

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY

And When Recorded Mail To:

Name: Align Real Estate LLC

Address: 255 California St.
Ste. 525

City: San Francisco

State: CA ZIP: 94111

CONFORMED COPY of document recorded

06/07/2019, 2019K779410

on _____ with document no. _____
This document has not been compared with the original
SAN FRANCISCO ASSESSOR-RECORDER

(Space Above This Line For Recorder's Use)

I (We) MT Ventures 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: (and see attached sheet marked "Exhibit A" on which property is more fully described):

BEING ASSESSOR'S BLOCK: 4023 LOT: 004A

COMMONLY KNOWN AS: 2750 19TH 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) and Section 4.106 of the San Francisco Charter (Board of Appeals).

Said Restrictions consist of the condition imposed by the San Francisco Board of Appeals on Appeal No. 18-119 that the 10,000 gross square feet of ground floor space proposed for Production, Distribution and Repair ("PDR") use identified in the plans dated May 11, 2018, submitted with Respondent's brief, remain PDR use, consistent with the underlying UMU Zoning District, as further described in the Board of Appeals' Notice of Decision & Order released on November 20, 2018 for the decision made by Board of Appeals on November 7, 2018.

This condition is in addition to all conditions attached to Eastern Neighborhood/Large Project Authorization No. 2014-001400ENX authorized by the Planning Commission of the City and County of San Francisco on August 23, 2018, as set forth in Planning Commission Motion No. 20264, to allow for the new construction of a six-story, 68-ft tall, mixed-use building with 60 dwelling units and 10,000 square feet of ground floor PDR space, and exceptions to the requirements for rear yard and dwelling unit exposure located at 2750 19th Street, Lot 004A in Assessor's Block 4023, pursuant to Planning Code Section 329, within the UMU (Urban Mixed Use) Zoning District, and a 68-X Height and Bulk District.

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code and Charter, and no release, modification or elimination of these restrictions

NOTICE OF SPECIAL 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.

David Balducci (Signature) David Balducci (Printed Name)

Dated: June 6, 2019 at San Francisco, California.
(Month, Day) (City)

(Signature) (Printed Name)

Dated: _____, 20____ at _____, 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 June 6, 2019 before me, Europa Banis Baldevia, Notary Public
(insert name and title of the officer)

personally appeared David Balducci
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 Europa Banis Baldevia (Seal)

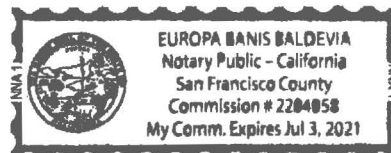


EXHIBIT A

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

Beginning at a point on the intersection of the Easterly line of Bryant Street and the Northerly line of Nineteenth Street; running thence Easterly and along said line of Nineteenth Street 100 feet; thence at right angle Northerly 150 feet; thence at a right angle Westerly 100 feet; thence at a right angle Southerly 150 feet to the point of beginning.

Being a part of Potrero Nuevo Block No. 39.

Assessor's Lot 004A; Block 4023