the Department of Public Works, Bureau of Street-Use and Mapping, Project ID: 7930.

The tentative map filed with the present application indicates that the subject building at 188-194 Noe Street is a six-unit building located in a RM-1 (Residential, Mixed, Low Density) Zoning District. Within the RM-1 Zoning District, a maximum of one dwelling units per 800 square feet of lot area can be considered legal and conforming to the Planning Code. As the subject lot is 3,972 square feet, the subject building consists of 4 legal, conforming units. The remaining unit must be considered a legal, nonconforming dwelling unit. According to Planning Code Section 207.1, Fractional numbers shall be adjusted downward to the next lower whole number of 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

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Beginning at a point on the westerly line of Noe Street, distant thereon 34 feet 7 inches northerly from the northerly line of 15th Street; running thence northerly and along said line of Noe Street 41 feet 5 inches; thence at a right angle westerly 96 feet; thence at a right angle southerly 41 feet 5 inches; thence at a right angle easterly 96 feet to the point of beginning.

BEING part of Mission Block No. 118.

APN: Lot 013, Block 3540

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.
- 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.

| Dated: | at San Francisco, California. |
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| | Owner's Signature) WATERINA G ELLIDT |
| | (Owner's Signature) |
| s | (Owner's Signature) |
| | |
| | (Agent's Signature) |

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| State of California | | l |
| County of San Francisco | | |
| on February 20, 2014 before me | , | Jason Whipple, Notary Public |
| - fibto | | Here Insert Name and Title of the Office |
| personally appearedWill | 1am-t | Name(s) of Signer(s) |
| | | |
| JASON WHIPPLE Commission # 1915 Notary Public - Califo San Francisco Coul My Comm. Expires Dec | 838 Nornia Norni | 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 be/she/they executed the same in hie/her/their authorized capacity(ies), and that by hie/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 of Notary Public |
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- 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.

| Dated: _ | February | at San Francisco, California. (Owner's Signature) | Post |
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| | | (Owner's Signature) | |
| | • | (Owner's Signature) | |
| | | (Agent's Signature) | |

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

| State of California | |
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| County of San Francisco | |
| On Feb. 17, 2014 before me, Pa | aul C. Moffett, Notary Public Here Insert Name and Title of the Officer, |
| personally appeared Denvey | Poch |
| | 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(ips), 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. |
| PAUL C. MOFFETT Commission # 1933704 Notary Public - California San Francisco County My Comm. Expires May 21, 2015 | I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. |
| and the state of the | WITNESS my hand and official seal. |
| Place Notary Seal Above | Signature Signature of Notary Public |
| Though the information below is not required by law, it | IONAL may prove valuable to persons relying on the document eattachment of this form to another document. |
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| Title or Type of Document: Notice of C | special Restrictions Under The Plannin |
| Document Date: 2/17/14 | 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 — I Limited I General Attorney in Fact Trustee Guardian or Conservator Other: | ☐ Trustee ☐ Guardian or Conservator ☐ Other: |
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| Dated: 2/17/20 | | 4 |
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| Please See Attached Certificate. | LYNDA SANJONS (Owner's Signature) DANIEL | O |
| | (Owner's Signature) | |
| | (Agent's Signature) | |

| State of California |) |
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| personally appeared | Here Insert Name and Title of the Officer |
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| Lynda Ter | esa Sanjurjo |
| / | 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 |
| Control of the Contro | person(s) acted, executed the instrument. |
| MALOOK SAINI Commission # 1905800 | I certify under PENALTY OF PERJURY under the |
| Notary Public - California | laws of the State of California that the foregoing |
| San Francisco County My Comm. Expires Oct 24, 2014 | paragraph is true and correct. |
| | WITNESS my hand and official seal. |
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| | Signature: Malson Sami |
| Place Notary Seal Above OPTIC | Signature of Notary Public |
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| Dated: 2/17/14 SEL ALTACHED CERTIFICATE ATE 2/11/14 NOTARY INITIALS ACCUMENTATION MILLER DWGLAS MILLER | at San Francisco, California. FRANK WAGNETT NUZ (Owner's Signature) (Owner's Signature) |
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| | (Owner's Signature) |
| | (Agent's Signature) |

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| County ofSan Francisco | J |
| On before me, _ | Adam G. Keim, Notary Public Here Insert Name and Title of the Officer |
| personally appearedFrank | Ruggiers and Douglas Miller Name(s) of Signer(s) |
| ADAM G. KEIM Commission # 1948180 Notary Public - California San Francisco County My Comm. Expires Aug 14, 201 | 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 of Netery Public |
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| Document Date: 2/17/14 | Number of Pages: 2 |
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| Dated: Feb. 17, Please See Attached Certificate. | 2014 at San Francisco, California. 94 THE ELESA (Owner's Signature) | 11/4 LODIS E SARNERD |
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| IFORNIA ALL-PURPOSE ACK | NOWLEDGMEN I CIVIL CODE § 11 |
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| MALOOK SAINI | I certify under PENALTY OF PERJURY under the |
| Commission # 1905800 | laws of the State of California that the foregoing |
| San Francisco County | paragraph is true and correct. |
| My Comm. Expires Oct 24, 201 | |
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| | Signature: Maloch Sami |
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| Dated: 2.17.14 | at San Francisco, California. | |
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| | (Agent's Signature) | |

| County of San Francisco | |
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| on 2/17/14 before me. | Adam G. Keim, Notary Public |
| Date | Here Insert Name and Title of the Officer |
| personally appeared | OKIS Braun Name(s) of Signer(s) |
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| ADAM G. KEIM Commission # 1948180 Notary Public - California San Francisco County My Comm. Expires Aug 14, 2015 | 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. |
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| Place Notary Seal Above | Signature of Notary Public |
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| Document Date: 2\1 | Special Restrictions Undertwelland of 17/14 Number of Pages: 2 |
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| ☐ Trustee | ☐ Trustee |
| ☐ Guardian or Conservator | ☐ Guardian or Conservator |
| ☐ Other: | ☐ Other: |
| Signer Is Representing: | Signer's Name: Corporate Officer — Title(s): Individual Partner — Limited General Attorney in Fact Guardian or Conservator Other: Signer Is Representing: Signer Is Representing: |
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